

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

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
 ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
 ON WEDNESDAY, 13 OCTOBER 1993

ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR - JP, Mayor	South-West Ward
	P NOSOW - Deputy Mayor	South Ward
	H M WATERS	North Ward
	C P DAVIES from 7.38 pm	North Ward
	W H MARWICK	Central Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	F D FREAME	South-West Ward
	G W CURTIS	South-West Ward

Town Clerk:	R F COFFEY
Deputy 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
Environmental Health Manager:	G FLORANCE
City Building Surveyor:	R G FISCHER
City Parks Manager:	F GRIFFIN
Acting Manager - Municipal Law & Fire Service:	K SMITH
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Publicity Officer:	W CURRALL
Minute Clerk:	J CARROLL

An apology for absence was tendered by Cr Rundle.

An apology for late attendance was tendered by Cr Davies.

There were 54 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.33 pm.

CONFIRMATION OF MINUTES

H91001 MINUTES OF COUNCIL MEETING, 22 SEPTEMBER 1993

Correction:

Item H90924 - The following Item was omitted from the Minutes:

**H90924 PROPOSED GARAGE, LOT 100 (3A) BETTLES STREET, MARMION
- [30/792]**

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

- 1 grants approval to the application submitted by BK and PF Best for a garage on Lot 100 (3A) Bettles Street, Marmion subject to standard and appropriate conditions;
- 2 exercises its discretion under Clause 1.5.7 of Residential Planning Codes and allows a reduced front setback of 1.5 metres for the proposed garage in this instance.

CARRIED

MOVED Cr Freame, **SECONDED** Cr MacLean that the Minutes of Council Meeting held on 22 September 1993, amended as above, be confirmed as a true and correct record.

CARRIED

H91002 MINUTES OF SPECIAL COUNCIL MEETING, 6 OCTOBER 1993

MOVED Cr Dammers, **SECONDED** Cr Gilmore that the Minutes of Special Council Meeting held on 6 October 1993 be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

Cr Davies entered the Chamber at this point, the time being 7.38 pm.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Cr Curtis asked the following question:

Q I have received requests from regular attendees of Council Meetings to be sent copies of Council's Agenda, is this possible?

The Town Clerk gave the following answer:

A We can make copies of the Council Agenda available, however, it is an expensive exercise and a charge would be required to be made.

Cr Curtis then asked the following questions:

Item H21003 **PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040)
WANNEROO ROAD, WANNEROO - [30/58]**

Q1 Please explain full status of this land in relation to:

- . Town Planning Scheme No 21?
- . Town Planning Scheme No 1 and Link to North Wanneroo Structure Plan?

Q2 Does it mean this land will in time become suitable for urban development up as far as Griffiths Road?

Q3 If development goes ahead in future time, where will the alignment of Dundobar Road be?

Q4 Can then, the shopping centre still have room to expand if it still wished to? if so, where to?

Item H61006 **PROPOSED SUBDIVISION, LOT 859 SHENTON AVENUE,
JOONDALUP (JOONDALUP CITY CENTRE NORTH) - [740-90196]**

Q1 How much land will be left for the wildlife around the Lakeside Drive?

Q2 Is Council looking at the amount of clear felling in this whole area?

Q3 Is Lakeside view or use predominantly for humans?

Q4 Can the Council influence Landcorp at all in the amount of clearing and the quality of habitat kept?

Q5 Can Wanneroo Council explain how it can absorb all the extra Landcorp staff and what is the expense?

- Q6** Why is there no mention of the Special Council Meeting on the sale of two blocks of land in Griffiths Road, Wanneroo?
- Q7** Is this the kind of practise Council is going to use, so that the public cannot have time to comment?

Cr MacLean asked the following question:

- Q** Does Council use a firm called Corporate Dynamics? If so, what is the purpose, who is using that service and at what cost? Would you supply the information to Councillors only, by way of a memorandum?

In accordance with Standing Orders By-law Clause 42, these questions were taken on notice for answer at the next Ordinary meeting of Council.

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

OPENING OF MACDONALD RESERVE SPORTS COMPLEX

Council opened the MacDonald Reserve Sports Complex in Padbury earlier this week.

The new-look sports complex will cater for a number of sports and replace the old binishell.

After the opening, the Whitford Binishell, the last binishell in Western Australia, was demolished.

PETITIONS, MEMORIALS AND DEPUTATIONS

CELEBRATION - OCHI DAY AND DEMETRIA

Cr Nosow advised that he attended Ochi Day and Demetria with Cr Freame, held at the Hellenic Centre, Dianella. This function was organised by the Consul of Greece, who extended his greetings to the Mayor and Council and looks forward to meeting with Council in the near future.

POLICE WEEK - 18 OCTOBER/CHURCH SERVICE, 19 OCTOBER

Cr Major advised that he is unable to attend two forthcoming functions and invited interested Councillors to attend on his behalf:

- . Police Week - 18 October 1993, Forrest Place, Perth
- . Church Service - 19 October 1993, Pier Street, Perth

Cr Freame stated she would attend the Church Service.

**H91003 LETTER FROM FRIENDS OF HEPBURN AND PINNAROO BUSHLAND -
[325-35]**

Cr Curtis tabled a letter from the Friends of Hepburn and Pinnaroo Bushland advising of the proposed disbanding of the present Management Committee for Hepburn Bushland and requesting Council consideration of the formulation of a new Committee.

MOVED Cr Waters, **SECONDED** Cr Marwick that the letter from the Friends of Hepburn and Pinnaroo Bushland be received and referred to Town Planning Department for a report to Council.

CARRIED

**H91004 PETITION OBJECTING TO FENCE - 1 SENTRON PLACE, MERRIWA
- [510-2845]**

A 23-signature petition has been received from residents of Merriwa objecting to a fence located at 1 Sentron Place, Merriwa.

The petitioners state that the fence does not comply with Council's regulations and request Council take action.

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

MOVED Cr Waters, **SECONDED** Cr Marwick that the petition from residents of Merriwa objecting to a fence located at 1 Sentron Place, Merriwa, be received and referred to the Building Department for a report to Council.

CARRIED

**H91005 PETITION OBJECTING TO ROUNDABOUT - TAPPING WAY, QUINNS
ROCKS - [510-417]**

A 5-signature petition has been received objecting to the roundabout being installed opposite 105 Tapping Way, Quinns Rocks.

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

MOVED Cr Waters, **SECONDED** Cr Marwick that the petition objecting to the roundabout being installed opposite 105 Tapping Way, Quinns Rocks, be received and referred to the Engineering Department for a report to Council.

CARRIED

**H91006 PETITION REQUESTING INVESTIGATION OF STORMWATER DRAIN,
AND WIDENING OF MILNER STREET, QUINNS ROCKS -
[510-416]**

An 8-signature petition has been received from residents of Quinns Rocks requesting Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks. The petitioners advise that water is always lying along the bottom of the Street.

They also request Council consideration of the widening of Milner Street to allow two cars to pass more easily.

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

MOVED Cr Waters, **SECONDED** Cr Marwick that the petition from residents of Quinns Rocks requesting Council investigate a possible blocked stormwater drain in Milner Street, Quinns Rocks be received and referred to Engineering Department for a report to Council.

CARRIED

**H91007 PETITION OBJECTING TO BLOCKED DRAINAGE SUMP - WARWICK
- [30/212]**

A 4-signature petition has been received from residents of Warwick objecting to the blocked drainage sump adjacent to the new Entertainment Centre in Warwick.

The petitioners request Council investigate this matter.

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

MOVED Cr Waters, **SECONDED** Cr Marwick that the petition from residents of Warwick objecting to the blocked drainage sump adjacent to the new Entertainment Centre in Warwick be received and referred to Engineering Department for a report to Council.

CARRIED

**H91008 PETITION REQUESTING THE RELOCATION OF THE HILLARYS
COMMUNITY PRE-SCHOOL - [895-11]**

A 75-signature petition has been received requesting Council support in the relocation of the Hillarys Community Pre-school.

This petition is a follow-up to the request tabled at the September Council Meeting and will be forwarded to the Building Department for inclusion in its report to Council.

MOVED Cr Waters, **SECONDED** Cr Marwick that the petition requesting Council support in the relocation of the Hillarys Community Pre-school be received and referred to Building Department for a report to Council.

CARRIED

H91009 PETITION OBJECTING TO THE CLOSURE OF THE WALKWAY CONNECTING SUPERMARKET AREA TO PROFESSIONAL CENTRE, SHEPPARD WAY, MARMION - [30/853]

A 328-signature petition has been received objecting to the closure of the walkway connecting the supermarket area to the professional centre, Sheppard Way, Marmion, on the grounds that it will greatly inconvenience the flow of customers and place many businesses in jeopardy.

This petition will be referred to the Town Planning Department for a report to Council.

MOVED Cr Waters, **SECONDED** Cr Marwick that the petition objecting to the closure of the walkway connecting the supermarket area to the professional centre, Sheppard Way, Marmion be received and referred to Town Planning Department for a report to Council.

CARRIED

H91010 PETITION REQUESTING CONSIDERATION OF FENCING CUL DE SAC, COMO PLACE, JOONDALUP - [510-2660]

A 6-signature petition has been received requesting Council consideration of fencing off the cul de sac, leaving an opening for pedestrians, in Como Place, Joondalup.

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

MOVED Cr Waters, **SECONDED** Cr Marwick that the petition requesting Council consideration of fencing off the cul de sac in Como Place, Joondalup be received and referred to Engineering Department for a report to Council.

CARRIED

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

GRADE SEPARATED INTERCHANGES - WANNEROO ROAD - ex G11207

"defers consideration of the need for a grade separated interchange at the Whitfords Avenue and Wanneroo Road intersection pending further discussions with the Main Roads Department and the Department of Planning and Urban Development on this matter."

Advice on the design options has been received from Main Roads Department, and Council's Planning Department is currently investigating the land requirements. A report will be submitted in due course.

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222

"consideration of the location of a drainage sump in Kingsway, west of Evandale Road junction be deferred."

An approach has been made to the owner of Lot 24 Kingsway for approval to construct a temporary drainage disposal facility on his property. A report will be submitted on receipt of a response to this proposal.

GRAFFITI TASK FORCE - ex H10534A

"defers establishment of a Task Force of Councillors, official outcome of the State Government's Task Force on Graffiti control;

an updated report of Council's policy in respect of graffiti vandalism be submitted to the November meeting of Technical Services Committee."

CITY ENGINEER'S REPORT H11006

CITY'S BUILDING AND ENGINEERING DEPARTMENTS' VIEWS ON THE PROPOSAL TO ESTABLISH A COMMUNITY MURAL ARTS PROGRAMME ON ITS BUS SHELTERS AND UNDERPASSES - ex H10535A

"submits a report comparing issues relating to using Contractors and a dedicated workforce to the September Technical Services Committee."

A combined report relating to this matter, the Graffiti Task Force and the "Report on the Working Party on Graffiti" will be presented to the Council in November.

PETITION REQUESTING ROUNDABOUTS - BALWARRA WAY AND PIPER STREET, QUINNS ROCKS - ex G10811

"consideration of the installation of roundabouts in Tapping Way at the Balwarra Way and Piper Street junctions, be deferred pending development of the

adjacent subdivision and associated installation of roundabouts at the connecting access roads."

The Developer's consulting engineers are currently assessing the location of roundabouts along Tapping Way as part of future subdivision development. A report will be submitted in due course.

PETITION REQUESTING CONSIDERATION OF THE CLOSURE OF THE WEST SIDE OF BANNISTER ROAD (MARMION AVENUE END) PADBURY TO ALL VEHICULAR TRAFFIC - ex G10817

"consideration of the traffic treatment of Bannister Road be deferred pending the State Government's legislation of the 40 kph speed zone in residential streets."

Main Roads WA has released interim procedures for the approval of local traffic area (40 km/h) signs for urban areas. These interim procedures are currently being evaluated to determine applicability to Bannister Road. A report will be submitted in due course.

VEHICLE SPEEDS/TRAFFIC VOLUMES - RANDELL CRESCENT, OCEAN REEF - ex G11208

"defers consideration of the traffic treatment of Randell Crescent pending the State Government's consideration of a lower speed zone in residential streets."

Main Roads WA has released interim procedures for the approval of local traffic area (40 kph) signs for urban areas. These interim procedures are currently being evaluated to determine applicability to Randell Crescent. A report will be submitted in due course.

ANNUAL TENDER NOS 125-130, 132, 133-91/92 - ex H10403A

"consideration of extending tender reference 208-130-91/92 Graffiti Coating Aust Pty Ltd be deferred."

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

PETITION FOR TRAFFIC TREATMENTS: LITTORINA AVENUE, HEATHRIDGE - ex H10612

"consideration of the need for traffic treatments along Littorina Avenue be deferred pending resolution of the car park location for the Eddystone Primary

School and State Government assessment of a lower speed limit adjacent to school sites."

Council has approved funds in the 1993/94 Budget for the construction of a car park adjacent to Eddystone Primary School. This proposal is subject to a 50% contribution from the Ministry of Education. A report will be submitted when the concept plan and contributory funding has been approved.

INSTALLATION OF SMOKE DETECTORS - ex H10633

"consideration of requiring the installation of 240 volt smoke detectors in all new buildings be deferred pending the outcome of the Australian Uniform Building Regulations Co-ordinating Council's deliberations."

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

PETITION TO PROHIBIT PARKING ON THE NORTHERN SIDE OF CREANEY DRIVE OPPOSITE CREANEY PRIMARY SCHOOL - ex H90304

"the petition from residents of Creaney Drive, requesting Council consideration of placing "No Parking" signs on the verge and roadway on the northern side of Creaney Drive, opposite Creaney Primary School be received and referred to Technical Services Committee."

An evaluation of matters relating to verge parking and access to the Creaney Primary School has been completed. The preferred options have been referred to the school for comment. The school will undertake a further evaluation in conjunction with Council's Traffic Section when Term 4 commences. A report will be submitted on receipt of advice from the school.

COMPUTERISED RETICULATION - ex H50801

"a report be provided to Technical Services Committee outlining the expected cost savings that could be expected from:

- (i) the installation of the computerised reticulation system;
- (ii) by increasing the minimum area of Public Open Space that can be reticulated from 1.6 ha to 4 ha."

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

LIQUID PETROLEUM GAS CONVERSIONS FOR MUNICIPAL VEHICLES ex H10838

"a report be submitted to Technical Services Committee on the feasibility of converting the City's petrol and diesel driven vehicles to Liquid Petroleum Gas."

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

SPEED HUMPS - ex - H90826

"that, in view of the possibility of injuries (particularly spinal) of ambulance patients being aggravated by travelling across "speed humps", a report be submitted to Technical Services Committee examining the ongoing installation of this form of traffic control measure."

MOVED Cr Waters, **SECONDED** Cr Marwick that Council write to the Brighton Council, South Australia, asking for details of the design of its speed humps.

CARRIED

PETITION - FLOODING DRYANDRA COURT, GREENWOOD - ex H10932

"the petition from residents of Dryandra Court and Peppermint Drive, Greenwood concerning flooding problems be received and referred to Council."

CITY ENGINEER'S REPORT H11003

PETITION - HEPBURN HEIGHTS PUBLIC OPEN SPACE - HOLLETON TERRACE ENTRANCE - ex H10933

"the petition from residents of Holleton Terrace concerning the condition of the cul-de-sac and the entrance to Hepburn Heights public open space be received and referred to Engineering Department for a report to Council."

A meeting was held with residents of Holleton Terrace on 30 September. As any proposals impact on a Water Authority Reserve, comments are currently being sought from that Authority. A report will be presented on receipt of approval from Water Authority of Western Australia.

PETITION OBJECTING TO THE CONNECTION OF SPRINGWOOD WAY TO WOODVALE DRIVE, WOODVALE - ex H10907

"consideration of the connection of Springwood Way at Woodvale Drive be deferred pending the City Planner and City Engineer liaising with the subdivision developer, Department of Planning and Urban Development and the petitioning residents on the preferred option for the road closure."

A meeting is currently being arranged with the interested parties to discuss the proposed road closure. A report will be presented in due course.

DUNCRAIG PLAYGROUP INC: ADDITIONAL STORAGE FACILITIES AT
DUNCRAIG COMMUNITY HALL - ex H10921

"consideration of provision for additional storage for the Duncraig Playgroup at the Duncraig Community Hall be deferred until December 1993 when Council funding sources could be identified."

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

DEPARTMENTAL HEADS' VEHICLES - ex H10936

"a report be submitted to Council on the options available to Council for the provision of Department Heads vehicles."

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

FOOTPATHS IN WANNEROO TOWNSITE - ex H10937

"a report be submitted to Council on the programme of works for the replacement of all concrete slab footpaths within the City."

This matter is currently being investigated; a report will be presented to the 27 October meeting of Council.

AUDIT ON COMMUNITY FACILITIES IN HILLARYS - ex H10938

"an audit of community facilities located in the suburb of Hillarys be undertaken and a report submitted to Council detailing the findings."

"the Minutes of the Meeting of the Hillarys Community Pre-School together with the request for Council support, be received and referred to Building Department for a report to Council. - ex H90905"

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

PETITION REQUESTING ROAD CROSSING - WHITFORDS AVENUE AND
HEPBURN AVENUE AT HILLARYS BOAT HARBOUR - ex H90904

"the petition from residents of Hillarys requesting Council consideration of installing a crossing or lights over Whitfords Avenue to Hillarys Boat Harbour, be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT H11002

EDDYSTONE AVENUE TRAFFIC STUDY - ex H10906

"consideration of the Eddystone Avenue Traffic Study be deferred for one month;

a further report be submitted to Council on:

- (a) the programme and costs of works for the extension of the existing dual carriageway in Eddystone Avenue from Sandalford Drive to south of Gradient Way;
- (b) the construction of a "service or frontage" road along the western side of Eddystone Avenue between Gradient Way and Craigie Drive as shown on Attachment 3 to Report H10906.
- (c) the construction of a service road on both sides of Eddystone Avenue."

This matter is currently being investigated; a report will be presented to the November round of meetings.

CONSULTANCY FUNDS FOR THE PROPOSED EAST-WEST DISTRICT
DISTRIBUTOR ROADS TRAFFIC STUDY, NEERABUP NATIONAL PARK - ex
H20407

"consideration of consultancy funds for the proposed East-West District Distributor Roads Traffic Study, Neerabup National Park, be deferred pending discussions between officers of the City of Wanneroo and Department of Planning and Urban Development."

This matter is being deferred pending further discussions.

PROPOSED REZONING OF LOTS 22-26 & 1 ELLIOT ROAD, WANNEROO -
ex H20512

"consideration of proposed rezoning of Lots 22-26 and 1 Elliot Road, Wanneroo be deferred pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED MODIFICATION: AMENDMENT NO 595 REZONING VARIOUS LOTS, EAST ROAD AND WANNEROO ROAD, WANNEROO - ex H20522

"consideration of Proposed Modifications: Amendment No 595 Rezoning Various Lots, East Road and Wanneroo Road, Wanneroo be deferred pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION: LOT 2 PINJAR ROAD/FLYNN DRIVE, NEERABUP - ex 20613

"defers consideration of the proposed subdivision for Portion Lot 2 Flynn Drive/Pinjar Road, Neerabup pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION AND MODIFICATION TO STRUCTURE PLAN: LOTS 20, 200, 201, 202 AND 209 ELLIOT ROAD, WANNEROO - ex H20616

"defers consideration of the subdivision application submitted by Russell Taylor and William Burrell on behalf of Taylor Woodrow Pty Ltd in respect of Lots 20, 200, 201, 202 and 209 Elliot Road, Wanneroo pending the final approval of a Local Structure Plan for South Wanneroo by both the Department of Planning and Urban Development and Council and pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

CLOSE OF ADVERTISING: AMENDMENT NO 639 REZONING LOT 500 AND PT LOT 23 WANNEROO ROAD, KINGSLEY - ex H20729

"Council defers consideration of the proposed rezoning of Lot 500 and Pt Lot 23 Wanneroo Road, Kingsley pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

SUBDIVISION OF LOT 6 COOGEE ROAD, MARIGINIUP - ex H20222

"that Council defers consideration of the application by R G Lester and Associates on behalf of V & M C Pettigrove for the subdivision of Lot 6 Coogee Road, Mariginiup pending finalisation of road alignment study within the area."

The road alignment study has not been completed. A report will be submitted in due course.

PROPOSED REZONING OF VARIOUS LOTS - SWAN LOCATION 2540, WANGARA - ex H20828

defers consideration of the application for rezoning various lots in Swan Location 2540 Wangara from "Rural" to "Light Industrial" and "Mixed Business" pending advice from the Minister for Planning regarding the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION, LOCATIONS 1914 AND 1803 MADELEY STREET AND QUEENSWAY ROAD, LANDSDALE - ex H20834

"defers consideration of the proposed subdivision for Portion Locations 1914 and 1803 Madeley Street/Queensway Road, Landsdale pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

PROPOSED SUBDIVISION, LOTS 15 AND 16 AND PT LOT 17 WYATT ROAD, WANNEROO - ex H20835

"defers consideration of the subdivision application submitted by Landvision on behalf of M, G and C Monte in respect of Lots 16 and 16 and Pt Lot 17 Wyatt Road, Wanneroo pending the final approval of a local structure plan for South Wanneroo by both the Department of Planning and Urban Development and Council and pending agreement by the Hon Minister for Planning with respect to the principles to be included within the proposed Town Planning Scheme No 21."

Discussions were held with the Minister for Planning; a report will be submitted in due course.

CONVERSION OF PUBLIC OPEN SPACE TO RESIDENTIAL USE - SOUTH-WEST WARD - ex F90345

- "1 identifies all parcels of public open space (dry parks) in Craigie, Padbury, Hillarys and Kallaroo which are too small for development for recreational purposes;
- 2 outlines the procedures necessary to convert this land from public open space for sale for residential purposes;
- 3 defines any restrictions on the use of lands funds generated by sale of this land."

The Parks Department is completing a more detailed assessment of each parcel of public open space so that a tour of inspection will be arranged for October.

PROPOSED REZONING: LOT 101 AND PORTION LOT 125 LUISINI DRIVE - ex G90586

- "1 consideration of the application for rezoning of Lot 101 and Portion Lot 125 Luisini Drive from "Rural" to "Light Industrial and Commercial" as submitted by G Lewis on behalf of Mr and Mrs A Ricciardo be deferred and referred back to Town Planning Committee;
- 2 the applicant be advised that Council will consider the proposal subject to the provision of a structure plan of the total area bounded by Wanneroo Road, Gnangara Road, Hartman Drive and the existing industrial area."

Structure planning has been completed; a report will be submitted in due course.

AMENDMENT NO 648 TO TOWN PLANNING SCHEME NO 1: REZONING OF LOT 300 (543) WANNEROO ROAD, WOODVALE - ex H20517

"consideration of Amendment No 648 to Town Planning Scheme No 1 be deferred pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21."

Discussions were held with the Hon Minister for Planning; a report will be submitted in due course.

PETITION EXPRESSING CONCERN REGARDING THE UNSIGHTLY APPEARANCE OF WRECKED CARS ON 1 FAIRLAWN GARDENS AND 1 KALGAN CLOSE, HEATHRIDGE - ex H90806

"the petition expressing concern regarding the unsightly appearance of wrecked cars on 1 Fairlawn Gardens and 1 Kalgan Close, Heathridge be received and referred to Town Planning Committee."

This matter is being investigated. A report will be submitted in due course.

PROPOSED MOBILE TELEPHONE SERVICE INSTALLATION ON RESERVE 40802, HILLARYS - ex H20910

"a report be submitted to Council on the background and current trends of the excision of Council Reserves for leasing purposes and the provision of funds to maintain the reserve."

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

BLUE LIGHT DISCO - ex H30712

"consideration of Blue Light Disco be deferred pending a further report on the damage to the sports hall floor and the use of "rollerblades" on the wooden floor."

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

ACLGs STUDY TOUR - NEW ZEALAND - ex H30903

"defers consideration of the nomination of a Councillor to attend the Athletic Business Conference at Boston, until the 13 October Council Meeting, a copy of the itinerary to be circulated to all Councillors, prior to that meeting."

DEPUTY TOWN CLERK'S REPORT H31001

AMUSEMENT MACHINES - CRAIGIE LEISURE CENTRE - ex H40311

"consideration of approval of the installation of coin operated amusement machines in the Craigie Leisure Centre be deferred for six months."

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT H41006

ANZAC DAY CEREMONY - ex H40435

"a report be submitted to Community Services Committee detailing Council's current and future involvement in the Anzac Day ceremony arranged for schools within the City of Wanneroo."

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

DOG DEFECATION PROBLEMS - CITY OF WANNEROO RESERVES - ex H40506

"a report be submitted to Community Services Committee on the cost and number of adhesive health warning signs required for installation in the City's parks."

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

LOBBY REQUEST - VEHICLE EXHAUST EMISSIONS - ex H40804A

"a report be submitted to the October meeting of Community Services Committee on developments as a result of further advice received."

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

PROTECTIVE CLOTHING FOR RANGERS - ex H10642

"a report be submitted to Community Services Committee on the feasibility of providing protective padded clothing for rangers for use during dog catching".

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

SECURITY PROBLEMS - TRAIN STATIONS - ex H90735

"Council writes to the Minister for Transport requesting his suggestions on possible solutions to

alleviate the security problems being experienced at train stations;

a report be submitted to Community Services Committee outlining the advice received from the Minister for Transport."

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

MOVED Cr Dammers, **SECONDED** Cr Freame that the above matters be considered in the order in which they appear in the Agenda.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A BUCKINGHAM HOUSE MANAGEMENT COMMITTEE ANNUAL GENERAL Meeting held 6 July 1993
- B BUCKINGHAM HOUSE MANAGEMENT COMMITTEE Meeting held 6 July 1993
- C GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE Meeting held 4 August 1993
- D WHITFORD SENIOR CITIZENS' CENTRE MANAGEMENT COMMITTEE Meeting held 10 August 1993
- E WANNEROO SENIORS' COMMUNITY CENTRE MANAGEMENT COMMITTEE Meeting held 19 August 1993
- F BURNS DISTRICT RECREATION MANAGEMENT COMMITTEE Meeting held 19 August 1993
- G GIRRAWHEEN/KOONDOOLA MANAGEMENT Meeting held 24 August 1993
- H GIRRAWHEEN/KOONDOOLA SENIOR CITIZENS' CENTRE MANAGEMENT COMMITTEE Meeting held 26 August 1993
- I SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC) MANAGEMENT COMMITTEE Meeting held 26 August 1993
- J QUINNS ROCKS MANAGEMENT COMMITTEE Meeting held 7 September 1993

- K YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held 9 September 1993
- L SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)
MANAGEMENT COMMITTEE
Meeting held 23 September 1993

MOVED Cr Marwick, **SECONDED** Cr Dammers that the Minutes listed at Items A to L be received.

CARRIED

ADVISORY COMMITTEES

- A HISTORICAL SITES ADVISORY COMMITTEE
Meeting held 18 August 1993
- B YOUTH ADVISORY COMMITTEE
Meeting held 30 August 1993
- C ART COLLECTION ADVISORY COMMITTEE
Meeting held 31 August 1993
- D CHILDREN'S SERVICES ADVISORY COMMITTEE
Meeting held 6 September 1993
- E HISTORICAL SITES ADVISORY COMMITTEE
Meeting held 15 September 1993

MOVED Cr Marwick, **SECONDED** Cr Dammers that the Minutes listed at Items A to E be received.

CARRIED

Cr Moloney left the Chamber at this point, the time being 7.48 pm.

OTHER COMMITTEES

- A OCEAN RIDGE COMMUNITY AND RECREATION ASSOCIATION
Meeting held 12 July 1993
- B BURNS RATEPAYERS & RESIDENTS' ASSOCIATION
Meeting held 7 August 1993
- C CENTRAL BRIGADE
Meeting held 16 August 1993
- D WHITFORD RECREATION ASSOCIATION
Meeting held 16 August 1993
- E SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)
ANNUAL GENERAL
Meeting held 17 August 1993

- F AGED ACCOMMODATION TASK FORCE
Meeting held 19 August 1993
- G BURNS DISTRICT COMMUNITY RECREATION ASSOCIATION
Meeting held 19 August 1993
- H WANNEROO TOWNSITE COMMUNITY RECREATION ASSOCIATION
COMMITTEE
Meeting held 23 August 1993
- I GIRRAWHEEN/KOONDOOLA RECREATION
Meeting held 24 August 1993
- J JUNIOR COUNCIL
Meeting held 31 August 1993
- K YANCHEP/TWO ROCKS RECREATION ASSOCIATION AND
MANAGEMENT MEETING
Meeting held on 6 September 1993
- L QUINNS ROCKS RECREATION ASSOCIATION
Meeting held 7 September 1993
- M WANNEROO ECONOMIC DEVELOPMENT ASSOCIATION COMMITTEE
Meeting held 14 September 1993
- N WANNEROO SENIOR CITIZENS ASSOCIATION (INC)
Meeting held 17 September 1993

MOVED Cr Marwick, **SECONDED** Cr Dammers that the Minutes listed at Items A to N be received.

CARRIED

PUBLIC QUESTION/COMMENT TIME OF WHICH DUE NOTICE HAS BEEN GIVEN

Nil

Cr Moloney entered the Chamber at this point, the time being 7.50 pm.

BUSINESS REQUIRING ACTION

H91011 TECHNICAL SERVICES

MOVED Cr Marwick, **SECONDED** Cr Wood that the Technical Services Reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

City Recreation and Cultural Services Manager declared an interest in Item H11003

H11001 PARKING PROHIBITIONS - WOODVALE SENIOR HIGH SCHOOL - [510-1180, C510-1551]

CITY ENGINEER'S REPORT H11001

The Principal and P & C Association of Woodvale Senior High School are seeking traffic and parking improvements in Timberlane Drive and Woodvale Drive to improve pedestrian safety at the school.

The City Engineer reports on a survey of vehicular/pedestrian traffic in this area and suggests that the installation of limited prohibitions along the school frontage and a painted median strip along Timberlane Drive will assist in the control of vehicle speeds in this section of Timberlane Drive.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council:

- 1 installs "NO STANDING ANY TIME" signs on the east side of Timberlane Drive, at the junction with Althaea Way and at the Woodvale Senior High School service road entry, as shown on Attachment 1 to Report No H11001;
- 2 installs "NO STANDING ANY TIME" signs on the west side of Woodvale Drive, adjacent to the Woodvale Senior High School frontage, and at the eastern side of Woodvale Drive, at the Duffy Terrace junction, as shown on Attachment 2 to Report No H11001;
- 3 advises the Woodvale Senior High School and P & C Association accordingly.

CARRIED

Appendix I refers

H11002 PEDESTRIAN ACCESS - ANGOVE DRIVE TO HILLARYS BOAT HARBOUR - [510-1287; C510-1039]

CITY ENGINEER'S REPORT H11002

A 24-signature petition has been received from residents of Hillarys (Angove Drive area) seeking pedestrian facilities to Hillarys Boat Harbour.

The City Engineer reports on works which have been completed to date to provide pedestrian/cyclist routes to Hillarys Boat Harbour. A pedestrian link from Angove Drive to the southern Whitfords node car park is proposed in the 1993/94 Works Programme.

RECOMMENDATION

That Council advises the petition co-ordinator that:

- 1 the 1993/94 Works Programme includes a link from Angove Drive to the southern Whitfords node car park which will provide access to the Whitford Nodes dual use path connection to Hillarys Boat Harbour;
- 2 a formal link in Whitfords Avenue from Angove Drive to Hillarys Boat Harbour will be sought from Whitfords Beach Pty Limited through its adjoining land development proposal.

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

- 1 CITY ENGINEER'S REPORT H11002 be received;
- 2 City Engineer's Recommendation **NOT BE ADOPTED** - Item H11002A refers.

CARRIED

H11002A PEDESTRIAN ACCESS - ANGOVE DRIVE TO HILLARYS BOAT HARBOUR - [510-1287; C510-1039]

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

- 1 the construction of the dual use path on the eastern side of Whitfords Avenue between Angove Drive and Southern Whitfords Node carpark be deferred;
- 2 Council:
 - (a) in accordance with the provisions of Section 547(12) of the Local Government Act, reallocates the Budgeted funds of \$20,000 as follows:
 - (i) approximately \$7,000 to the Duncraig Playgroup Storage Facility;
 - (ii) approximately \$13,000 to the construction of the footpath in Cliff Street between Ozone Street, Bettles Street and Gull Street, Marmion;

- (b) advises the petition co-ordinators of Council's decision and informs them a formal link in Whitfords Avenue from Angove Drive to Hillarys Boat Harbour will be sought from Whitfords Beach Pty Limited through its adjoining land development proposal.

**CARRIED BY AN
ABSOLUTE**

MAJORITY

**H11003 DRAINAGE IMPROVEMENTS - DRYANDRA COURT, GREENWOOD -
[510-85]**

CITY ENGINEER'S REPORT H11003

A 9-signature petition has been received from residents of Dryandra Court, Greenwood seeking solutions to stormwater flooding of this street.

The City Engineer reports on two options for the dispersion of stormwater from Dryandra Court to Blackall Reserve and gives reasons why the construction of a piped gravity drainage system is the preferred strategy subject to the agreement of affected residents.

The City Recreation and Cultural Services Manager declared an interest in this item.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council:

- 1 authorises the City Engineer to negotiate with the owners of lots 852 and 853 Peppermint Drive for a drainage easement;
- 2 lists for consideration in the 1994/95 Draft Budget drainage improvements for Dryandra Court;
- 3 advises the petitioners accordingly.

CARRIED

H11004 STATE WASTE MINIMISATION AND RECYCLING FUND - [508-4]

CITY ENGINEER'S REPORT H11004

The Department of Commerce and Trade has advised Council of a proposal for an invitation to investors seeking expression of interest in establishing a de-inking plant and recycling paper mill in Western Australia.

The City Engineer reports on the impact of such a plant on Council's operations and gives reasons why he considers it is inequitable for Councils such as Wanneroo, that have established recycling programmes, to then pay a levy to fund recycling programmes in other Council areas.

RECOMMENDATION

That Council writes to the Honourable Hendy Cowan, Minister for Commerce and Trade, expressing its objection to the proposed State Waste Minimisation and Recycling fund levy and asking that any proposals to subsidise industry using funds or materials collected by Councils be subject to in-depth joint discussion and evaluation.

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

- 1 CITY ENGINEER'S REPORT H11004 be received;
- 2 City Engineer's Recommendation **NOT BE ADOPTED**;
- 3 Council supports in principle establishing a de-inking plant and recycling paper mill in Western Australia.

LOST

MOVED Cr Marwick, **SECONDED** Cr Dammers that Council writes to the Honourable Hendy Cowan, Minister for Commerce and Trade, expressing its objection to the proposed State Waste Minimisation and Recycling fund levy and asking that any proposals to subsidise industry using funds or materials collected by Councils be subject to in-depth joint discussion and evaluation.

CARRIED

H11005 TOWN PLANNING SCHEME 20 - DISTRICT DISTRIBUTOR ROAD HEADWORKS RESERVE - [780-20]

CITY ENGINEER'S REPORT H11005

Council resolved in December 1990 to prepare a City of Wanneroo Town Planning Scheme No 20 to encompass the districts of Mindarie, Clarkson, Merriwa, Quinns Rocks, Jindalee and Butler.

The object of the Scheme was to facilitate and co-ordinate the progressive construction of the District Distributor Roads within the Scheme area, on an equitable basis with the landowners within the Scheme area.

The City Engineer reports on an agreement which was made between Burns Beach Property Trust and the Cities of Wanneroo,

Stirling and Perth in which the three Councils prefunded the construction of 2793m of Marmion Avenue abutting Lot 2 Kinross. Under the terms of the agreement, Burns Beach Property Trust was required to reimburse the full actual cost of construction of the road following subdivisional approval being granted for land abutting Marmion Avenue.

The City Engineer provides details of the amount to be paid by Burns Beach Property Trust and suggests that the money be set aside in a reserve for Council's future commitment to District Distributor Roads in this Scheme Area.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council:

- 1 creates a reserve entitled Town Planning Scheme 20 - District Distributor Road Headworks Reserve, to provide for Council's future commitment to the construction of District Distributor Roads associated with Town Planning Scheme 20;
- 2 approves the funds reimbursed by Burns Beach Property Trust for the construction of the section of Marmion Avenue abutting Lot 2 Kinross being held in this reserve.

CARRIED

H11006 GRAFFITI - STATE GOVERNMENT WORKING PARTY [210-7]

CITY ENGINEER'S REPORT H11006

The State Government Report on the Working Party on Graffiti was tabled in Parliament in August 1993.

A meeting has been arranged at the City of Wanneroo for 10.00 am Friday 22 October 1993 at which the Mayor and Councillors are invited to attend when Mr Terry Murphy, the Project Co-ordinator will promote the implementation phase. Representatives from Engineering, Building, Security, Recreation and Parks Departments will be in attendance.

Nominations from interested Councillors are requested.

MOVED Cr Marwick, **SECONDED** Cr Wood that:

- 1 Council nominates Cr Waters to attend the meeting to discuss the State Government Report on the Working Party on Graffiti, to be held 22 October 1993;
- 2 any other Councillors interested in attending advise the Town Clerk.

CARRIED

H11007 ANNUAL TENDER NO 027-93/94 - TEN (10) 6 CYLINDER UTILITIES - [208-027-93/94]

CITY ENGINEER'S REPORT H11007

Tenders have been called for the supply and delivery of ten (10) 6 cylinder utilities.

The City Engineer reports on the tender submissions received.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council accepts Tender Number 027-93/94 from Titan Ford for the supply and delivery of ten (10), Ford Falcon utilities at the changeover price of \$9,250.00 as outlined in Attachment 1 to Report No H11007.

CARRIED

Appendix II refers

H11008 CRAIGIE LEISURE CENTRE - PROPOSAL TO SUPPLY DIGESTER GAS - [680-0]

CITY BUILDING SURVEYOR'S REPORT H11008

Further to the February 1993 report to Council, Consulting Engineers, Norman Disney & Young were appointed to advise Council on the technical aspects associated with a proposal by the Water Authority of WA to supply digester gas from its Beenyup Waste Water Treatment Plant to the Craigie Leisure Centre.

The consultants report on problems associated with the use of digester gas as a fuel source in relation to impurities in the gas, the suitability of the existing boiler, additional maintenance costs and possible odour problems have resulted in reduced power consumption at Craigie Leisure Centre with further reductions anticipated this year. With this in mind, the City Building Surveyor does not support acceptance of the Water Authority's proposal.

RECOMMENDATION

That Council:

- 1 agrees to let this option to use digester gas from the Beenyup Waste Water Treatment Plant to fuel the boilers at the Craigie Leisure Centre lapse;
- 2 notifies this decision to the Water Authority of WA.

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

- 1 CITY BUILDING SURVEYOR'S REPORT H11008 be received;
2 Council:
- (a) agrees to let this option to use digester gas from the Beenyup Waste Water Treatment Plant to fuel the boilers at the Craigie Leisure Centre lapse;
 - (b) notifies this decision to the Water Authority of WA;
 - (c) reviews the above option again in twelve months' time.

CARRIED

H11009 PINNAROO/MULLALOO POINT: BEACHSIDE TOILET CHANGEROOM BLOCK - [765-23-1]

CITY BUILDING SURVEYOR'S REPORT H11009

A Foreshore Management Plan for Mullaloo Point was prepared by Town Planning Department in July 1990 and approved by the Department of Planning and Urban Development in November 1992.

Council set aside funds in the Capital Works Budget to commence work on the staged development of the plan.

The City Building Surveyor provides details of a proposal to construct a toilet changeroom and shower block at the western end of the existing car park accessed off Whitfords Avenue.

Two options are being costed for the disposal of sewerage and will be subject to Environmental Protection Authority approval.

As the infrastructure being put in place will accommodate the future requirements of the Whitford Bay Sailing Club, the Club will be expected to contribute towards the cost of the service infrastructure when it proceeds with the project.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council:

- 1 endorses the sketch plan for the beachside toilet changeroom block at its location at Pinnaroo/Mullaloo Point;
- 2 agrees to the lodgement of documents for the works seeking development approval;
- 3 agrees to the documentation and calling of tenders for the works;

- 4 advises the Whitford Bay Sailing Club that Council will require a contribution to the infrastructure costs for power, water and sewerage disposal when it proceeds with the Sailing Club project.

CARRIED

H91012 TOWN PLANNING

MOVED Cr Dammers, **SECONDED** Cr Marwick that the Town Planning Reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Cr Waters declared an interest in Item H21002

H21001 PROPOSED USE APPROVAL FOR A CHURCH, LOT 84 (949) WANNEROO ROAD, WANNEROO - [30/228]

CITY PLANNER'S REPORT H21001

The City Planner reports on an application for a use approval for a church on Lot 84 (949) Wanneroo Road, Wanneroo. It is proposed that the use approval be granted to allow the church group to occupy portion of an existing building.

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

He recommends that the church be given use approval, however, Council should reserve the right to rescind the approval should complaints and evidence be reported to Council that the activities are occurring within business hours.

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

- 1 exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow a reduction in site area required for a place of public worship from 2000m² to 1012m² on Lot 84 (949) Wanneroo Road, Wanneroo;
- 2 approves the use approval for a church on Lot 84 (949) Wanneroo Road, Wanneroo submitted by the Potter's House Christian Church subject to:
 - (a) standard and appropriate development conditions;
 - (b) the church not operating between the hours of 8.00 am and 5.00 pm Monday to Friday;

- (c) a footnote being included stating that should Council receive complaints regarding the church operating during working hours, Council will consider rescinding the above approval.

CARRIED

H21002 PROPOSED TEA ROOM/ALTERATIONS AND ADDITIONS TO THE YANCHEP INN - RESERVE 9868 (YANCHEP NATIONAL PARK) - [30/4490]

CITY PLANNER'S REPORT H21002

Mr P J Sims (Architect) on behalf of Mr Ray Desmond (Keymark Pty Ltd) seeks Council approval for tearooms and alterations/additions to the Yanchep Inn located within the Yanchep National Park.

The City Planner reports on the background relating to the subject site and gives details of the proposal for the tearooms and alterations/additions to Yanchep Inn.

Cr Waters declared an interest in this item.

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

- 1 supports the two applications for tearooms and alterations/additions to the Yanchep Inn, as submitted by Mr P J Sims (Architect) on behalf of Mr R Desmond, subject to standard and appropriate development conditions;
- 2 forwards its comments to the Department of Planning and Urban Development for inclusion in its approval for the development.

CARRIED

Cr Waters abstained from voting.

H21003 PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040) WANNEROO ROAD, WANNEROO - [30/58]

CITY PLANNER'S REPORT H21003

W J Hopkinson (Consultants) on behalf of Ingham Enterprises, seeks Council approval for an extension to an existing hatchery for Loc 1665 (1040) Wanneroo Road, Wanneroo.

The City Planner reports on the background and provides an assessment of the application.

He advises that the proposal has significant land use planning implications for Council and a meeting between representatives of the proponent, Council, and the relevant State Government agencies, to discuss the implications of the proposal, would appear the most appropriate way of dealing with the proposal.

RECOMMENDATION

That Council:

- 1 advises Ingham Enterprises of its concerns regarding the implications of the proposal for land use planning in the North Wanneroo locality;
- 2 seeks to arrange a meeting to discuss the above concerns between representatives of Ingham Enterprises, the Town Clerk, City Planner, nominated Councillors, and representatives of the Environmental Protection Authority and the Department of Planning and Urban Development.

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

- 1 CITY PLANNER'S REPORT H21003 be received;
- 2 City Planner's Recommendation **NOT BE ADOPTED**;
- 3 Council approves the extension to existing hatchery for Loc 1665 (1040) Wanneroo Road, Wanneroo. **LOST**

A Division was called with the following result:

In Favour of the MOTION: Crs Waters, Gilmore, Davies, Maclean

Against the MOTION: Crs Major, Nosow, Marwick, Dammers,
Cooper, Ewen-Chappell, Moloney,
Wood, Freame, Curtis

The Mayor declared the MOTION

LOST

BY

DIVISION

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

- 1 advises Ingham Enterprises of its concerns regarding the implications of the proposal for land use planning in the North Wanneroo locality;
- 2 seeks to arrange a meeting to discuss the above concerns between representatives of Ingham

Enterprises, the Town Clerk, City Planner, nominated Councillors, and representatives of the Environmental Protection Authority and the Department of Planning and Urban Development.

CARRIED

Cr Waters dissented.

Cr Ewen-Chappell left the Chamber at this point, the time being 8.14 pm.

H21004 PROPOSED TOWN PLANNING SCHEME NO 22 - BERKLEY ROAD, MARANGAROO DRAINAGE SITE CONSTRUCTION COSTS - [780-22]

CITY PLANNER'S REPORT H21004

The City Planner reports on Town Planning Scheme No 22 and Landowners entering into a Deed with the Council whereby they undertake to make pro rata contributions towards the Scheme Headworks.

One of the items of Scheme Headworks is the construction of drainage sites. The owners who actually construct a drainage site on this land are entitled to a refund of that portion of the construction costs that is greater than their assessed pro rata contribution.

The City Planner gives details of construction costs to be refunded to Peacefield Holdings Pty Ltd.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council authorises the payment of \$5,115.00 to Peacefield Holdings Pty Ltd from Account No 63420-319 (Town Planning Scheme No 22 Payments) in refund of sump construction costs.

CARRIED

Cr Ewen-Chappell entered the Chamber at this point, the time being 8.16 pm.

H21005 PROPOSED RECODING, ST MARKS DRIVE, HILLARYS - [790-576]

CITY PLANNER'S REPORT H21005

The City Planner reports on the revised plans for the recoding of Lots 8, 10, 11 and 12 St Marks Drive, Hillarys from R25 to R40.

He advises that Council, at its August 1991 meeting (Item F20819 refers) requested concept plans outlining the proposed

development which could be utilised during the advertising period and gives details of the current proposal submitted by Feilman Planning Consultants on behalf of Whitfords Beach Pty Ltd.

MOVED Cr Curtis, **SECONDED** Cr Cooper that consideration of the recoding of Lots 8, 10 and 12 St Marks Drive, Hillarys be deferred pending a road volume study for the area and surrounds.

CARRIED

**H21006 REQUEST FOR SETBACK RELAXATION, LOT 163 (123)
CASUARINA WAY, WANNEROO - [30/4289]**

CITY PLANNER'S REPORT H21006

The City Planner reports on a request for a setback relaxation for Lot 163 (123) Casuarina Way, Wanneroo from Mr J A Smith. The proposal is for a 9m x 22m storage shed.

He advises that given the large lot sizes in the locality and the consent of the adjoining landowner, the variation would not adversely affect the amenity of the area and approval is recommended.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow the reduction of the setback to the side boundary of Lot 163 (123) Casuarina Way, Wanneroo from 15 metres to 9 metres.

CARRIED

**H21007 PROPOSED SUBDIVISION, LOT 76 (145) LENORE ROAD,
WANNEROO - [740-90832]**

CITY PLANNER'S REPORT H21007

The City Planner reports on an application for the subdivision of Lot 76 (145) Lenore Road, Wanneroo to create two lots of approximately 1.22 ha and 1.00 ha.

He advises that the subject site is currently used for residential purposes. The proposed lot sizes and the existing lot size are in contravention to Council's Policy. It is recommended that the application be refused to avoid the fragmentation of rural lots.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council does not support the application submitted by R P and K D Diletti for

the subdivision of Lot 76 (145) Lenore Road, Wanneroo for the following reasons:

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

CARRIED

H21008 PROPOSED SUBDIVISION LOT 500 (257) WANNEROO ROAD, KINGSLEY - [740-90477]

CITY PLANNER'S REPORT H21008

The City Planner reports on the subdivision of two lots of 4068m² and 2.3524 ha to create 12 lots ranging between 2000m² and 2235m².

He advises that the subject site is zoned "Rural" under Town Planning Scheme No 1 however it is subject to Amendment No 639 which proposes to rezone the site from "Rural" to "Special Residential".

Council resolved to defer Amendment No 639 in July 1993 (Item H20729 refers) pending resolution of the issues involved with Town Planning Scheme No 21.

Given that finalisation of Amendment No 639 has not been undertaken, the site remains zoned Rural and approval at this stage would contravene the requirements of the Town Planning Scheme No 1. It is recommended that Council seeks deferral of the proposed subdivision and advises Department of Planning and Urban Development accordingly.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council recommends that the Department of Planning and Urban Development defers the application submitted by Chappell & Lambert on behalf of N P & T Stazzonelli and Zeeton Pty Ltd for the subdivision of Lot 500 (257) Wanneroo Road, Kingsley until Amendment No 639 to Town Planning Scheme No 1 has been finalised and gazetted.

CARRIED

H21009 PROPOSED SUBDIVISION, LOTS 1792 AND 1534 WIRREGA ROAD, JANDABUP - [740-90823]

CITY PLANNER'S REPORT H21009

The City Planner reports on an application to subdivide two lots of 40.4 ha and 44.7 ha to create 25 lots of 4 ha each.

He advises on the background relating to the subject site and provides an assessment of the proposed subdivision.

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

- 1 acknowledges the studies currently being carried out relating to the proposed Gngangara Regional Park and its inclusion in the proposed East Wanneroo Major Metropolitan Region Scheme Amendment and that this may have implications for the future use of the subject land;
- 2 advises the Department of Planning and Urban Development that should the inclusion of Lots 1792 and 1534 Wirrega Road, Jandabup into the Metropolitan Region Scheme amendment not be supported, then Council supports the subdivision subject to the following conditions:
 - (a) those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specifications and satisfaction of Council. As an alternative, Council is prepared to accept the subdivider paying to Council the cost of such works as estimated by Council, subject to Council giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission;
 - (b) satisfactory arrangements being made with Council for the upgrading/construction of Wirrega Road;
 - (c) the land being filled and/or drained at the subdivider's cost to the specification and satisfaction of Council;
 - (d) five percent of the site, in a position to be agreed between the subdivider and Council, being shown on the Diagram of Survey as a "Reserve for Public Recreation" and vested in the Crown under Section 20A of the Town Planning and Development Act as a reserve for recreation, such land to be ceded to the Crown

free of cost and without any payment of compensation by the Crown;

- (e) the subdivider providing provision for an access road to the south-west corner of the subject site to allow for connection to the adjoining sites;

- 3 will support the inclusion of this land into the Gngangara Regional Park should the Department deem that flora and fauna on this property warrants preservation.

CARRIED

H21010 PROPOSED SUBDIVISION LOT 1747 (51) ANDERSON ROAD, PINJAR - [740-90683]

CITY PLANNER'S REPORT H21010

The City Planner reports on an application to subdivide Lot 1747 (51) Anderson Road, Pinjar from one lot of 43.1 ha to create two lots of 21.1 ha and 22 ha.

He advises that the proposal is in accordance with Council's subdivision policy.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council supports the proposed subdivision of Lot 1747 (51) Anderson Road, Pinjar from one lot of approximately 43 ha into two lots of approximately 22 ha and 21 ha which was submitted by The Planning Group on behalf of J P Stratton subject to:

- 1 the lots created having a minimum lot size of 20 ha;
- 2 satisfactory arrangements being made with Council for the upgrading/construction of Anderson Road;
- 3 all buildings having the necessary clearance from the new boundaries;
- 4 the Department of Planning and Urban Development placing a footnote on the subdivision approval advising that all future development is required to be contained within the flood secure area identified on the plan dated 10 August 1993 by the Department of Planning and Urban Development.

CARRIED

**H21011 PROPOSED SUBDIVISION LOT 23 (144) GIBBS ROAD, NOWERGUP
- [740-90674]**

CITY PLANNER'S REPORT H21011

The City Planner reports on an application for the subdivision of Lot 23 (144) Gibbs Road, Nowergup from one lot of 3.92 ha to create two lots of approximately 1.96 ha each.

He advises that the subject site is located in the 4 ha minimum lot area, the lots proposed are below the specified minimum and are in contravention to Council's policy.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council does not support the application submitted by Mr J H & Mrs R M Watts for the subdivision of Lot 23 (144) Gibbs Road, Nowergup for the following reasons:

- 1 the proposal is inconsistent with Council's rural subdivision policy which specifies a minimum lot size of 4 ha in the area;
- 2 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

**H21012 REQUEST FOR WAIVING OF SCHEME AMENDMENT FEES, LOT 8
(289) GNANGARA ROAD, LANDSDALE - [790-471]**

CITY PLANNER'S REPORT H21012

The City Planner reports on a request for the waiving of Scheme Amendment Fees for Lot 8 (289) Gngangara Road, Landsdale.

He advises that the applicant is proposing to rezone the site from "Rural" to "Industrial". The proposal is not considered as a minor amendment and will, if supported, involve considerable research, analysis and documentation.

RECOMMENDATION

That Council does not waive the \$2,000 administration charge for the proposed rezoning of Lot 8 (289) Gngangara Road, Landsdale for the initiation of the rezoning.

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

- 1 CITY PLANNER'S REPORT H21012 be received;

2 Council:

- (a) does not waive the \$2,000 administration charge for the proposed rezoning of Lot 8 (289) Gngangara Road, Landsdale for the initiation of the rezoning;
- (b) advises the applicant that it would be inappropriate to accept a fee until outstanding issues have been resolved.

CARRIED

H21013 PROPOSED SCHEME AMENDMENT, LOT 8 (289) GNANGARA ROAD, LANDSDALE - [790-471]

CITY PLANNER'S REPORT H21013

The City Planner reports on a request for rezoning Lot 8 (289) Gngangara Road, Landsdale from Rural to Industrial.

He advises on the background relating to the subject site and provides an assessment of the application.

RECOMMENDATION

That Council:

- 1 does not initiate an amendment to City of Wanneroo Town Planning Scheme No 1 to rezone Lot 8 (289) Gngangara Road, Landsdale from "Rural" to "Industrial" submitted by Mr J and Mrs M Grubelich because:
 - (a) Council has already initiated proposed Town Planning Scheme No 19 to provide for the industrial zoning of land in this area;
 - (b) it could prejudice the successful implementation of proposed City of Wanneroo Town Planning Scheme No 19;
- 2 seeks advice from LandCorp regarding its current position on proposed Scheme No 19 and advises the applicant accordingly.

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

- 1 CITY PLANNER'S REPORT H21013 be received;
- 2 Council:

- (a) does not initiate an amendment to City of Wanneroo Town Planning Scheme No 1 to rezone Lot 8 (289) Gngangara Road, Landsdale from "Rural" to "Industrial" submitted by Mr J and Mrs M Grubelich because:
 - (i) Council has already initiated proposed Town Planning Scheme No 19 to provide for the industrial zoning of land in this area;
 - (ii) it could prejudice the successful implementation of proposed City of Wanneroo Town Planning Scheme No 19;
- (b) seeks advice from LandCorp regarding its current position on proposed Scheme No 19 and advises the applicant accordingly;
- (c) seeks an urgent meeting with the Minister for Planning and Minister for Lands in relation to Town Planning Scheme No 19.

CARRIED

**H21014 AMENDMENT NO 667: PROPOSED REZONING, LOT 7 (424)
BADGERUP ROAD, WANNEROO - [790-667]**

CITY PLANNER'S REPORT H21014

Mr A D'Uva seeks Council approval for a rezoning of Pt Lot 7 Badgerup Road, Gngangara from "Rural" to "Rural Special Zone (Additional Use) Rural Store not exceeding 100m²".

The City Planner advises on the background relating to the subject site and gives details of the proposal.

He advises that the proposal is considered beneficial for the surrounding rural residents as it will provide a supply of convenience goods within a reasonable travelling distance.

Correction

Report H21014, Item 2 of the Recommendation should read "Amendment No 667" and not "Amendment No 663" as stated.

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

- 1 supports the application submitted by Mr A D'Uva to rezone portion of Lot 7 Badgerup Road, Wanneroo from "Rural" to "Rural Special Zone (Additional Use) Rural

Store not exceeding 100m²" and initiates Amendment No 667 for this purpose;

- 2 forwards the documentation for Amendment No 667 to the Minister for Planning for preliminary approval to advertise.

CARRIED

**H21015 AMENDMENT NO 437: BADGERUP ROAD, WANNEROO -
MODIFICATION TO AMENDMENT - [790-437]**

CITY PLANNER'S REPORT H21015

Amendment No 437 proposes to rezone Locations 2829, 934, 2383, 2482 and Lot 2 Badgerup Road, Wanneroo from "Rural" to "Special Rural". A revised subdivision design and modified Special Provisions have been received for Council's consideration.

The City Planner reports on the background relating to Amendment No 437 and submits the modified subdivision plan and Special Provisions which accord with Environmental Protection Authority conditions.

He advises that both the revised Special Provisions and subdivision design are acceptable, the latter giving greater buffer areas from the lake area. The Special Provisions also introduce a transition zone which has to be clear of stock and retain vegetation as a further buffer.

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

- 1 modifies Amendment No 437 to Town Planning Scheme No 1 by:
 - (a) inserting in the amending documents the modified Special Provisions as featured in Attachment No 3 to Report No H21015;
 - (b) incorporating the modified Development Guide Plan for Locations 2829, 934, 2383, 2482 and Lot 2 Badgerup Road, Wanneroo into the amending documents;
- 2 advises the applicants' Consultants, David Gray & Associates that prior to Council forwarding the modified documents to the Minister for Planning for final approval, it requires the modification and signing/sealing of the legal agreement at the applicants' expense;

3 subject to 2 above, authorises affixation of the Common Seal and forwards the modified Amendment No 437 to the Hon Minister for Planning for endorsement of final approval.

CARRIED

Appendix III refers

H21016 LEASE OF PREMISES, UNDERCROFT BRIDGE CLUB, PERCY DOYLE RESERVE, DUNCRAIG - [061-285-6]

CITY PLANNER'S REPORT H21016

Council, at its February 1993 meeting (Item H10233 refers), authorised the calling of tenders for the construction of a clubhouse for the Undercroft Bridge Club on part of Percy Doyle Reserve. The building is now nearing the practical completion stage and will shortly be available for occupancy by the Club under a Lease arrangement.

There were no Council funds used in the construction of the building and the City's role was that of co-ordinator and supervisor of the project. The \$230,000 project was funded by a Commonwealth Grant (\$100,000), State Grant (\$35,000), Lotteries Commission Grant (\$30,000), Club funds (\$35,000) and a loan taken by the Club for \$30,000.

The City Planner gives details of the lease terms and conditions and lease term and rental.

He advises that a term of 10 years would be appropriate with a rental of one dollar per year.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council, subject to the approval of the Minister for Lands, grants a lease of part of Percy Doyle Reserve, Duncraig (Reserve 33894) to the Undercroft Bridge Club Inc for a term of 10 years at an annual rental of \$1.00 conditional on the Club being wholly responsible for all maintenance repairs and outgoings including rates.

CARRIED

H21017 LEASE OF PREMISES WANNEROO BRITISH SOCCER CLUB, KINGSWAY - [940-1; C061-198-7]

CITY PLANNER'S REPORT H21017

The City Planner advises that negotiations have been under way with Wanneroo British Soccer Club since 1991 to secure a 21 year lease term for its premises on Kingsway Reserve. The

Club is now in the five year option period of its original five year lease which commenced in 1986.

He reports on proposed clubroom extensions, lease area, lease term and annual rental.

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

- 1 accepts the surrender of the current lease when tended of the Wanneroo British Soccer Club's (Inc) lease of part of Kingsway Reserve (Reserve 28058);
- 2 subject to the approval of the Minister for Lands, grants a lease of part of Kingsway Reserve Landsdale (Reserve 28058) to Wanneroo British Soccer Club (Inc) at an annual rental of \$1.00 conditional on the Lessee being wholly responsible for all operational costs maintenance repairs and outgoings including rates on the premises but excluding the public toilet area for the following terms:
 - (a) in the event the Club secures bank funding for the extension of the premises a term of 21 years;
 - (b) in the event the Club does not secure bank funding for the extension of the premises a term of 10 years.

CARRIED

H21018 TEMPORARY OBSTRUCTION TO VEHICLES THROUGH A PORTION OF COOGEE ROAD, MARIGINIUP - [510-242]

CITY PLANNER'S REPORT H21018

At its July 1993 meeting (Item H20736 refers), Council resolved to approve in principle the obstruction of vehicular movement through the unconstructed portion of Coogee Road, Mariginiup by advertising the proposal in the local newspaper and seeking the comments of the general community.

The City Planner reports that at the close of advertising, no objections were received to the proposed locked gates at either end of the subject portion of Coogee Road.

He advises that the Water Authority of Western Australia (WAWA) has advised that as part of a monthly groundwater monitoring programme carried out by the Authority, officers are required to use Coogee Road for access to bore holes on the corner of Rousset and Coogee Roads. WAWA has requested

that keys to the City's gates be supplied to the Authority allowing access to designated officers only.

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

- 1 approves the obstruction of vehicular traffic through a portion of Coogee Road, Mariginiup in accordance with Section 331B of the Local Government Act and seeks the Minister for Local Government's approval to the obstruction;
- 2 issues sufficient keys to the gates obstructing Coogee Road to the Water Authority of Western Australia to allow officers to conduct their monthly groundwater monitoring programme.

CARRIED

H21019 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN GURON ROAD AND HANNAH COURT, DUNCRAIG - [510-1020; C510-1021]

CITY PLANNER'S REPORT H21019

Council, at its July 1993 meeting, resolved to initiate preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Guron Road and Hannah Court, Duncraig subject to the benefiting landowners agreeing to meet all costs involved in accordance with Council's policy.

The City Planner reports on a petition representing 18 households and one letter received objecting to the closure.

He advises that the application for the closure of the accessway was made on the grounds of the excessive amount of vandalism being experienced by nearby residents of the accessway. Incidents have included graffiti, break-ins and the finding of used syringes in the accessway. The Community Policing, Warwick has supported the closure after attending to some of the damage caused by youths loitering in the area.

The accessway is not essential to the pedestrian traffic in the area and if it was closed, the extra walking distance to the park for residents in Guron Road is minimal.

RECOMMENDATION

That Council agrees to the closure of the pedestrian accessway between Guron Road and Hannah Court, Duncraig subject to the benefiting landowners agreeing to meet all the costs involved.

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

- 1 CITY PLANNER'S REPORT H21019 be received;
- 2 City Planner's Recommendation **NOT BE ADOPTED**;
- 3 Council does not agree to the closure of the pedestrian accessway between Guron Road and Hannah Court, Duncraig.

LOST

MOVED Cr Nosow, **SECONDED** Cr Davies that Council agrees to the closure of the pedestrian accessway between Guron Road and Hannah Court, Duncraig subject to the benefiting landowners agreeing to meet all the costs involved.

CARRIED

H21020 ANNUAL AWARDS: IMPROVEMENT AND MAINTENANCE OF BUSINESS PREMISES IN INDUSTRIAL ZONES - [701-3]

CITY PLANNER'S REPORT H21020

The City Planner reports on the annual competition for the Best Kept and Most Improved Premises within the industrial zones.

He advises that Council needs to approve each year's event and following such approval, it is customary to arrange for newspaper publicity to be given prior to the judging during November and thus attain the desired objective of upgraded industrial properties before actual awards are presented.

The judging committee is normally comprised of a representative of Council, the Editor of the "Wanneroo Times" plus members of the Wanneroo Chamber of Commerce.

Cr Dammers nominated Cr Rundle.

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

- 1 nominates Cr Rundle to the Industrial Sites Evaluation Committee;
- 2 approves the presentation of commemorative plaques at a function on 7 December 1993;
- 3 invites the President of the Wanneroo Chamber of Commerce, and the Editors of the Wanneroo and Joondalup Times to participate and nominate their representatives to the Evaluation Committee.

CARRIED

H91013 FINANCE & ADMINISTRATIVE RESOURCES

MOVED Cr Cooper, **SECONDED** Cr Freame that the Finance and Administrative Resources Reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil.

H31001 ATHLETIC BUSINESS CONFERENCE - BOSTON USA - [202-1-3]

ACTING TOWN CLERK'S REPORT H31001

In September 1993 (Item H30903 refers) Council resolved to defer consideration of the nomination of a Councillor to attend the Athletic Business Conference at Boston, Massachusetts until the 13 October 1993 meeting of full Council and a copy of the proposed itinerary to be circulated to all Councillors prior to that meeting.

The Acting Town Clerk advises that the proposed itinerary will have been circulated to all Councillors prior to 13 October 1993 and seeks nomination of a Councillor to attend the conference.

RECOMMENDATION

That Council nominates an elected member to attend the Athletic Business Conference in Boston, Massachusetts, from 2 - 5 December 1993 and take part in an organised study tour within the United States of America in conjunction with this event.

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

- 1 ACTING TOWN CLERK'S REPORT H31001 be received;
- 2 Acting Town Clerk's Recommendation **NOT BE ADOPTED** - Item H31001A refers.

CARRIED

H31001A ATHLETIC BUSINESS CONFERENCE - BOSTON USA - [202-1-3]

MOVED Cr Waters, **SECONDED** Cr Wood that Council does not nominate an elected member to attend the Athletic Business Conference in Boston, Massachusetts, from 2 - 5 December 1993.

CARRIED

**H31002 TENDER - PRINTING OF 1993/94 COMMUNITY INFORMATION
DIRECTORY - [208-28-93/94]**

DEPUTY TOWN CLERK'S REPORT H31002

Tenders for the printing of copies of Council's 1993/94 Community Information Directory closed on Friday 24 September 1993.

The Deputy Town Clerk provides details of the tenders received.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council accepts the tender of \$35,513.00 from Pilpel Printing Company for the printing of the 1993/94 Community Information Directory.

CARRIED

H31003 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT H31003

The City Treasurer reports on various requests for authorisation to reallocate funds within the 1993/94 Budget and gives details of the necessary adjustments to the Budget estimates.

The net results of these allocations and adjustments is a budget deficit of \$37,223.

MOVED Cr Cooper, **SECONDED** Cr Marwick that, in accordance with Section 547 (12) of the Local Government Act, Council authorises amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - October 1993.

CARRIED BY

AN

ABSOLUTE

MAJORITY

Appendix IV refers

**H31004 CASH RECEIPTING SHORTAGE - KINGSLEY OCCASIONAL CARE
CENTRE - [880-3-1]**

CITY TREASURER'S REPORT H31004

The City Treasurer reports on a \$20.00 cash shortage in fees collected at the Kingsley Occasional Care Centre.

Investigations into the cash shortage failed to detect any discrepancy. Council's "track record" in cash shortages from outstation collection until this instance, has been extremely good. The necessity to be careful and diligent has been reinforced to the staff at this centre.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council, in accordance with its policy, absorbs 95% of the discrepancy, ie \$19.00 with the remaining \$1.00 being the responsibility of the employee.

CARRIED

H31005 CASH RECEIPTING SHORTAGE - [280-3]

CITY TREASURER'S REPORT H31005

The City Treasurer reports on a \$50.00 cash shortage in cash receipting function at Council's Administration Centre.

An extensive audit by experienced Treasury staff failed to detect any discrepancy. The officer involved has a good track record in cash balancing with no previous cash shortage in five years.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council, in accordance with its policy, absorbs 95% of the discrepancy, ie \$47.50 with the remaining \$2.50 being the responsibility of the employee.

CARRIED

H31006 DONATION - DUNCRAIG PRIMARY SCHOOL RECYCLING PROGRAMME - [508-4; C009-1]

CITY TREASURER'S REPORT H31006

The City Treasurer reports on a request for financial assistance received from the Duncraig Primary School.

The school requires a lockable shed to be erected on the school grounds and used as a storage shed for items used in this recycling programme.

The City Treasurer gives details of Council's policy on assistance to schools and advises that a pilot recycling scheme was undertaken at the Glengarry Primary School and a shed was donated at a cost of \$2,050. This shed remains the property of Council (Item F10622 refers).

MOVED Cr Freame, **SECONDED** Cr Moloney that Council approves the donation of \$2,050 for the purchase of a storage shed for the Duncraig Primary School.

WITHDRAWN

MOVED Cr Gilmore, **SECONDED** Cr Ewen-Chappell that:

- 1 consideration of financial assistance for the Duncraig Primary School be deferred for one month;
- 2 a report be submitted to the Policy and Special Purposes Committee on the determination of an appropriate policy.

CARRIED

H91014 COMMUNITY SERVICES

MOVED Cr Gilmore, **SECONDED** Cr Freame that the Community Services Reports be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Cr Freame declared an interest in Item H41002

H41001 FERAL STRAY AND DOMESTIC CATS - [901-1, 312-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41001

The Minister for Local Government has sent a circular to Council seeking comments on aspects of cat management prior to drafting legislation to combat current problems, including registration and sterilisation.

The City Environmental Health Manager reports that the issues raised in the circular have been previously addressed by Council and in February 1992, WAMA was advised that Council supported compulsory sterilisation and registration of cats.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that Council advises the Minister for Local Government that it supports proposed legislation to address the issues of cat management and control as outlined in Circular No 73 of September 1993.

CARRIED

H41002 MOBILE LIBRARY CONFERENCE, QUEENSLAND - 20-21 NOVEMBER 1993 - [240-2]

CITY LIBRARIAN'S REPORT H41002

The Wanneroo Mobile Library vehicle will be due for replacement in 1994/95. The changeover provides the opportunity to assess the viability of a trailer, transported by a prime mover, as an alternative means of delivering this service.

The City Librarian reports on a Mobile Libraries Second Conference which will be held in Queensland the weekend of 20 to 21 November 1993. This conference will provide the ideal opportunity to view 10-12 mobile libraries in one location and to assess first hand such issues as security, communications and design.

The Mobile Library Conference was not listed in the 1993/94 budget. To enable a staff member to attend reallocation of funds from other accounts would be possible.

Cr Cooper nominated Cr Dammers.

Cr Waters nominated Cr Gilmore. Cr Gilmore declined the nomination.

Cr Freame nominated Cr Freame.

The Mayor instructed a ballot be conducted between Crs Dammers and Freame.

A secret ballot was therefore conducted and the Town Clerk and Deputy Town Clerk left the Chamber at this point in order to count the votes.

On their return, the Mayor declared Cr Freame duly elected to attend the Mobile Library Conference.

Cr Freame declared an interest in this item.

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

- 1 authorises attendance at Mobile Libraries Conference 19 to 21 November 1993 by the City Librarian and a Councillor;
- 2 in accordance with Section 547 (12) of the Local Government Act, authorises the reallocation of the following funds:

Account	From	To
31350	\$310	
31450	\$ 80	
31650	\$240	

20151
32051

\$800

\$1,430

- 3 nominates Cr Freame to attend the Mobile Library Conference.

CARRIED BY

AN

ABSOLUTE

MAJORITY

Cr Freame abstained from voting.

H41003 RECREATION FACILITIES - REQUEST FOR WAIVER OF HIRE CHARGES - [261-2-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41003**

In December 1991 (Item F31212 refers) Council amended its policy in regard to waiver of recreation hire charges in order to more accurately reflect the cost of its facilities.

"... organisations and events that Council chooses to support through subsidised use shall, in the first instance, pay the full applicable hire rate. They shall then apply to Council for a refund through the appropriate donation account".

The City Recreation and Cultural Services Manager reports on a request for waiver of hire charges from the Soroptimist International of Joondalup for its use of the Civic Centre Main Hall on 22 August 1993 for a senior citizens' concert.

MOVED Cr Gilmore, **SECONDED** Cr Curtis that Council refunds the hire fee of \$189 for the use of the Civic Centre on 22 August 1993 by "Soroptimist International of Joondalup" for its annual senior citizens' concert.

CARRIED

H41004 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEE - [264-3]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41004**

The City Recreation and Cultural Services Manager reports on matters arising from meetings of the Historical Sites Advisory Committee.

MOVED Cr Gilmore, **SECONDED** Cr Curtis that Council:

- 1 erects a plaque to commemorate the Wesleyan Mission Farm at the Historic Mission Farm's land which is now situated within the Lake Goollelal foreshore reserve;
- 2 requests the Wanneroo and Districts Historical Society (Inc) to recommend wording for the plaque, and invites the Society to arrange an unveiling ceremony for the plaque, should it consider that such a ceremony is appropriate;
- 3 also erects a second plaque on the west side of Lake Goollelal, on Lot 15 within the Mission Farm's land, to commemorate the Wesleyan Mission Farm;
- 4 advises the Wanneroo and Districts Historical Society (Inc) that it may be appropriate to consult with the Nyoongah Community on the wording of the plaque and participation in any unveiling ceremony for the plaque;
- 5 requests the Department of Planning and Urban Development to authorise Council to request the Geographic Names Committee to name the Lake Goollelal foreshore reserve as the "John Smithies Reserve;
- 6 invites Mrs Glynis Monks to become a member of the Historical Sites Advisory Committee as a community representative.

CARRIED

H41005 APPOINTMENT OF MANAGEMENT COMMITTEE - [330-11-5]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41005**

In accordance with Section 181 of the Local Government Act, the members of the Management Committee of Burns District Community Recreation Association are submitted for formal appointment by Council.

MOVED Cr Gilmore, **SECONDED** Cr Curtis that Council appoints:

Mr Dale Lings	Chairman
Mr Bill Kell	Vice Chairman
Mrs Judy Williams	Secretary
Mrs Jean Hart	Community Member
Mrs Amanda Waite	Community Member
Mr Neil Hitchcock	Community Member
Mr Bob Hales	Community Member

Mr Fred Smith
Mrs Lil Lings

Community Member
Booking Officer

as members of the Burns District Recreation Management Committee for 1993/94.

CARRIED

H41006 AMUSEMENT MACHINES AT CRAIGIE LEISURE CENTRE - [680-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41006**

In March, a report was presented to Community Services Committee requesting consideration be given to installing coin operated amusement machines at Craigie Leisure Centre. The machines would be installed and maintained by Mr Ray Land of "Penny Arcade Amusements" and the revenue shared 60% to Penny Arcade Amusements and 40% to Council.

At the Full Council Meeting on 28 March, a revised policy regarding amusement machines was endorsed:

- (i) The amusement machines to be kept in a visible location within the premises at all times.
- (ii) The patrons must be adequately supervised by an adult at all times to ensure they do not cause noise or other nuisance in or near the premises.

The City Recreation and Cultural Services Manager advises that Mr Lane's request complies with this policy.

RECOMMENDATION

That Council:

- 1 authorises the Manager of Craigie Leisure Centre to liaise with Mr Ray Lane of "Penny Arcade Amusements" regarding the installation of coin operated amusement machines at Craigie Leisure Centre;
- 2 agrees to an income distribution of 40% to Council and 60% to "Penny Arcade Amusements";
- 3 authorises the Centre Manager to have the machines removed if necessary, with 24 hours notice being given to "Penny Arcade Amusements";
- 4 requests a report be presented in October 1994 evaluating this project.

ADDITIONAL INFORMATION

The City Recreation and Cultural Services Manager further reported that the issue of installing coin operated amusement machines was raised at a staff meeting at Craigie Leisure Centre on 30 September 1993. It was explained that patrons using these machines would have to be adequately supervised at all times to ensure they did not create a noise or cause disruption to other patrons as per the Council policy. The majority of staff expressed some apprehension regarding their ability to exercise the degree of supervision required and the possible conflict with their primary duties at the Centre.

Following lengthy discussion, the Recreation Facilities Manager at Craigie Leisure Centre has decided that the interests of the staff should be upheld and he would now prefer not to proceed with the installation of these machines at Craigie Leisure Centre.

MOVED Cr Gilmore, **SECONDED** Cr Wood that:

- 1 CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H41006 AND ADDITIONAL INFORMATION be received;
- 2 Council does not agree to the installation of coin operated amusement machines at Craigie Leisure Centre.

CARRIED

H41007 PRIVATE SWIMMING INSTRUCTION - COUNCIL AQUATIC CENTRES - [680-1; C690-1]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41007**

The City Recreation and Cultural Services Manager reports on an incident where private swimming instruction was conducted at Wanneroo Water World. This did not constitute a breach of the By-law because the instructor did not derive financial gain. However, it did create a precedent as Council was conducting its own "Learn to Swim" classes.

As these type of requests are likely to occur on an intermittent basis it would be appropriate for Council to amend By-law 10 of its Swimming Pool By-laws.

MOVED Cr Gilmore, **SECONDED** Cr Curtis that Council:

- 1 amends By-law 10 of its By-laws relating to Swimming Pools by:

- (a) inserting the words "other than a parent teaching his/her children" after the words "A person";
 - (b) deleting the words "for profit";
- 2 authorises the affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 3 authorises administrative action, in accordance with the provisions of Section 190 of the Local Government Act 1960, to have the proposed amendment promulgated.

CARRIED

H41008 RECREATION ASSOCIATIONS - PROPOSED PROJECTS - [330-4; C260-0]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41008**

The President of Kingsley/Woodvale Recreation Association, Mr Peter McKenzie has written to Council advising of two proposed initiatives.

The Recreation Association is proposing the formation of a Community & Recreation Strategic Review Committee, comprising the Presidents of all the Recreation Associations with support from Ward Councillors and has submitted a Mission Statement and Objectives.

The City Recreation and Cultural Services Manager seeks Council authority to liaise with the joint Recreation Associations on their proposals.

The Kingsley/Woodvale Recreation Association is also seeking Council support in obtaining the use of Lot 50 (78) Hocking Road, Kingsley for a Community House project. This is currently being discussed with the Department of Planning and Urban Development and a report will be presented at a later date.

MOVED Cr Gilmore, **SECONDED** Cr Curtis that Council authorises the City Recreation and Cultural Services Manager to formally discuss with the joint Recreation Associations the intent of the "Community and Recreation Strategic Planning Review Committee" and report back to Council accordingly.

CARRIED

H41009 APPLICATION FOR VARIATION OF HOURS TO CLUB RESTRICTED
LIQUOR LICENCE - MULLALOO SURF LIFE SAVING CLUB INC -
[313-5; C930-17]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41009**

The Mullaloo Surf Club currently holds a Club Restricted Liquor Licence at the Surf Club on Friday (5.00 pm to 11.00 pm), Saturday (12 noon to 11.00 pm) and Sunday (12 noon to 6.00 pm) throughout the year.

The Club is seeking a variation in hours to the following:

Friday	5.00pm to 12.00 midnight
Saturday	11.00am to 12.00 midnight
Sunday	11.00am to 10.00pm

The Club holds a lease of the building, and has exclusive tenure on the dates and times approved on the licence.

MOVED Cr Gilmore, **SECONDED** Cr Curtis that Council approves the application by the Mullaloo Surf Life Saving Club to apply for a variation of hours to the Club's Restricted Liquor Licence as follows:

Friday	5.00pm to 12.00 midnight
Saturday	11.00am to 12.00 midnight
Sunday	11.00am to 10.00pm

CARRIED

H41010 SORRENTO
SURF CLUB - ONE OFF GRANT FOR 1993/94 SEASON - [319-4]

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In September, Council resolved that the President, Sorrento Surf Club be invited to make a formal submission to Council for a one off grant (Item H40923 refers).

The City Recreation and Cultural Services Manager provides details of the one off grants made to the Surf Club over the period 1985/93 and advises that no funds were allocated in the current financial year.

The Club has met a number of expenses with the outfitting of its new building and the goal was for the Surf Club to become self-supporting in funding its activities through the hiring out of the venue.

The City Recreation and Cultural Services Manager is confident that income from the hire of the Surf Club facilities will, by the end of this financial year, match grant amounts from previous financial years.

ADDITIONAL INFORMATION

The City Recreation and Cultural Services Manager further reported that all hire fees for the use of the Sorrento Surf Club are paid through the manager at the Sorrento/Duncraig Recreation Centre. These fees are then remitted to the Surf Club on a regular basis, less the 12.5% booking fee which is retained by Council.

In the last few days, a request has been received from the manager of the Sorrento/Duncraig Recreation Centre to forward a cheque for \$590.63 to the Sorrento Surf Club as its share of hire fees received from 1 July 1993 to 30 September 1993.

Mr Stanton is quite confident that the club will receive around \$3,000 over the course of the 1993/94 financial year through this arrangement.

RECOMMENDATION

That Council declines to make a one off grant to the Sorrento Surf Club to assist its lifesaving activities during the 1993/94 season.

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

- 1 CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT H41010 AND ADDITIONAL INFORMATION be received;
- 2 City Recreation and Cultural Services Manager's Recommendation **NOT BE ADOPTED** - Item H41010A refers.

CARRIED

MOVED Cr Gilmore, **SECONDED** Cr Marwick that Council suspend Standing Orders to allow members to speak more than once in response to an item.

CARRIED

H41010A SORRENTO

SURF CLUB - ONE OFF GRANT FOR 1993/94 SEASON - [319-4]

MOVED Cr Freame, **SECONDED** Cr Gilmore that Council offers to the Sorrento Surf Club (Inc) a loan advance of \$2,000 for a period of 12 months, such advance to be recouped together with interest calculated at the National Australia Bank base rate of 9.2%.

CARRIED

BY AN

ABSOLUTE

MAJORITY

H41011 CITY OF WANNEROO ART AWARD - [429-1-28]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41011**

In 1992 the Inaugural City of Wanneroo Art Award was held with the City's Administration Centre from 11 to 17 October. Art mediums entered in the Award were oils, acrylics, works on paper, mixed media, sculpture and pottery.

The City Recreation and Cultural Services Manager reports that the next Art Award is scheduled for March 1994 which will enable the incorporation of numerous quality student entries.

A number of alternative venues were explored by the Community Arts Officer, however, they were deemed unsuitable.

In order to accommodate the amount of art anticipated within Level 3 of the Administration Centre, it will be necessary to utilise the Council Chamber, the Function Area and the foyers.

It is suggested to schedule the Art Award from 11 - 18 March 1994 so as not to conflict with the two Council meetings per month.

MOVED Cr Gilmore, **SECONDED** Cr Curtis the Council:

- 1 agrees to conduct the City of Wanneroo Art Award from 11 - 18 March 1994;
- 2 authorises the utilisation of the Council Chamber in conjunction with the Function Area and Foyer, third floor of the Joondalup Administration Centre;
- 3 agrees to use the Foyer on the third floor for refreshments following the Council meeting on 9 March 1994;
- 4 recognises the need for a separate Craft Award to be incorporated within the 1994/95 budget.

CARRIED

H41012 "HOT SUMMER TOUCH" - TOUCH FOOTBALL EVENT AT MULLALOO BEACH - SUNDAY, 12 DECEMBER 1993 - [765-9]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H41012

Council has received a request from "Big Island Marketing Company" to conduct a "Hot Summer Touch" touch football event on Mullaloo Beach from 9.00 am to 5.00 pm on Sunday 12 December 1993.

The City Recreation and Cultural Services Manager provides details of the event which is sponsored by "Carlton United Breweries" and "Coca Cola". The Municipal Law and Fire Services Department approves of the event subject to certain conditions being met.

ADDITIONAL INFORMATION

The City Recreation and Cultural Services Manager further reported that correspondence from the marketing company involved has requested that the date be changed to Sunday 6 February 1994. The change of date has occurred due to lack sufficient planning time.

MOVED Cr Gilmore, **SECONDED** Cr Marwick that Council:

- 1 approves the "Hot Summer Touch" touch football event to be held at Mullaloo Beach between 9.00 am and 5.00 pm on Sunday 6 February 1994, with set up time on Saturday 5 February 2.00 pm to 5.00 pm conditional upon the following being observed:
 - (a) appropriate care and consideration is taken in regard to the fragile dune environment;

- (b) both spectator and competitors' vehicles are parked in the defined parking areas only;
 - (c) access to the beach is restricted to official vehicles only;
 - (d) all litter be cleaned up in accordance with beach by-laws;
 - (e) no alcohol be consumed on the beach or in car parks;
- 2 approves the positioning of the fields in negotiation with the Mullaloo Surf Life Saving Club;
- 3 receives a certificate of currency from the Australian Touch Football Association's insurance broker displaying the adequacy of its public liability cover;
- 4 charges the "Big Island Marketing Company" \$279.00 for the hire of the beach for one and a half days, with a \$200.00 refundable bond.

CARRIED

H41013 DOG ACT APPEAL - MRS N MCCOLE, 62 TENDRING WAY, GIRRAWHEEN - [493/1255/62]

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT H41013

In July, Council refused an application by Mrs M McCole of 62 Tendring Way, Girrawheen to keep three dogs at her premises subject to specified conditions.

Mrs McCole has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Manager, Municipal Law & Fire Services reports that the Minister for Local Government has upheld the appeal and directed Council to grant an exception to Mrs McCole under Section 26(5) of the Dog Act to keep three dogs at her premises subject to specified conditions.

MOVED Cr Gilmore, **SECONDED** Cr Curtis that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

CARRIED

**H41014 DOG ACT APPEAL - MRS M MATUSEVICH, 9 CHESTER AVENUE,
TWO ROCKS - [829/345/9]**

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT H41014

In July, Council refused an application by Mr V Matusevich of 9 Chester Avenue, Two Rocks to keep three dogs at his residence.

Mrs Matusevich has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Manager, Municipal Law & Fire Services reports that the Minister for Local Government has upheld the appeal and directed Council to grant an exception to Mrs Matusevich under Section 26(5) of the Dog Act to keep three dogs at her premises subject to specified conditions.

MOVED Cr Gilmore, **SECONDED** Cr Curtis that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

CARRIED

H91015 BUSINESS FOR INFORMATION

MOVED Cr Freame, **SECONDED** Cr Nosow that the Reports for Information be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

H61001 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]

CITY ENGINEER'S REPORT H61001

The City Engineer reports on Council works, drainage, pedestrian and dual use paths, traffic management treatments, car parks, road resurfacing and maintenance, rubbish disposal and subdivisional development for the period ending 27 September 1993.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY ENGINEER'S REPORT H61001 be received.

CARRIED

**H61002 SEVENTH NATIONAL LOCAL GOVERNMENT ENGINEERING
CONFERENCE - [202-1-4]**

CITY ENGINEER'S REPORT H61002

The Seventh National Local Government Engineering Conference was held in Adelaide between 30 August and 3 September 1993. The theme of the Conference was "Effective Use of Technology".

The Conference was attended by Cr W Marwick and the Deputy City Engineer.

The Conference was of particular importance to municipal engineers and elected personnel as it covered the full range of current issues in local government and outlined new technology and techniques to address these issues.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY ENGINEER'S REPORT H61002 be received.

CARRIED

**H61003 APPEAL DETERMINATION: LOT 19 RANCH ROAD, MARIGINIUP -
[740-88668]**

CITY PLANNER'S REPORT H61003

The City Planner reports that the Hon Minister for Planning has upheld an appeal by Mr P Middleton for the subdivision of Lot 19 (11) Ranch Road, Mariginiup.

The Hon Minister approved the subdivision on compassionate grounds, subject to conditions imposed by the Committee for Statutory Procedures.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY PLANNER'S REPORT H61003 be received.

CARRIED

**H61004 APPEAL DETERMINATION, LOT 3 (19) SHEPPARD WAY, MARMION
- [30/853]**

CITY PLANNER'S REPORT H61004

The City Planner advises that the Hon Minister for Planning has upheld an appeal lodged by Sparta Nominees against Condition 2 of Council's Approval to Commence Development.

He reports on the background and gives details of the conclusions drawn by the Town Planning Appeal Committee.

The Hon Minister considered the issues involved in the appeal and accepted the Town Planning Appeal Committee assessment and consequently upheld the appeal. Condition 2 of planning approval 30/853 dated 7 April 1993 was deleted from the Conditions of Approval.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY PLANNER'S REPORT H61004 be received - Item H61004A refers.

CARRIED

H61004A APPEAL DETERMINATION, LOT 3 (19) SHEPPARD WAY, MARMION - [30/853]

MOVED Cr Freame, **SECONDED** Cr MacLean that Council rescinds its decision in this matter.

Discussion ensued. Cr Freame, with the approval of Cr MacLean, advised that she wished to have the Motion

WITHDRAWN

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

- 1 liaises with the builders of the shopping to seek access to the professional suites via the shopping centre;
- 2 seeks legal advice as to whether or not Council can be joined in any legal action if taken by the occupiers of the professional suites against owners of the shopping centre as a result of the closure of the accessway.

CARRIED

A Division was called with the following result:

In Favour of the MOTION: Crs Davies, Nosow, Major, Curtis, Freame, MacLean, Wood, Moloney

Against the MOTION: Crs Waters, Marwick, Dammers, Cooper, Ewen-Chappell, Gilmore

The Mayor declared the MOTION

CARRIED

BY

DIVISION

Cr Freame left the Chamber at this point, the time being 9.40 pm.

**H61005 APPEAL DETERMINATION: SWAN LOCATION 1821 (135)
TOWNSEND ROAD, MARIGINIUP - [740-89487]**

CITY PLANNER'S REPORT H61005

The City Planner reports that the Hon Minister for Planning has upheld an appeal lodged by Mr A Demasi for the subdivision of Swan Location 1821 (135) Townsend Road, Mariginiup.

The Hon Minister approved the subdivision on compassionate grounds subject to conditions imposed by the Committee for Statutory Procedures.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY PLANNER'S REPORT H61005 be received.

CARRIED

**H61006 PROPOSED SUBDIVISION, LOT 859 SHENTON AVENUE,
JOONDALUP (JOONDALUP CITY CENTRE NORTH) - [740-90196]**

CITY PLANNER'S REPORT H61006

The City Planner reports on an application submitted by Russell Taylor & William Burrell (Town Planning Consultants) on behalf of LandCorp and the Health Department of WA for the subdivision of Lot 859 Shenton Avenue, Joondalup (Joondalup City Centre North).

He gives details of the proposed subdivision and lists a number of major issues in support of the subdivision.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY PLANNER'S REPORT H61006 be received.

CARRIED

H61007 1993/94 RATE INCENTIVE SCHEME - PRIZE WINNERS - [018-20]

CITY TREASURER'S REPORT H61007

The City Treasurer reports on the 1993/94 Rate Incentive Scheme - Prize Winners.

Letters of appreciation have been forwarded to all donors thanking them for their involvement and support in the 1993/94

rate incentive scheme and advising them of the winners' particulars.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY TREASURER'S REPORT H61007 be received.

CARRIED

Cr Freame entered the Chamber at this point, the time being 9.44 pm.

H61008 PERRY'S PADDOCK PICNIC DAY - [703-1-12]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H61008**

Council is staging its second "Perry's Paddock Picnic Day" on Sunday 24 October 1993.

The City Recreation and Cultural Services Manager reports on the programme of events which have been planned and the advertising campaign which has been instigated to make the general public aware of this free family picnic day.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT H61008 be received.

CARRIED

H61009 COMMUNITY YOUTH LINK GRANT - [880-8-7]

MANAGER - WELFARE SERVICES' REPORT H61009

Council has been successful in being granted funds of \$21,904 from the Lotteries Commission for the employment of a worker under the Community Youth Link Programme.

The Manager Welfare Services provides details of the project and how the worker will be employed for a period of twelve months.

MOVED Cr Freame, **SECONDED** Cr Nosow that MANAGER WELFARE SERVICES' REPORT H61009 be received.

CARRIED

H61010 PERTH HAZE STUDY - [865-3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61010

In August (Item H40805 refers) Council resolved to request the Environmental Protection Authority to provide a progress report on its investigation into photochemical smog in the metropolitan area on completion of a 12 month study.

The City Environmental Health Manager reports that the Environmental Protection Authority has acknowledged Council's recent contribution of \$2,500 towards this study and provides a status report of the project.

MOVED Cr Freame, **SECONDED** Cr Nosow that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61010 be received.

CARRIED

H91016 CONCRETE BATCHING PLANT: QUINNS ROAD, NEERABUP - [30/1547]

The Minister for Planning upheld an appeal by General Bulldozing Pty Ltd against the State Planning Commission's refusal of that Company's application to establish a concrete batching plant on Reserve 27575.

On 30 September 1993, an application was received from Homestyle Pty Ltd seeking a Building Licence for the construction of a Concrete Batching Plant.

A site inspection on 12 October 1993 revealed that construction had commenced. The material bins were completed, and work was proceeding on the weight bridge, concrete batching equipment, footings and water tank.

In accordance with normal practice, the City Building Surveyor proposes seeking an explanation from the builder as to why he commenced without approval.

MOVED Cr MacLean, **SECONDED** Cr Wood that CITY BUILDING SURVEYOR'S MEMORANDUM be received.

CARRIED

H91017 TOWN CLERK'S REPORT

MOVED Cr Wood, **SECONDED** Cr Curtis that the Report of the Town Clerk, be received.

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

**H91018 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING
THE COMMON SEAL - [200-0-1]**

The documents listed below have been executed by means of affixing the City of Wanneroo Common Seal:

Document: Deed of Consent
Parties: City of Wanneroo and Burns Management
and Minister for Works
Description: Lot 2 Burns Beach Road, Currambine
Date: 22.09.93

Document: Deed
Parties: City of Wanneroo and G & A Bonini
Description: Second Dwelling Agreement - Lot 57
Landsdale Road
Date: 22.09.93

Document: Assignment of Lease
Parties: City of Wanneroo and P L and D R
Woodward and G McIlroy
Description: Joondalup Administration Centre Kiosk
Date: 23.09.93

Document: Deed
Parties: City of Wanneroo and Fairoak Pty Ltd
Description: Lot 107 Berkley Road, Marangaroo
(Compliance with Town Planning Scheme
No 22)
Date: 01.10.93

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

CARRIED

**H91019 7TH NATIONAL LOCAL GOVERNMENT ENGINEERING CONFERENCE -
ADELAIDE : COUNCILLOR MARWICK'S REPORT - [202-1-4]**

At its meeting on 28 July 1993, Council resolved at Item H90733 to authorise the attendance of a member of the Technical Services Committee to attend the 7th National Local Government Engineering Conference. The conference was held in Adelaide over the period 30 August to 3 September 1993, and was attended by Councillor Marwick and the Deputy City Engineer, Dennis Blair.

The following is Councillor Marwick's report on his attendance:

From 30 August to 3 September, Deputy City Engineer Dennis Blair and I attended the 7th National Local Government Engineering Conference in Adelaide.

The Conference was well attended by Engineers and some elected members from many local government municipalities throughout Australia. There were also representatives from the United States and the People's Republic of China.

I am aware that Mr Blair will prepare a report on the technical aspects of the conference. My report will not be technical in any way, however, I would like to pass on some impressions I gained from the Conference.

Firstly, I believe it is very important for Councillors to attend these sort of interstate Local Government conferences. It is a 100 per cent Local Government learning environment.

A few key speakers made the point how essential it was to have elected members attend local government seminars because at the end of the day it is the elected members who must make the decisions. And how can elected members make good decisions if they do not understand the issues?

Future Directions

One issue raised at the Conference was the direction that Local Government appears to be heading in Eastern Australia. This seems to follow the recent restructuring of Local Government in New Zealand.

Only one session was devoted to this, but it left me in no doubt that there are considerable forces at work in Australia intent on bringing about the same structural and regional changes that have occurred in New Zealand.

Regions

There is much talk of Local Government amalgamations. Amalgamating the small Local Government areas into bigger, more efficient and wider representative bodies. There is also much talk about the opportunities of regional co-operation.

That is Local Government municipalities pooling resources and working closely together to achieve positive outcomes over several boundaries.

The message is that it is easier for State and Federal Governments to assist funding regions rather than particular Local Government areas.

A Western Australian example of a region at work is the Mindarie Regional Council, made up of the Cities of Wanneroo, Stirling and Perth.

In New Zealand Local Government restructuring has meant that since 1989 elected members representation has been halved.

Internal

The New Zealand Local Government model of internal structural changes seems to appeal to State Governments too.

There is a clear move for Town Clerks, Chief Executive Officers and some Department Heads to be put on performance contracts.

There was also a suggestion that CEOs could have increased powers, in some cases powers matching, or greater than the powers of the elected Council.

Whatever happens, Local Government is under scrutiny by State Governments right around Australia and seems certain to see big changes in the not too distant future.

Computers

Another session highlighted the rapidly changing computer technology. Just one session at the conference was devoted to this, but again, what an eye opener.

The technology already exists for computers to replace telephones. Computer operators can talk and see each other through their computers to anywhere in the world.

And while the operator sleeps at night, or is elsewhere doing something else, the computer can get on with its job. It continues to accept verbal and visual messages, records them and play them out on demand.

Reports

However, what I thought most interesting was using voice commands and the independent ability of computers.

It is possible with current technology to verbally instruct a computer to say 6.00 pm to prepare a report and have it ready by 8.00 am the next day.

And so while the operators sleeps overnight the computer gets on with the job of preparing the report. It links itself into other computers anywhere in the world and searches out relevant data to compile the report.

The computer works through the data and has the report ready for the start of work next morning.

AAS27

Another general item presented at the conference was a Local Government Engineer response to the AAS27 Financial Reporting by Local Government.

In a paper by Maurice Stabb, Manager Engineering Services, City of Keilor, Victoria, the author poses the question - is the requirement of AAS27 an imposition or an opportunity?

Mr Stabb says Local Government has historically failed to include its physical assets in its financial reporting.

He quotes a Victorian Government Commission's findings on its physical assets:

"Insufficient and inaccurate data makes it impossible to determine the size, value, age, condition, useful life and replacement costs of the assets, and therefore difficult to establish the future obligations for replacement."

Mr Stabb believes AAS27 will provide Local Government with a challenging opportunity. He says it will revolutionise the financial reporting of a municipality's performance in the management of its physical assets.

He says good resource management must be based on fact. Accurate, physical registers, he says will provide facts.

Speed Limits

An interesting paper presented at the Conference was on a 40 km/h speed limit trial imposed in a residential area of Unley, South Australia. Unley is a part of metropolitan Adelaide.

Here in Western Australia there has been much talk of introducing 40 km/h speed limit in selected residential streets. The City of Wanneroo has a considerable interest in 40 km/h speed limit in selected residential streets.

The Unley 40 km/h speed limit trial was for 15 months. The trial was initially popular with local residents with 80 per cent of those surveyed approving.

However, after the trial period the effectiveness rating of the lower limit with local residents was not high.

Residents' perceptions of safety levels and traffic problems remained largely unchanged.

By the end of the trial some residents were coming to the view that physical speed controls were required to support the lower speed limit.

A working part into the Unley trial set up by the South Australian Department of Road Transport actually recommended against imposing 40 km/h speed limits in selected local areas as an alternative to installing physical speed reducing measures.

Papers on this and all sessions will be available for Councillors' perusal in the reading room.

I thank Council for the opportunity to attend the Engineering Conference.

MOVED Cr Marwick, **SECONDED** Cr Ewen-Chappell that Cr Marwick's report on the 7th National Local Government Engineering Conference be received.

CARRIED

H91020 RAVE PARTY - LOT 99 (4) HOCKING ROAD, KINGSLEY - [233/99/4]

Council is advised of a "Rave Party" that occurred at Lot 99 (4) Hocking Road, Kingsley on Sunday night 3 October 1993 to approximately 10.00 am Monday 4 October 1993. The premises is known as the Wanneroo Pavilion (Multi Sport and Theatrical).

Following complaints from the Cherokee Village Caravan Park, the Police requested a Noise Officer attend.

Sound level measurements in the Caravan Park indicated a music level of 70 dB(A) (adjusted sound level) compared to an allowable level of 45 dB(A).

A written "Noise Abatement Direction" was served on the party organiser at 3.05 am. Although the music was turned down, the terms of the Direction were not complied with.

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

- 1 initiates legal action against E-Nerve Pty Ltd, 701 Beaufort Street, Mount Lawley under the Environmental Protection Act 1986 for failing to comply with a Noise Abatement Direction issued on 4 October 1993;

- 2 endorses the Acting Town Clerk's action on the issue of a Pollution Abatement Notice against Hostyle Pty Ltd and Anthony Leighton Ruse (owners) and Morlea Pty Ltd (occupiers) of Lot 99 (4) Hocking Road, Kingsley under Section 65 (1) (b) of the Environmental Protection Act 1986; and
- 3 authorises legal action against Hostyle Pty Ltd and/or Morlea Pty Ltd in the event of non compliance with the Pollution Abatement Notice.

CARRIED

Cr Dammers left the Chamber at this point, the time being 9.57 pm.

MOTIONS FOR FURTHER ACTION

Nil

MOTIONS FOR REPORT

H91021 RESCISSION MOTIONS - [702-0]

MOVED Cr MacLean, **SECONDED** Cr Marwick that a report be submitted to Council regarding:

- 1 the number of rescission motions dealt with by Council over the past two years stating:
- (a) who moved and seconded the motions;
 - (b) the original motion;
 - (c) the effect on that motion;
- 2 how it may be possible to limit the use of rescission motions, within the confines of the Local Government Act, to limit the possibility of abuse of the system.

CARRIED

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

Cr Dammers entered the Chamber at this point, the time being 10.01 pm.

CONFIDENTIAL BUSINESS

Nil

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY, 27 OCTOBER 1993.**

CLOSE OF MEETING

There being no further business, the Mayor declared the Meeting closed at 10.20 pm, the following Councillors being present at that time:

COUNCILLORS:	MAJOR
	NOSOW
	WATERS
	DAVIES
	MARWICK
	DAMMERS
	COOPER
	EWEN-CHAPPELL
	GILMORE
	MOLONEY
	WOOD
	MACLEAN
	FREAME
	CURTIS

H11000

REPORTS FOR TECHNICAL SERVICES SECTION

COUNCIL MEETING

13 OCTOBER 1993

AND

27 OCTOBER 1993

H11001

CITY OF WANNEROO REPORT NO H11001

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-1180, 510-1551

SUBJECT: PARKING PROHIBITIONS - WOODVALE SENIOR
HIGH SCHOOL

The Principal of the Woodvale Senior High School has expressed concern regarding aspects of vehicular/pedestrian traffic flows around the school. On behalf of the P & C Association he has sought traffic and parking improvements in Timberlane Drive and Woodvale Drive.

A number of students walk along Timberlane Drive (south) and cross near Keatley Crescent. The subdivision developer has recently completed a footpath system to link Keatley Crescent to Timberlane Drive and this has improved pedestrian movements. However, there is some concern with pedestrian safety due to traffic congestion at the junction of Timberlane Drive and Althaea Way.

Originally the Association sought prohibitions along the eastern side of Timberlane Drive. However, a survey of vehicular/pedestrian traffic in this area does not support this measure. The survey found 32 vehicles park on the eastern side, while a further 25 utilise the western residential side for parking. Also, some 40 students cross Timberlane Drive in this area, mainly to the parked vehicles.

The P & C Association was advised of the survey results and accordingly, has concurred with an alternative strategy of limited prohibitions along the school frontage, as shown on Attachment 1. As part of this treatment, a painted median strip will be installed along Timberlane Drive. The painted median strip is proposed to extend from a traffic island, north of the school, to the roundabout at Timberlane Drive and Keatley Crescent. This treatment is likely to assist to control vehicle speeds in this section of Timberlane Drive.

Parking prohibitions are also proposed for Woodvale Drive and Duffy Terrace, as shown on Attachment 2. The prohibitions

will provide clearways at the junction and entry and exit points to the school.

RECOMMENDATION

That Council:

1installs "NO STANDING ANY TIME" signs on the east side of Timberlane Drive, at the junction with Althaea Way and at the Woodvale Senior High School service road entry, as shown on Attachment 1 to Report No H11001

2installs "NO STANDING ANY TIME" signs on the west side of Woodvale Drive, adjacent to the Woodvale Senior High School frontage, and at the eastern side of Woodvale Drive, at the Duffy Terrace junction, as shown on Attachment 2 to Report No H11001

3advises the Woodvale Senior High School and P & C Association accordingly.

R T McNALLY
City Engineer

DP:AT
ere1008
H11002

CITY OF WANNEROO REPORT NO H11002

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-1287, 510-1039

SUBJECT: PEDESTRIAN ACCESS - ANGOVE DRIVE TO HILLARYS BOAT HARBOUR

A 24 signature petition has been received from residents of Hillarys (Angove Drive area) seeking assistance in walking to the Hillarys Boat Harbour.

The issue was raised in March 1992 when Council deliberated on the cost and feasibility of constructing a footpath from Angove Drive (Item G10312 refers). The associated report highlighted the following options:

- 1) The Whitfords Beach Foreshore Management Plan identified a continuation of the existing pedestrian/cyclist route located in the southern Whitfords node, northwards through the central and northern nodes.
- 2) Completion of the footpath in Angove Drive to Whitfords Avenue. This project was subsequently fulfilled through the 1992/93 Budget under a pre-funding agreement with the adjacent developer - Whitfords Beach Pty Limited.
- 3) Offer residents an effective alternative route connecting the pedestrian accessway emergent from Mott Court, northwards in Whitfords Avenue to the car park entry at the northern end of the south Whitfords node. Pedestrians and cyclists could then enter into the existing dual use path connecting to Hillarys Boat Harbour.

This option was supported by Council through an allocation of funds in the 1993/94 Budget.

It is intended now to utilise Account No 31215 - Dual Use Paths - Various Localities to complete the link southwards from Mott Court to Angove Drive.

- 4) Whitfords Avenue offers equal width emergency stopping lanes 1.8 metres on each side of the carriageway to accommodate cyclists from Hillarys wishing to access the boat harbour.
- 5) The final option is construction of a dual use path south from Angove Drive. This option will be presented to Whitfords Beach Pty Limited for acceptance as part of its forthcoming broadacre development approach to Council (Report No H20917 refers).

RECOMMENDATION

That Council advises the petition co-ordinator that:

4the 1993/94 Works Programme includes a link from Angove Drive to the southern Whitfords node car park which will provide access to the Whitford Nodes dual use path connection to Hillarys Boat Harbour;

5a formal link in Whitfords Avenue from Angove Drive to Hillarys Boat Harbour will be sought from Whitfords Beach Pty Limited through its adjoining land development proposal.

R T McNALLY
City Engineer

ABW:HY
erel002
H11003

CITY OF WANNEROO REPORT NO H11003

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-85

SUBJECT: DRAINAGE IMPROVEMENTS - DRYANDRA COURT,
GREENWOOD

A 9 signature petition has been received from the residents of Dryandra Court, Greenwood in respect to stormwater flooding of this street.

For several years Dryandra Court, Greenwood has been subjected to regular flooding. During extreme heavy rainfall, at least three houses are threatened by the flooding. As yet, no house floodings have been reported although it appears this is only due to continuing action by the residents to divert the stormwater.

Dryandra Court is serviced by a drainage soak system. Soak systems were a commonly used method of stormwater control many years ago and can be found throughout the City's older suburbs.

However, it has been experienced that the soak systems are unable to cope with heavy rainfall. Their performance also deteriorates over time and they are prone to maintenance problems. Consequently, there are no established performance standards for these systems.

These systems are no longer an accepted method of providing road drainage in the City of Wanneroo. The replacement of existing soak systems is an ongoing strategy. However, all drainage works, including soak system replacements, are programmed on a priority basis with house flooding as first priority. No funds have been allocated for upgrading the Dryandra Court system in this financial year.

Following investigation of this matter, the two most cost effective options to resolve the Dryandra Court drainage are as follows:

OPTION 1

This option, as shown on Attachment 1, provides the construction of a piped gravity drainage system to the nearby recreation reserve. This option would require an easement from at least one property adjacent to the park to enable the construction of a drainage line through it. It is not feasible to use the road for a gravity drainage system due to the steep uphill grade of Peppermint Drive in both directions.

Preliminary on site investigations indicate that the preferred location for the required drainage pipe easement would be along the boundary of lots 852 and 853. Although the existing houses and swimming pools provide a difficult constraint, the pipe can be accommodated by using land on the boundary fence. The proposed drainage pipe would be laid parallel to an existing Water Authority sewer pipe along this common boundary.

An alternative location for the easement may be available on the boundary of lots 853 and 854. This location is not preferred since it requires the drainage pipes to be deeper and, hence, the required easement would be wider. Construction works would also be more intrusive. The constraints imposed by buildings, walls, trees, etc on this site are similar to those of the preferred easement location.

The estimated order of cost for this work is \$70,000.

OPTION 2

The other option, as shown on Attachment 2, is to construct a pump station and rising main at the low point and pump along Peppermint Drive to the recreation reserve. This option is significantly more expensive and has an added deficiency in that during power failures, pumps would cease operating. Power failures are most likely during severe storms. However, this option would require no intrusions onto private property. The order of estimated cost for this work is \$120,000.

OPTION 1 AND 2 - (STORMWATER DISPOSAL)

Both options 1 and 2 require stormwater to be discharged onto Blackall Reserve. Since the catchment area is small, an unfenced shallow basin is proposed to be constructed near the rear of the lots. This will have minimum impact on the reserve and the stormwater discharge is expected to dissipate relatively quickly.

SUMMARY

The preferred strategy is the gravity drainage system. This option is superior in maintenance and operational aspects and is also more cost effective.

In this regard it is considered that, initially, this preferred strategy be discussed with the affected residents of lots 852 and 853 Peppermint Drive. Funding for this project can be listed for consideration in the 1994/95 draft Budget.

RECOMMENDATION

That Council:

6authorises the City Engineer to negotiate with the owners of lots 852 and 853 Peppermint Drive for a drainage easement;

7lists for consideration in the 1994/95 draft Budget drainage improvements for Dryandra Court;

8 advises the petitioners accordingly.

R T McNALLY
City Engineer

GL:HY
erel003
H11004

CITY OF WANNEROO REPORT NO H11004

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 508-4

SUBJECT: STATE WASTE MINIMISATION AND RECYCLING
FUND

The Department of Commerce and Trade has written to Councils advising of a proposal for an invitation to investors seeking expressions of interest in establishing a de-inking plant and recycling paper mill in Western Australia. The funding and tipping controls offered to support such a plant impact on Council's operations and require full debate and evaluation.

At the present time, about 18,000 tonnes per year of ONP (old newspaper) is exported from Western Australia and another 12,000 tonnes are recycled for other uses. A further 48,000 tonnes are deposited in landfill sites. The proposal calls for 40,000 tonnes per year to be available for the de-inking plant with the following undertakings from the State Government.

- . The State Government will provide an assurance of the availability of paper supplies at an agreed annual tonnage at export parity prices (ie, price of ONP SE Asia minus freight and handling WA).
- . If collection of waste paper does not meet the agreed annual tonnage prior to the commencement of construction of the plant, the government will impose a penalty levy on paper waste going to landfill or other disposal. In the event that the levy does not provide sufficient supply to the agreed level, the Government will meet the freight on the importation of waste paper from Eastern Australian States. Such assurances and assistance measures will be incorporated within an Act of Parliament.

The methods proposed to achieve the above are:

9Place an additional tipping charge on loads of rubbish with a greater than 25% paper content (similar to the system adopted in NSW and now changed to a tipping ban).

10The establishment of a State Waste Minimisation and Recycling Fund sourced from a levy on solid waste disposed to metropolitan landfill. The fund is to be used to encourage local governments to establish and operate kerbside recycling services and to provide incentives for recycling industry development.

The above appears to be a rerun of the proposals for a rubbish levy floated by the State Government in 1991 via the "Waste Management into the 21st Century Report". After extensive discussions with Local Government, the State Government then agreed not to approve a levy and to fund its waste management activities from state funds.

The reasons for the strong objections from Local Government remain the same.

Firstly, it is inequitable for Councils, such as Wanneroo, that have spent a lot of money on recycling programmes to then pay a levy to fund recycling programmes in other council areas. Each Council should fund its recycling programme from its own ratepayers.

The second issue relates to control. The State Government would have in place a system that would allow it to mandate recycling levels without being responsible for the costs of the programme. This is obviously open to political considerations and could result in expensive recycling programmes with very little environmental or economic benefit.

MARKETS

The proposal is for export parity pricing so that Councils would get none of the benefit of the savings in freight and handling from having a local market.

Council already subsidises newspaper collection by about \$100 per tonne. The establishment of a local processor that requires additional subsidy is of doubtful benefit.

RECOMMENDATION

That Council writes to the Honourable Hendy Cowan, Minister for Commerce and Trade, expressing its objection to the

proposed State Waste Minimisation and Recycling Fund levy and asking that any proposals to subsidise industry using funds or materials collected by Councils be subject to in-depth joint discussion and evaluation.

R T McNALLY
City Engineer

RWE:AT
erel009
H11005

CITY OF WANNEROO REPORT NO H11005

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 780-20

SUBJECT: TOWN PLANNING SCHEME 20 - DISTRICT
DISTRIBUTOR ROAD HEADWORKS RESERVE

Council resolved, at its December 1990 meeting, to prepare a City of Wanneroo Town Planning Scheme No 20 to encompass the districts of Mindarie, Clarkson, Merriwa, Quinns Rocks, Jindalee and Butler as shown on the plan at Attachment 1. The existing Quinns Rocks townsite, the Mindarie Keys Project land, Foreshore Reserve 20561 and the landfill and open space sections of Tamala Park have been excluded. (Item E21230 refers).

The general object of the Scheme is to facilitate and co-ordinate the progressive construction of the District Distributor Roads within the Scheme Area, as shown on the Scheme Map, on a equitable basis by the landowners within the Scheme Area in order to enable the efficient and orderly subdivision and development of the Scheme Area for urban purposes.

The three owner Councils of Mindarie Lot 17 will be required under this Town Planning Scheme to contribute towards the construction of District Distributor Roads.

To provide access to the Tamala Park Refuse Disposal Site and assist with the development of the north west coastal area, the three owner Councils pre-funded the construction of 2793m of Marmion Avenue abutting Lot 2, Kinross.

A legal agreement was prepared between the Burns Beach Property Trust and the Cities of Wanneroo, Stirling and Perth to formalise the pre-funding arrangement. Under the terms of the agreement, Burns Beach Property Trust is required to reimburse the full actual cost of construction of the road no later than 42 days following each progressive subdivisional approval being granted for the land abutting the Marmion Avenue Road Reserve.

The total cost of the Marmion Avenue project was \$768,127.13.

The section of Marmion Avenue abutting Lot 2 is 2011.5 metres long and on a simple proportion basis, the actual cost of construction to be reimbursed by Burns Beach Property Trust is \$553,114.78.

Currently, the length of Marmion Avenue abutting the completed subdivisional development on Lot 2 measures 1156.5 metres and based on a proportional basis, the amount to be paid by Burns Beach Property Trust is \$318,002.16. Council's share of this amount is \$106,000.72 and an invoice has been issued accordingly.

It is recommended that the money reimbursed for Marmion Avenue be set aside in a reserve to provide for Council's future commitment of the District Distributor Roads associated with Town Planning Scheme 20. These funds were initially expended on a major road connection to the Scheme Area and it is considered appropriate that they be set aside for future District Distributor Road projects.

RECOMMENDATION

That Council:

11creates a reserve entitled Town Planning Scheme 20 - District Distributor Road Headworks Reserve, to provide for Council's future commitment to the construction of District Distributor Roads associated with Town Planning Scheme 20;

12approves the funds reimbursed by Burns Beach Property Trust for the construction of the section of Marmion Avenue abutting Lot 2 Kinross being held in this reserve.

R T McNALLY
City Engineer

DRB:HY
erel004
H11006

CITY OF WANNEROO REPORT NO H11006

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 210-7

SUBJECT: GRAFFITI - STATE GOVERNMENT WORKING PARTY

The State Government tabled its Report of the Working Party on Graffiti in Parliament on 19 August 1993. Mr Terry Murphy, the Project Co-ordinator, has requested a meeting with the Mayor, Councillors and staff to promote the implementation phase.

A meeting has been arranged at the City of Wanneroo for 10.00am on Friday 22 October 1993 at which the Mayor and interested Councillors are invited to attend. Representatives from the Engineering, Building, Security, Recreation and Parks Departments will also be in attendance.

Nominations from interested Councillors are requested.

Submitted for information.

R T McNALLY
City Engineer

ABW:EMT
ere1010

CITY OF WANNEROO : REPORT NO H11007

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL
MEETING DATE: 13 OCTOBER 1993
FILE REF: 208-027-93/94
SUBJECT: ANNUAL TENDER NO: 027-93/94 - TEN (10) 6
CYLINDER UTILITIES

Tenders were advertised on 11 and 14 September 1993 for the supply and delivery of ten (10), 6 cylinder utilities.

Trade vehicles are generally of similar specification to that required.

The low tender of Titan Ford for the supply and delivery of ten (10), Ford Falcon utilities for the changeover price of \$9,250.00 is recommended.

RECOMMENDATION

That Council accepts Tender Number 027-93/94 from Titan Ford for the supply and delivery of ten (10), Ford Falcon utilities at the changeover price of \$9,250.00 as outlined in Attachment 1 to Report No:

R T McNALLY
City Engineer

BD:PRG
dre010

CITY OF WANNEROO REPORT NO: H11008

TO: ACTING TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 680-0

SUBJECT: CRAIGIE LEISURE CENTRE: PROPOSAL TO SUPPLY
DIGESTER GAS

Further to the February 1993 report to Council, Consulting Engineers, Norman Disney & Young, were appointed to advise Council on the technical aspects associated with this project. Negotiations were undertaken with the Water Authority of Western Australia to evaluate their proposal to supply digester gas from its Beenyup Waste Water Treatment Plan to the Craigie Leisure Centre.

Preliminary observations on the possible use of digester gas as a fuel source to fire the boilers at the Craigie Leisure Centre appeared attractive but involved certain risks.

Sludge gas contains impurities which can adversely affect its use for heating in the manner proposed. Sludge gas contains approximately 40% of CO₂ which is a natural fire retardant and can lead to flame instability in the boiler. The suitability of the existing boiler for operation on sludge gas was not confirmed. The high moisture content of the gas (3.35%) coupled with the high CO₂ levels results in the formation of carbonic acid and is corrosive to all plant coming in contact with the gas. Other impurities often found in sludge gas further aggravate the situation. Special gas burner equipment is usually required as well as the avoidance of the use of copper pipework. WAWA has not made any mention of gas drying facilities in its communications to minimise these problems so additionally corrosion problems may be experienced in the boiler itself or boiler flue. Additional maintenance costs would accrue against any savings that may result from the use of the digester gas.

Odour problems may result from the use of the gas if it is not burnt at the correct operating temperatures. The correct temperatures would need to be maintained with the boiler running efficiently.

Alternative Contract Arrangements

In lieu of the "unit price" contract conditions proposed by WAWA the option was discussed whereby WAWA operate the boiler plant and sell to Council hot water at a unit price. This would transfer any risks associated with the use of the sludge gas from Council to the supply authority. Any arrangements to be implemented would need to be attractive to Council and WAWA.

Considerations offered by WAWA

The Water Authority due to the non-availability of a boiler for their use offered a supply arrangement for the gas as scheduled:

- 1 piped delivery of 30,500 MJ/d (+10%) to Craigie Leisure Centre based on a payment rate of \$11/GJ on supply cost of \$120,000.00 per annum;
- 2 gas pricing would be CPI adjusted yearly in arrears.

Viability

A fixed unit cost for sludge gas would eliminate the advantages of pursuing any further energy management strategies aimed at reducing energy consumption. This has been an active policy of Council and is reflected in the following power consumption costs for Craigie Leisure Centre:

	1990	1991	1992
gas consumed		\$143,332	\$133,890
\$107,965			
electricity consumed		\$104,010	\$117,554
\$94,421			

WAWA proposed gas supply figures have been based upon gas consumption figures of 1991 (average 30.143GJ/day) with costs of \$133,890.

Since that time the consumption has been reduced to an average of 20.85GJ/day with costs of \$107,965 for 1992.

Further reductions are anticipated this year with the fine tuning of the new Direct Digital Control system.

With this in mind, it would appear that the Water Authority proposal is not viable as it will cost the City of Wanneroo an additional \$13,000 plus per year to purchase more gas than is

required together with carrying the risks associated with the use of sludge gas.

RECOMMENDATION

That Council:

- 1 agrees to let this option to use digester gas from the Beenyup Waste Water Treatment Plant to fuel the boilers at the CLC lapse; and
- 2 notifies this decision to the WAWA

R FISCHER
City Building Surveyor

JS:SE

brel0004
H11009

CITY OF WANNEROO REPORT NO: H11009

TO: ACTING TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 765-23-1

SUBJECT: PINNAROO/MULLALOO POINT: BEACHSIDE TOILET
CHANGEROOM BLOCK

A Foreshore Management Plan for Mullaloo Point was prepared by the Town Planning Department in July 1990. This plan was approved by the Department of Planning and Urban Development in November 1992. Council has set aside funds in the Capital Works Budget to commence work on the staged development of the Foreshore Management Plan.

As part of that work \$250,000.00 has been included in the 1993/94 Budget to construct a toilet changeroom and shower block at the western end of the existing car park accessed off Whitfords Avenue (see Attachment A). Included in the costing

is the provision of water, power and an allowance for future sewerage service connection to the building site.

The building will be located some 300 metres from Whitfords Avenue and the nearest point for each power/water service is an additional 200 metre away in Fairhaven Terrace. There are two options which need to be considered in the disposal of sewerage:

- 1 a self-contained environmentally safe bio-cycle sewerage system; and
- 2 a pump ejector pit and rising main to the Ministers sewer.

Both these options will be costed and reviewed through the tender process. EPA approval will be required for sewerage disposal on site. If this is not forthcoming then Option two will be undertaken.

As the infrastructure being put in place will accommodate the future requirements of the Whitford Bay Sailing Club, the Club should be notified that the Club will be expected to contribute towards the cost of the service infrastructure when they proceed with their project.

This will require negotiation at the time they seek approval for their project. At such time the costs and the EPA requirements will be known.

RECOMMENDATION

That Council:

- 1 endorse the sketch plan for the beachside toilet changeroom block and its location at Pinnaroo/Mullaloo Point;
- 2 agrees to the lodgement of documents for the works seeking development approval;
- 3 agrees to the documentation and calling of tenders for the works;
- 4 advises the Whitford Bay Sailing Club that Council will require a contribution to the infrastructure costs for power, water and sewerage disposal when they proceed with the Sailing Club project.

R FISCHER
City Building Surveyor
JS:SE/bre10003

H21000

REPORTS FOR TOWN PLANNING SECTION

COUNCIL MEETING

13 OCTOBER 1993

AND

27 OCTOBER 1993

H21001

CITY OF WANNEROO REPORT NO: H21001

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/228

SUBJECT: PROPOSED USE APPROVAL FOR A CHURCH, LOT 84
(949) WANNEROO ROAD, WANNEROO

METRO SCHEME: Urban

LOCAL SCHEME: Commercial

APPLICANT/OWNER: S & L Nominees Pty Ltd

CONSULTANT: The Potter's House Christian Church

INTRODUCTION

Council received an application for a use approval on 12 August 1993 for a church on the above lot. It is proposed that the use approval be granted to allow the church group to occupy portion of an existing building.

BACKGROUND

The subject site is zoned Commercial under Town Planning Scheme No 1 and a Church or Place of Public Worship is an AA use (a

use that is not permitted unless approval is granted by Council) in this zone.

The subject site was initially approved for the use of offices with a Health Studio on the upper level. A Dance Studio currently has approval to operate from the upper level. The church proposes to occupy most of this area.

ASSESSMENT

The subject site has a provision of 17 car bays which is accessed via a right of way at the rear of the property. The remainder of the building is occupied by a hairstylist, beautician and a bank. The applicant has advised that the church use will occur mainly after hours on Sunday mornings, Sunday and Wednesday nights and occasionally Saturday nights.

The church is currently attended by 30 adults and 3 children. In accordance with the Town Planning Scheme, a car parking ratio of 1 bay per 4 people accommodated is required thus the church use generates a requirement of 9 car parking bays. Given that the attendances will be outside normal working hours this is considered compatible with the office uses which share the car park. The maximum number of people that could be accommodated in respect to car parking is 68. It is suggested that the 161m² proposed to be leased would not comfortably accommodate this number of people. Thus it is unlikely that insufficient parking will occur provided the activities carried out are restricted to outside of business hours.

Table 4 of Town Planning Scheme No 1 requires a minimum site area of 2000m² for a Place of Public Worship (including a church hall) with a minimum frontage of 30m. However, Table 4 further states that all requirements may be reduced by Council in special circumstances. The subject site has a lot area of 1012m² with a frontage of 20.12m. If this proposal is to be approved, Council will need to reduce the requirements in this case.

The applicant has provided the following information in support of the proposal. The church group is currently meeting at the Craigie Leisure Centre and the group would like to move into a building which offers a lease contract on Wanneroo Road. The church will be used mainly after hours with an attendance of 30 adults and 3 children.

Council could consider the reduction of requirements subject to the church activities only being permitted after working hours.

It is recommended that the church be given use approval however Council should reserve the right to rescind the approval should complaints and evidence be reported to Council that the activities are occurring within business hours.

RECOMMENDATION:

THAT Council

13exercises its discretionary power in accordance with Clause 5.9 to allow a reduction in site area required for a place of public worship from 2000m² to 1012m² on Lot 84 (949) Wanneroo Road, Wanneroo;

14approves the use approval for a church on Lot 84 (949) Wanneroo Road, Wanneroo submitted by the Potter's House Christian Church subject to:

- (a) standard and appropriate development conditions;
- (b) the church not operating between the hours of 8.00am and 5.00pm Monday to Friday;
- (c) a footnote being included stating that should Council receive complaints regarding the church operating during working hours, Council will consider rescinding the above approval.

O G DRESCHER
City Planner

pje:rp
pre1003
22.9.93
H21002

CITY OF WANNEROO REPORT NO: H21002

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/4490

SUBJECT: PROPOSED TEAROOMS/ALTERATIONS AND ADDITIONS TO THE YANCHEP INN - RESERVE 9868 (YANCHEP NATIONAL PARK)

METRO SCHEME: Regional Reserve
LOCAL SCHEME: Regional Reserve
APPLICANT/OWNER: Mr R Desmond/CALM
CONSULTANT: Mr P S Sims (Architect)

INTRODUCTION

Two separate applications have been received from Mr P J Sims (Architect) on behalf of Mr Ray Desmond (Keymark pty Ltd) seeking approval for tearooms and alterations/additions to the Yanchep Inn located within the Yanchep National Park. Mr Desmond operates the Yanchep Inn.

BACKGROUND

The Yanchep National Park Management Plan 1989-1999 was approved by the Minister as a final Management Plan for the Yanchep National Park on 2 July 1989. It covers the overall management of the park, management of natural resources, management of visitors and implementation.

The City of Wanneroo has had input into the plan and did support it in principle. In considering the plan, Council's main areas of concern were:

1. that the land on which the Golf Club house is situated should be offered to the members of the club on a lease arrangement;
2. concern at the extended time frame for the implementation of the proposed management plan;
3. review of the planned realignment of the road system in Yanchep National Park to incorporate pedestrian accessways to the existing roads;
4. installation of play equipment and parking facilities.

These matters were addressed by the Department of Conservation and Land Management (CALM) prior to the adoption of the final plan.

PROPOSALS

1. TEAROOMS

The proposed tearooms are identified on the Master Plan attached to aforementioned Management Plan and they will be situated at McNess House.

The tearooms will also incorporate an alfresco dining area and an arts and crafts souvenir shop.

It will be constructed of materials and colours which will be compatible with existing adjacent structures and the surrounding natural environment.

2. ALTERATIONS/ADDITIONS TO YANCHEP INN

Minor additions and alterations are proposed to the Yanchep Inn itself. As Council may be aware, this renovation work is well overdue.

In addition, the proposal is to renovate four existing motel units immediately adjacent to the Inn, to construct an additional six single storey and eight ground floor and eight second storey units, swimming pool and modifications to the inn grounds (ie the beer garden).

Two new car parking areas are also identified on the plan consisting of 30 bays and 50 bays respectively.

The additional units are proposed in an area identified as car parking on the Master Plan. However, the Master Plan is a general guide to future development and contains some flexibility. Furthermore, the two new parking areas are in addition to those identified on the Master Plan.

Both proposals have been before Council's Development Assessment Unit meeting and comments made were of a standard nature and no significant alterations are required.

Being located within a Regional Reserve, and under Clause 32 of the Metropolitan Region Scheme, the applications have been referred to the Department of Planning and Urban Development for approval. The City's comments will be forwarded to the Department of Planning and Urban Development for inclusion in its approval.

RECOMMENDATION:

THAT Council:

1. supports the two applications for tearooms and alterations/additions to the Yanchep Inn, as submitted by Mr P J Sims (architect) on behalf of Mr R Desmond,

subject to standard and appropriate development conditions;

2. forwards its comments to the Department of Planning and Urban Development for inclusion in its approval for the development.

O G DRESCHER
City Planner

tk:gm
pre1025
29.9.93
H21003

CITY OF WANNEROO REPORT NO: H21003

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/58

SUBJECT: PROPOSED EXTENSION TO HATCHERY LOC 1665
(1040) WANNEROO ROAD, WANNEROO

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Ingham Enterprises

CONSULTANT: W I Hopkinson

INTRODUCTION

Council received an application on 13 August 1993 for an extension to an existing hatchery for the above lot.

BACKGROUND

A similar extension has been previously approved by Council on 30 June 1989 (D20617) and again on 18 July 1991. Both of these approvals were subject to the phasing out of operation of 'Farm 1' within a time period. It has been advised by the applicant that 'Farm 1' has now completely shut down and they are requesting reapproval of the unconstructed addition.

The proposed extension is approximately 1175m². Council's original approval was for an additional 1196m². The Environmental Protection Authority has advised that no objections are raised to the proposed extensions.

ASSESSMENT

The subject site is zoned Rural under Town Planning Scheme No 1 and forms part of the draft North Wanneroo Local Structure Plan. It was indicated in the report for the Local Structure Plan that, due to the 500 metre buffer to residential areas required by this land use, the long-term continuation of the use is not the most effective use of land resources. Thus the purpose of the structure plan is to make the ultimate relocation of the poultry farm commercially attractive (by designating the site for residential development).

The draft North Wanneroo Local Structure Plan has currently received approval from Council to advertise, however, this matter has been held up pending resolution of Town Planning Scheme No 21.

The proposed hatchery represents a capital investment of \$2.3 million and could indicate a substantial change regarding Ingham Enterprises' intention to relocate its operations from this site. As the draft North Wanneroo Structure Plan designates both the Ingham Enterprises' site and the land immediately to the north for residential development, and as establishment of the hatchery would necessitate a 500m buffer to residential areas, the proposal has significant land use planning implications for Council.

At this juncture, a meeting between representatives of the proponent, Council, and the relevant State Government agencies, to discuss the implications of the proposal, would appear the most appropriate way of dealing with the proposal.

RECOMMENDATION:

THAT Council:

1. advises Ingham Enterprises of its concerns regarding the implications of the proposal for land use planning in the North Wanneroo locality;

2. seeks to arrange a meeting to discuss the above concerns between representatives of Ingham Enterprises, the Town Clerk, City Planner, nominated Councillors, and representatives of the Environmental Protection Authority and the Department of Planning and Urban Development.

O G DRESCHER
City Planner

pje:gm
pre1020
282.9.93
H21004

CITY OF WANNEROO REPORT NO: H21004

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 780-22

SUBJECT: PROPOSED TOWN PLANNING SCHEME NO 22 -
BERKLEY ROAD, MARANGAROO DRAINAGE SITE
CONSTRUCTION COSTS

BACKGROUND

In the implementation of this proposed guided development Town Planning Scheme subdivision into residential lots is permitted by the landowners entering into a Deed with the Council whereby they undertake to make pro rata contributions towards the Scheme Headworks.

One of the items of Scheme Headworks is the construction of drainage sites. The owners who actually construct a drainage site on their land are entitled to a refund of that portion of

the construction costs that is greater than their assessed pro rata contribution.

Peacefield Holdings Pty Ltd, as the owner of Lot 102 Berkley Road, partly funded the construction of one sump site in Redcliffe Avenue with two other subdividers. The other two subdividers received credits for their construction costs but Peacefield Holdings paid their Scheme Headworks contribution prior to a credit being arranged and it is therefore entitled to a refund of \$5115.00.

RECOMMENDATION:

THAT Council authorises the payment of \$5115.00 to Peacefield Holdings Pty Ltd from Account No 63420-319 (Town Planning Scheme No 22 Payments) in refund of sump construction costs.

O G DRESCHER
City Planner

tw:n:rp
pre1001
22.9.93
H21005

CITY OF WANNEROO REPORT NO: H21005

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-576

SUBJECT: PROPOSED RECODING, ST MARKS DRIVE, HILLARYS

METRO SCHEME: Urban

LOCAL SCHEME: Special Development A

APPLICANT/OWNER: Whitfords Beach Pty Ltd

CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Revised plans have been received for the recoding of Lots 8, 10, 11 and 12 St Marks Drive, Hillarys from R25 to R40.

BACKGROUND

Council, at its August 1991 meeting (F20819) requested concept plans outlining the proposed development which could be utilised during the advertising period.

CURRENT PROPOSAL

The applicants, Feilman Planning Consultants, on behalf of Whitfords Beach Pty Ltd have submitted details proposing:

- ten grouped housing sites accommodating approximately 140 dwellings;
- approximate designs/layouts for the dwellings;
- streetscape impressions of the proposal.

There have been discussions with the developer at officer level on various aspects including access to St Marks Drive and the design layout. The proposed access points are now acceptable to the City's Engineering Department as they rectify the concerns in the set-down/pick-up area for St Marks School.

A condition on the proposal should be that set-down areas need be formalised to the satisfaction of the City Engineer and contained within the St Marks Drive road reserve.

RECOMMENDATION:

THAT Council:

1. supports an amendment to Town Planning Scheme No 1 to recode Lots 8 and 10 Endeavour Road, Lot 12 St Marks Drive and Pt M1362 Whitfords Avenue, Hillarys from R25 to R40, subject to the acceptance of the applicants, Feilman Planning Consultants on behalf of Whitfords Beach Pty Ltd constructing set-down/pick-up areas within the St Marks Drive road reserve;
2. forwards documentation for Amendment No 576 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

pcm:gm
prel022
28.9.93
H21006

CITY OF WANNEROO REPORT NO: H21006

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/4289

SUBJECT: REQUEST FOR SETBACK RELAXATION, LOT 163
(123) CASUARINA WAY, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Special Rural
APPLICANT/OWNER: Mr J A Smith

INTRODUCTION

Council received a request for a setback relaxation for the above lot from Mr J F Smith dated 15 September 1993. The proposal is for a 9m x 22m storage shed (Attachment No 1).

BACKGROUND

Under the Special Rural Zone in Town Planning Scheme No 1, no building shall be constructed within fifteen metres of the side or rear boundary of any lot.

The applicant proposes to construct the shed 9 metres from the side boundary abutting Lot 162 Casuarina Way, Wanneroo, however, through a site inspection of the subject lot, it has come to Council's attention that the shed has been constructed.

Approval from the adjoining landowners of Lot 133 Casuarina Way, Wanneroo, for the shed being located 9 metres from their boundary, has been given.

DISCUSSION

The shed has no detrimental effect on the adjoining property as it is located to the rear of the lot, and is well away from the abutting residence.

Vehicle and pedestrian access to the shed is from the eastern side, opposite to the adjoining boundary which again does not have any effect on the abutting residence.

Given the large lot sizes in the locality and the consent of the adjoining landowner, the variation would not adversely affect the amenity of the area and approval is recommended.

RECOMMENDATION:

THAT Council exercises its discretionary power in accordance with Clause 5.9 to allow the reduction of the setback to the side boundary of Lot 163 Casuarina Way, Wanneroo from 15 metres to 9 metres.

O G DRESCHER
City Planner

sk:gm
prel014
27.9.93
H21007

CITY OF WANNEROO REPORT NO: H21007

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90832

SUBJECT: PROPOSED SUBDIVISION, LOT 76 (145) LENORE ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural

APPLICANT/OWNER: R P & K D Diletti

INTRODUCTION

Council received an application on 7 September 1993 for the subdivision of one lot of 2.23 ha to create two lots of approximately 1.22 ha and 1.00 ha.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

The subject site is currently used for residential purposes. The proposed lot sizes and the existing lot size is in contravention to Council's Policy. It is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by R P and K D Diletti for the subdivision of Lot 76 (145) Lenore Road, Wanneroo for the following reasons:

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

O G DRESCHER
City Planner
pre1011
pje:gm/27.9.93
H21008

CITY OF WANNEROO REPORT NO: H21008

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/58

SUBJECT: PROPOSED SUBDIVISION LOT 500 (257) WANNEROO
ROAD, KINGSLEY

METRO SCHEME: URBAN DEFERRED

LOCAL SCHEME: RURAL

APPLICANT/OWNER: NP & T STAZZONELLI & ZEETON PTY LTD

CONSULTANT: CHAPPELL AND LAMBERT

INTRODUCTION

Council received an application on 30 July 1993 for the subdivision of two lots of 4068m² and 2.3524ha to create 12 lots ranging between 2000m² and 2235m².

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No. 1 however it is subject to Amendment No. 639 which proposes to rezone the site from Rural to Special Residential.

It is advised that Council resolved to defer Amendment No 639 in July 1993 (H20729) pending resolution of the issues involved with Town Planning Scheme No. 21.

ASSESSMENT

In consideration of the subdivision application the proposed amendment requires that a number of issues be resolved prior to Council issuing its support. A minimum lot size of 2000m² and design in accordance with the guide plan is required and has been provided in the subdivision application. Access to Wanneroo Road will only be permitted via approved subdivisional roads. This has been ensured with a 0.1m public accessway along the Wanneroo Road frontage to the subject land. Electricity is to be provided underground and the provision of an amended soil type effluent disposal system is required for each lot.

Given that finalisation of Amendment No. 639 has not been undertaken the site remains zoned Rural and approval at this stage would contravene the requirements of the Town Planning Scheme No. 1. It is recommended that Council seeks deferral of the proposed subdivision and advises Department of Planning and Urban Development accordingly.

RECOMMENDATION:

THAT Council recommends that the Department of Planning and Urban Development defers the application submitted by Chappell & Lambert on behalf of NP & T Stazzonelli and Zeeton Pty Ltd for the subdivision of Lot 500 (257) Wanneroo Road, Kingsley until Amendment No. 639 to Town Planning Scheme No. 1 has been finalised and gazetted.

O G DRESCHER
City Planner

PJE:LI
pre1009
24/09/93

CITY OF WANNEROO REPORT NO: H21009

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90823

SUBJECT: PROPOSED SUBDIVISION, LOTS 1792 AND 1534
WIRREGA ROAD, JANDABUP

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: J E Squarcini and Milino Pty Ltd

CONSULTANT: Brook & Marsh

INTRODUCTION

Council received a proposal on 7 September 1993 to subdivide two lots of 40.4 ha and 44.7 ha to create 25 lots of 4 ha each (see Attachment 1).

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The site is located within the 4 ha minimum lot area.

ASSESSMENT

The proposed subdivision is generally in accordance with Council's Subdivision Policy however, the site has also been identified by the Department of Planning and Urban Development for possible inclusion in the proposed Gngangara Regional Park.

The Department of Planning and Urban Development employed consultants to undertake a study of the locality to identify areas of important flora and fauna. The subject site was identified as having Priority 1 Fauna and Priority 1 Flora. It has been unofficially indicated by the Department that it is highly likely that the subject site will be recommended for inclusion in the regional park (and therefore be reserved for Parks and Recreation) and form part of the proposed

Metropolitan Region Scheme Major Amendment for East Wanneroo. It has been intended to present a full report on the Gnarara Regional Park issue when a formal referral of the proposed East Wanneroo major MRS amendment is received from the Department of Planning and Urban Development. In the meantime, DPUD officers have been informally consulting with Council officers in the preparation of the amendment.

It is recommended that Council advises the Department of Planning and Urban Development that the proposed subdivision is in accordance with Council's Rural Subdivision Policy, however, it is considered premature in the light of the Department's investigations into the land requirements for the Gnarara Regional Park.

However, should the Department resolve not to support the inclusion of the land within the proposed Gnarara Regional Park, then the following conditions will need to be imposed to ensure adequate road construction, drainage and sump site requirements, public open space, provision of a road towards the south-west corner of the subdivision.

RECOMMENDATION:

THAT Council:

15acknowledges the studies currently being carried out relating to the proposed Gnarara Regional Park and its inclusion in the proposed East Wanneroo Major Metropolitan Region Scheme Amendment and that this may have implications for the future use of the subject land;

16advises the Department of Planning and Urban Development that should the inclusion of Lots 1792 and 1534 Wirrega Road, Jandabup into the MRS amendment not be supported, then Council supports the subdivision subject to the following conditions:

- (a) those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specifications and satisfaction of Council. As an alternative, Council is prepared to accept the subdivider paying to Council the cost of such works as estimated by Council, subject to Council giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission;

- (b) satisfactory arrangements being made with Council for the upgrading/construction of Wirrega Road;
- (c) the land being filled and/or drained at the subdivider's cost to the specification and satisfaction of Council;
- (d) five percent of the site, in a position to be agreed between the subdivider and Council, being shown on the Diagram of Survey as a "Reserve for Public Recreation" and vested in the Crown under Section 20A of the Town Planning and Development Act as a reserve for recreation, such land to be ceded to the Crown free of cost and without any payment of compensation by the Crown;
- (e) the subdivider providing provision for an access road to the south-west corner of the subject site to allow for connection to the adjoining sites;

17will support the inclusion of this land into the Gwangara Regional Park should the Department deem that flora and fauna on this property warrants preservation.

O G DRESCHER
City Planner

pje:gm
pre1013
27.9.93
H21010

CITY OF WANNEROO REPORT NO: H21010

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90683

SUBJECT: PROPOSED SUBDIVISION LOT 1747 (51) ANDERSON
ROAD, PINJAR

METRO SCHEME: RURAL
LOCAL SCHEME: RURAL
APPLICANT/OWNER: J P STRATTON
CONSULTANT: THE PLANNING GROUP

INTRODUCTION

Council received a subdivision application on 24 August 1993 to subdivide the above lot from one lot of 43.1ha to create two lots of 21.1ha and 22ha (see attachment 1).

BACKGROUND

The site is zoned Rural under Town Planning Scheme No. 1 and is subject to Council's rural subdivision policy G3-33. In addition the site falls within the Lake Pinjar Study which is currently being considered by Council.

ASSESSMENT

Under Council's Rural Subdivision Policy the minimum lot size for this locality is 20ha. The proposed lots are in accordance with this requirement. Council has also been provided with a plan indicating flood secure areas. Council's policy requires an area of 1,000m² which is flood secure to provide an accessway and area for a dwelling to be accommodated. Both of the areas for the proposed lots occur naturally and have areas in excess of 3,000m² (see Attachment 2). Thus, the proposal is in accordance with Council's subdivision policy.

Council's Strategic Planning Section has advised that the proposal is in accordance with the Lake Pinjar study insofar as subdivision and lot size for this locality, however, does not conform in respect to the lack of controls over land use and management. Thus, the proposal is in accordance with Council's requirements.

RECOMMENDATION:

THAT Council supports the proposed subdivision of Lot 1747 (51) Anderson Road, Pinjar from one lot of approximately 43ha into two lots of approximately 22ha and 21ha which was submitted by The Planning Group on behalf of J P Stratton subject to:

18The lots created, having a minimum lot size of 20ha.

19Satisfactory arrangements being made with Council for the upgrading/construction of Anderson Road.

20All buildings having the necessary clearance from the new boundaries.

21The Department of Planning and Urban Development placing a footnote on the subdivision approval advising that all future development is required to be contained within the flood secure area identified on the plan dated, by Department of Planning and Urban Development, 10 August 1993.

O G DRESCHER
City Planner

PJE:LI
pre108
24/09/93
H21011

CITY OF WANNEROO REPORT NO: H21011

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90674

SUBJECT: PROPOSED SUBDIVISION LOT 23 (144) GIBBS ROAD, NOWERGUP

METRO SCHEME: RURAL
LOCAL SCHEME: RURAL
APPLICANT/OWNER: MR J H & MRS J M WATTS

INTRODUCTION

Council received an application on 24 August 1993 for the subdivision of the above lot from one lot of 3.92ha to create two lots of approximately 1.96ha each (see attachment 1).

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No. 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum Lot size for the locality is designated as 4ha.

ASSESSMENT

The subject site is currently being used for light grazing and hobby farm purposes.

Given that the land is located in the 4ha minimum lot area, the lots proposed are below the specified minimum. It is recommended that the proposed subdivision be refused.

RECOMMENDATION:

THAT Council does not support the application submitted by Mr J H & Mrs R M Watts for the subdivision of Lot 23 (144) Gibbs Road, Nowergup for the following reasons:

22The proposal is inconsistent with Council's rural subdivision policy which specifies a minimum lot size of 4ha in the area;

23Support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner
pre1007

PJE:LI

24/09/93
H21012

CITY OF WANNEROO REPORT NO: H21012

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-471

SUBJECT: REQUEST FOR WAIVING OF SCHEME AMENDMENT FEES, LOT 8 (289) GNANGARA ROAD, LANDSDALE

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: M & J Grubelich

INTRODUCTION

Council received a request for the waiving of the Scheme Amendment Fees on 17 September for the above lot.

BACKGROUND

The Scheme Amendment Fee of \$2000 is an amount adopted by Council and applied to every scheme amendment application received. The monies from these fees allow Council to pay for the processing of the proposal and the preparation of the documents. If an approval to advertise the proposal is not granted a 50 percent refund of the fee is returned to the applicant.

ASSESSMENT

The applicant is proposing to rezone the above site from Rural to Industrial. The proposal is not considered as a minor amendment and will, if supported, involve considerable research, analysis and documentation. The applicant has provided the attached letter in support of the waiving of the fee. It is important for Council to maintain a consistent approach to the application of fees for proposals and thus ensure that the structure of the administration charges does not deteriorate. Furthermore, it would be inappropriate to accept a fee or initiate an amendment until such time as the issues in Report have been resolved.

RECOMMENDATION:

THAT Council does not waive the \$2000 administration charge for the proposed rezoning of Lot 8 (289) Gngara Road, Landsdale for the initiation of the rezoning.

O G DRESCHER
City Planner

pje:rp
prel004
23.09.93
H21013

CITY OF WANNEROO REPORT NO: H21013

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-471

SUBJECT: PROPOSED SCHEME AMENDMENT, LOT 8 (289)
GNANGARA ROAD, LANDSDALE

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: M & J Grubelich

INTRODUCTION

Council has received a request for rezoning of the above lot from Rural to Industrial. The applicant has also requested a waiving of the normal amendment fee (subject of previous report to this meeting).

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and the Metropolitan Region Scheme. The site is also included within the area identified in Improvement Plan No 23 and proposed Town Planning Scheme No 19.

The site is 2.0234 ha in area and is currently being used for market gardening (see Attachment 1). In the applicants' letter, (attached to previous report) they state that this has become an unviable use as a result of sand being blown on the property and flooding.

ASSESSMENT

About six years ago, Council and the State Government agreed to jointly promote the development of a major new industrial area between the existing Wangara and Landsdale industrial areas, and to the south of the Landsdale area (see Attachment No 2). This was subsequently called the Enterprise Park project. The basic idea was that it would be developed by the former Industrial Lands Development Authority (now part of LandCorp). Improvement Plan 23 was gazetted by the Government primarily to provide the mechanism for DPUD to acquire the land and pass it on to LandCorp to develop. Proposed Scheme 19 was initiated

by Council to provide for the zoning of the land for industrial purposes and to put in place guidelines to ensure that the area developed to an overall structure plan, and development standards were implemented.

Proposed Town Planning Scheme 19 progressed to the point of it being given approval to advertise, subject to it being substantially modified. This happened at the time that the North West Corridor Structure Plan was being reviewed by DPUD.

When it became apparent that that review was likely to involve significant further modifications to the planning of the area, Scheme 19 was put on hold until the review was completed. During that time, LandCorp was also reassessing its overall involvement in the project and indicating that it was likely to limit the extent of its involvement.

For the past several years, LandCorp has been advising that it is preparing a revised Scheme 19 document and that its submission to Council is imminent. This has still not eventuated. In the meantime, it would be inappropriate for the present rezoning application to be supported until LandCorp's intentions in respect of proposed Scheme 19 have been formally classified.

It should also be noted that technically, Council has already initiated rezoning of portion of the subject lot, along with most of the rest of the Enterprise Park area, in initiating Scheme 19. Only portion of the subject lot is referred to here because as shown on the Attachment 2 plan, it was previously intended that Gngangara Road be deviated northwards, affecting portion of the lot. This is no longer intended.

RECOMMENDATION:

THAT Council:

24does not initiate an amendment to City of Wanneroo Town Planning Scheme No 1 to rezone Lot 8 (289) Gngangara Road, Landsdale from Rural to Industrial submitted by Mr J and Mrs M Grubelich because:

- (a) Council has already initiated proposed Town Planning Scheme No 19 to provide for the industrial zoning of land in this area;
- (b) it could prejudice the successful implementation of proposed City of Wanneroo Town Planning Scheme No 19;

25seeks advice from LandCorp regarding its current position on proposed Scheme 19 and advises the applicant accordingly.

O G DRESCHER
City Planner

pje:rp
pre1005
23.09.93
H21014

CITY OF WANNEROO REPORT NO: H21014

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-667

SUBJECT: AMENDMENT NO 663 : PROPOSED REZONING, LOT 7
(424) BADGERUP ROAD, WANNEROO

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr A D'Uva

INTRODUCTION

An application has been received from Mr A D'Uva for a rezoning of Pt Lot 7 Badgerup Road, Gnangara from Rural to Rural Special Zone (Additional Use) Rural Store not exceeding 100m².

BACKGROUND

Amendments initiated by the Council to its Town Planning Scheme No 1 to allow several land owners to operate rural stores had been consistently rejected by the Minister for Planning. As a rural stores strategy was not yet created, the Minister regarded the applications as ad hoc attempts to rezone Rural land for commercial purposes.

Following this, the Minister requested that a local strategy for locating rural stores be prepared upon which rezoning applications for rural stores will be considered.

A Draft Rural Stores Policy was prepared and circulated by Council (G20343) to affected landowners for which submissions were received arguing for the expansion of ad hoc commercial uses.

Council adopted a modified Rural Stores Policy, (Attachment No 1) as an interim measure until Council's Rural Strategy is in place. Council also invited the landowners identified in Report H20605 (Attachment No 2) to make application for the rezonings to accommodate a rural store.

THE PROPOSAL

The applicant, being Mr A D'Uva, is a landowner identified in Report H20605. Mr D'Uva makes an application for rezoning of Pt Lot 7 Badgerup Road, Wanneroo (Attachment Nos 3 and 4).

The proposal involves constructing an addition to the existing Market Garden Sales outlet which would cater for local residents and tourists. The store will provide a limited range of goods, being refreshments, snacks and some general grocery items.

The applicant states that the site is located approximately 5km from the Wanneroo Townsite and 3km from Wanneroo Road. He believes that the scale of the proposed rural store would not be detrimental to the amenity of the area nor cause an increase in traffic.

The proposal is considered beneficial for the surrounding rural residents as it will provide a supply of convenience goods within a reasonable travelling distance.

RECOMMENDATION:

THAT Council:

1. supports the application submitted by Mr A D'Uva to rezone portion of Lot 7 Badgerup Road, Wanneroo from Rural to Rural Special Zone (Additional Use) Rural Store not exceeding 100m² and initiates Amendment No 667 for this purpose;
2. forwards the documentation for Amendment No 663 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

sk:gm
pre1012
27.9.93
H21015

CITY OF WANNEROO REPORT NO: H21015

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-437

SUBJECT: AMENDMENT NO 437 : BADGERUP ROAD, WANNEROO
: MODIFICATION TO AMENDMENT

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr Mobilia and A & M D'Uva

CONSULTANT: David Gray & Associates

INTRODUCTION

Amendment No 437 proposes to rezone Locations 2829, 934, 2383, 2482 and Lot 2 Badgerup Road, Wanneroo from Rural to Special Rural. A revised subdivision design and modified Special Provisions have been received for Council's consideration.

BACKGROUND

Council, at its August 1990 meeting (E20824) resolved to finally adopt Amendment No 437 and forward it to the Hon Minister for Planning for endorsement of final approval.

The Minister subsequently refused approval of the amendment on the basis of the draft North West Corridor Structure Plan which set the subject area aside as proposed Parks and Recreation Reserve.

The applicants lodged an application for subdivision which was refused but at the same time became the subject of a Consultative Environmental Review (CER) and extensive Environmental Protection Authority (EPA) assessment.

The proposal was granted approval subject to conditions by the Minister for Environment. The Department of Planning and Urban Development now propose the subject area as Special Rural in the North West Corridor Structure Plan.

CURRENT SITUATION

The applicants have now submitted a modified subdivision plan and revised Special Provisions which accord with the EPA conditions. Attachments 2 and 3 show both respectively. Attachments 4 and 5 show the original subdivision design and Special Provisions respectively.

Both the revised Special Provisions and subdivision design are acceptable, the latter giving greater buffer areas from the lake area. The Special Provisions also introduce a transition zone which has to be clear of stock and retain vegetation as a further buffer.

Council currently has a legal agreement with the applicants which includes the previous Special Provisions and Development Guide Plan. The agreement will need to be modified at the applicants' expense to accord with the new provisions and plan.

RECOMMENDATION:

THAT Council:

1. modifies Amendment No 437 to Town Planning Scheme No 1 by:
 - (a) inserting in the amending documents the modified Special Provisions as featured in Attachment No 3 to Report No H210
 - (b) incorporating the modified Development Guide Plan for Locations 2829, 934, 2383, 2482 and Lot 2 Badgerup Road, Wanneroo into the amending documents;
2. advises the applicants' Consultants, David Gray & Associates that prior to Council forwarding the modified documents to the Minister for Planning for final approval, it requires the modification and signing/sealing of the legal agreement at the applicants' expense;

3. subject to 2 above, authorises affixation of the Common Seal and forwards the modified Amendment No 437 to the Hon Minister for Planning for endorsement of final approval.

O G DRESCHER
City Planner

pcm:gm
pre1017
28.9.93
H21016

CITY OF WANNEROO REPORT NO: H21016

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 061-285-6

SUBJECT: LEASE OF PREMISES, UNDERCROFT BRIDGE CLUB,
PERCY DOYLE RESERVE, DUNCRAIG

BACKGROUND

Council, at its February 1993 meeting (H10233), authorised the calling of tenders for the construction of a clubhouse for the Undercroft Bridge Club on part of Percy Doyle Reserve. The building is now nearing the practical completion stage and will shortly be available for occupancy by the Club under a Lease arrangement.

There were no Council funds used in the construction of the building and the City's role was that of co-ordinator and supervisor of the project. The \$230,000 project was funded by a Commonwealth Grant (\$100,000), State Grant (\$35,000),

Lotteries Commission Grant (\$30,000), Club funds (\$35,000) and a loan taken by the Club for \$30,000.

LEASE TERMS AND CONDITIONS

The Lease is to cover the clubhouse building comprising 285 square metres. The Club is to be responsible for all interior and exterior maintenance and repairs including all windows, lighting, mechanical, hydraulic, electrical and air conditioning installations. The City will be responsible for the structure of the roofs and walls only. There are no garden areas or fences included in the lease area.

The Club is also responsible for the payment of all outgoings for local authority rates, Water authority rates, refuse charges, cleaning, water consumption, electricity, gas consumption, telephone charges and building and plate glass insurance premiums. They are also required to take out public risk and workers compensation insurance and to insure their own chattels.

The lease contains a clause that requires the Club to make the premises available for use by other groups at times when the Club is not using it.

LEASE TERM AND RENTAL

The unsecured loans taken out by the Club are to be paid out over 5 years and loans under debenture are to be paid out on the death of the debenture holders or at such prior time as the Club can manage.

Council has the power to grant leases of up to 21 years for recreational purposes on Percy Doyle Reserve. However, in keeping with the philosophy adopted by Council in July 1992, the term to be granted for any new lease is to be determined having regard for the circumstances that apply to each case and not simply for the maximum term permitted under the Vesting Order by which Council holds the reserve.

Having regard the factors relevant to this Club I believe a term of 10 years would be appropriate.

Council also adopted the philosophy of charging a more realistic rental for future leases rather than merely accepting a peppercorn or \$1.00 per year rental that was traditional. It was intended to set new rents according to valuation advice and to apply discounting factors for the level of contributions made by the Lessee towards building construction, maintenance and repair costs, the level of outgoings paid by the Lessee and such other matters that may be appropriate.

The principle of establishing a rental by valuation is proving more difficult to determine than was envisaged, and this is due to the nature of the land as land that is owned by the Crown and specifically set aside for community recreation purposes. The Crown itself, under its Operational Guidelines for the use of Crown Land, appears to expect a local authority to lease this type of land to small non profit community or sporting clubs on the basis that it is not to be an income generating source for the local authority.

A check made with other local authorities in the metropolitan area reveals that there is a common acceptance of the non revenue generating approach. All of the rentals set by the local authorities consulted are minimal and the basis on which they are calculated vary greatly.

All of the different methods used could be said to be a token gesture only.

I believe an appropriate rental for this lease would be one dollar per year on the following basis:

26the Undercroft Bridge Club is a small non profit organisation for the benefit mainly of the older age groups;

27the Club is to be wholly responsible for the maintenance and repair of the premises;

28the City did not make any financial contribution to the premises;

29the City will receive rate revenue under the lease;

30the lease will contain a requirement that the premises are to be made available for use by others at the Council's standard hiring charge.

RECOMMENDATION:

THAT Council, subject to the approval of the Minister for Lands, grants a lease of part of Percy Doyle Reserve, Duncraig (Reserve 33894) to the Undercroft Bridge Club Inc for a term of 10 years at an annual rental of \$1.00 conditional on the Club being wholly responsible for all maintenance repairs and outgoings including rates.

O G DRESCHER
City Planner

twm:rp
prel015
28.9.93
H21017

CITY OF WANNEROO REPORT NO: H21017

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 940-1 061-198-7

SUBJECT: LEASE OF PREMISES WANNEROO BRITISH SOCCER CLUB, KINGSWAY

BACKGROUND

Negotiations have been under way with the Wanneroo British Soccer Club since and 1991 to secure a 21 year lease term for its premises on Kingsway Reserve. The Club is now in the five year option period of its original five year lease which commenced in 1986.

The Club currently pays an annual rental of \$4000 per year. That figure was set at the commencement of the lease as being the amount required to recoup to the Council monies the Council had to pay to a bank as Guarantor for the previous Lessee club which disbanded and defaulted on its loan. There has always been confusion within the Wanneroo British Soccer Club executive as to the status of the annual \$4000 rent with them thinking that they were actually paying off a loan which had been transferred to them. That however is not the case.

BUILDING EXTENSIONS

The Club is attempting to provide extensions to its clubrooms and has secured a State Government Grant of \$30,000 for the purpose. Council has allocated municipal funds of \$54,310 and the Club is to provide the remaining \$30,000 of the budgeted figure. The Club sought assistance from Council in the form of a self supporting loan of \$30,000 but Council at its meeting of

June 1993 (Item H30623) declined that request and advised the Club that it should secure a loan through its own banker.

The Club has received advice from the R & I Bank Osborne Park Branch that in order for it to advance the \$30,000 the Bank requires confirmation that Council is prepared to grant a 21 year lease and it requires the Club members to personally guarantee the loan.

LEASE AREA

The existing lease is confined to the building area of 440m². If the extensions proceed the area will be increased to 640m² with a further 30m² taken up for public toilets.

The playing fields adjacent to the clubrooms are allocated to the Club on a seasonal use basis upon payment of the standard charges.

LEASE TERM

If the Club can meet its bank's guarantee requirements and secure the funds then it should be given a lease over the 640m² for a term of 21 years.

If the Club cannot meet the guarantee requirements the building extensions will not be done and the increased area will not be required. Furthermore, as the Club will not be committed to a long loan repayment programme there would be no need for a long term lease and it may be appropriate to limit the term to a more flexible period of say 10 years.

RENTAL

The \$4000 annual rental presently paid by the Club is disproportionately high to the rental paid by other like clubs and appears to have been set capriciously at the commencement of their lease. The Club is currently in arrears to the extent of \$1683.70 for rent, water consumption charges and ground fees.

In July 1992 Council adopted the philosophy of fixing the rental to be charged for sporting club leases by valuation depending on the particular circumstances of each case. Discount on the assessed rent was to be allowed for such factors as the Lessees contribution towards the costs of building construction, its contribution towards the repairs and maintenance costs the level of outgoings paid and such other matters that may be appropriate.

The principle of establishing a rental by valuation is proving more difficult to implement than was envisaged, and this is due

to the nature of the land as Crown land that is specifically set aside for community recreation purposes. The Crown itself takes the view that the availability of these lands to community groups and non profit sporting clubs should not form a source of general revenue for local authorities.

Any assessment of rent to be charged must of course bear in mind the ability of the lessee to pay. It must also consider the best and most achievable return to the lessor. It is becoming evident upon examination of rentals terms and conditions of Council's leases with sporting clubs that a law to moderate money rental (as they all are) may not be the most satisfactory rent arrangement for Council to impose.

It would be a distinct advantage to Council both administratively and financially to have the clubs that lease its buildings meet the full cost of operating, maintaining, insuring (including plate glass) and repairing the building, other than its structural integrity and by them paying municipal rates, water and electricity charges and other outgoings.

Further conditions could be imposed that require the Lessee to make the building available for use by other persons or groups at the City's standard facility hire charges at times when it is not needed by the lessee, and for the City to sublease it to another group in the Lessee's off season at the same rental and terms as the Head Lessee. This second condition will need to be the subject of legal advice as to its legality and it should not be applied to this new lease and not to others where there are similarities as to nature and purpose.

RECOMMENDATION:

THAT Council

31accepts the surrender of the current lease when
tended of the Wanneroo British Soccer Club's (Inc)
lease of part of Kingsway Reserve (Reserve 28058);

32subject to the approval of the Minister for Lands,
grants a lease of part of Kingsway Reserve Landsdale
(Reserve 28058) to Wanneroo British Soccer Club (Inc)
at an annual rental of \$1.00 conditional on the Lessee
being wholly responsible for all operational costs
maintenance repairs and outgoings including rates on
the premises but excluding the public toilet area for
the following terms:

- (a) in the event the Club secures bank funding for the ex
- (b) in the event the Club does not secure bank funding fo

O G DRESCHER
City Planner

twm:rp
pre1024
29.9.93
H21018

CITY OF WANNEROO REPORT NO: H21018

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-242

SUBJECT: TEMPORARY OBSTRUCTION TO VEHICLES THROUGH A
PORTION OF COOGEE ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER:
CONSULTANT:

At its July 1993 meeting (Item H20736), Council resolved to approve in principle the obstruction of vehicular movement through the unconstructed portion of Coogee Road, Mariginiup by advertising the proposal in the local newspaper and seeking the comments of the general community.

At the close of advertising no objections were received to the proposed locked gates at either end of the subject portion of Coogee Road.

The Water Authority of Western Australia (WAWA) has advised that as part of a monthly groundwater monitoring programme carried out by the Authority, officers are required to use Coogee Road for access to bore holes on the corner of Rousset and Coogee Roads. WAWA has requested that keys to the City's gates be supplied to the Authority allowing access to designated officers only.

RECOMMENDATION:

THAT Council

33approves the obstruction of vehicular traffic through a portion of Coogee Road, Mariginiup in accordance with Section 331B of the Local Government and seeks the Minister for Local Government's approval to the obstruction;

34issues sufficient keys to the gates obstructing Coogee Road to the Water Authority of Western Australia to allow officers to conduct their monthly groundwater monitoring programme.

O G DRESCHER
City Planner

cad:rp
prel023
H21019

CITY OF WANNEROO REPORT NO: H21019

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-1020, 510-1021

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN GURON ROAD AND HANNAH COURT,
DUNCRAIG

BACKGROUND

Council, at its July 1993 meeting, resolved to initiate preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Guron Road and Hannah Court, Duncraig subject to the benefiting landowners agreeing to meet all costs involved in accordance with Council's policy.

OBJECTORS

A notice was placed in the Wanneroo Times and signs were erected at either end of the accessway.

At the close of advertising a petition representing 18 households and one letter was received objecting to the closure. The letter was received from the owner of Lot 224 Hannah Court who objected to the closure on the grounds that it would increase the pedestrian traffic in the eastern end of Hannah Court. The objector also considered that it would reduce the safety for the children using the park as they would have to access the park via Melene Road or Hannah Court. Both Melene Road and Guron Road have footpaths and Hannah Court is a quiet cul-de-sac. Therefore, I believe that children would still have safe access to the park.

The petitioners objected to the closure on several grounds. They believe that residents who use the bus stop opposite Marri Road, the shops at Marri Road and the Duncraig Primary School would be disadvantaged by the proposed closure. Only those people in Hannah Court and further northwards would be affected by reduced access to these services and no one in this vicinity has objected to the closure. Certainly no one who signed the petition would have their access to these facilities reduced.

The petitioners have also objected on the grounds that residents in Guron Road use the accessway to walk to the park. If the accessway was closed the extra walking distance is minimal. The residents in Guron Road also have good access to the park in Melene Road.

The Department of Planning and Urban Development has no objections to the proposed closure and the only service located within the accessway is a water main which can be cut and capped if closure proceeds.

EVALUATION

The application for the closure of the accessway was made on the grounds of the excessive amount of vandalism being experienced by nearby residents of the accessway. Incidents have included graffiti, break-ins and the finding of used syringes in the accessway. The Community Policing Warwick has supported the closure after attending to some of the damage caused by youths loitering in the area.

The accessway is not essential to the pedestrian traffic in the area and if it was closed the extra walking distance to the park for residents in Guron Road is minimal.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Guron Road and Hannah Court, Duncraig subject to the benefiting landowners agreeing to meet all the costs involved.

O G DRESCHER
City Planner

cad:rp
pre1021
28.9.93
H21020

CITY OF WANNEROO REPORT NO: H21020

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 701-3

SUBJECT: ANNUAL AWARDS : IMPROVEMENT AND MAINTENANCE
OF BUSINESS PREMISES IN INDUSTRIAL ZONES

Council will recall that during August 1992 it again approved my recommendation for the annual competition for the Best Kept and Most Improved Premises within the industrial zones.

This competition has regularly taken place since 1987 and to date has proved to be a worthwhile exercise and welcomed by the business community.

Council needs to approve each year's event and following such approval it is customary to arrange for newspaper publicity to be given prior to the judging during November and thus attain the desired objective of upgraded industrial properties before actual awards are presented.

The judging committee is normally comprised of a representative of Council, the Editor of the "Wanneroo Times" plus members of the Wanneroo Chamber of Commerce.

The winners of last year's BEST MAINTAINED premises were:

IFS Designs (Keith Carter) 57 Rogers Way, Landsdale
Wangara Centre (Mr G James) Lot 277 prindiville Drive, Wangara
Aqua Technics (Mr L Beal) Lot 4 Ascari Lane, Joondalup.

The winners of the MOST IMPROVED premises were:

Mills & Hassall (Messrs W & A Hassall) 17 Hoskins Road,
Landsdale
McGuire Corporation Lot 254 Prindiville Drive, Wangara
Joondalup Business Centre (Chesterton International Pty Ltd),
Lot 43 Winton Road, Joondalup.

RECOMMENDATION:

THAT Council

1. nominates a Councillor to the Industrial Sites Evaluation Committee;
2. approves the presentation of commemorative plaques at a function on 7 December 1993;
3. invites the President of the Wanneroo Chamber of Commerce, and the Editors of the Wanneroo and Joondalup Times to participate and nominate their representatives to the Evaluation Committee.

O G DRESCHER
City Planner

jhw:gm
pre1016
28.9.93

H31000

REPORTS FOR FINANCE AND ADMINISTRATIVE
RESOURCES SECTION

COUNCIL MEETING

13 OCTOBER 1993

H31001

CITY OF WANNEROO REPORT NO: H31001

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 202-1-3

SUBJECT: ATHLETIC BUSINESS CONFERENCE - BOSTON, USA

At its meeting on 22 September 1993, Council resolved to defer consideration of the nomination of a Councillor to attend the Athletic Business Conference at Boston, Massachusetts until the 13 October 1993 meeting of full Council; a copy of the proposed itinerary to be circulated to all Councillors prior to that meeting.

The proposed itinerary will have been circulated to all Councillors prior to 13 October 1993 and a nomination is now sought.

Submitted for nomination.

A ROBSON
Acting Town Clerk

PAH:pah
are93089

CITY OF WANNEROO REPORT NO: H31002

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 208-28-93/94

SUBJECT: TENDER - PRINTING OF 1993/94 COMMUNITY
INFORMATION DIRECTORY

Tenders for the printing of 70,000 copies of Council's 1993/94 Community Information Directory closed on Friday 24 September 1993.

The specification provided for an A-5 size document similar to last year's directory and includes a four colour detachable insert depicting Youth Services within the City.

The following is a summary of tenders received -

Pilpel Printing Company	\$35,513.00	Advance Press
40.214.00		
Euro Printing Co Pty Ltd	41,375.00	
Frank Daniels Pty Ltd	42,500.00	
Scott Printers Pty ltd	42,580.00	
Mercury Press	45,100.00	
State Print	46,267.00	
Success Print	47,032.00	
Optima Press	50,600.00	
Vanguard Press	54,000.00	
Perth Business Forms	55,476.00	
Colourtype Press Pty Ltd	55,800.00	

Pilpel Printing Company was awarded the contract for the printing of Council's 1992/93 Community Information Directory and this company completed the work satisfactorily.

RECOMMENDATION:

That Council accepts the tender of \$35,513.00 from Pilpel Printing Company for the printing of the 1993/94 Community Information Directory.

A ROBSON
DEPUTY TOWN CLERK

MWR:KD
are93088

H31003

CITY OF WANNEROO : REPORT NO H31003

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1993/94 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

The net result of these reallocations and adjustments is a budget deficit of \$37,223.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments

to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - October 1993.

J B TURKINGTON
City Treasurer

TO:JW
27 September 1993

tre0008
H31004

CITY OF WANNEROO REPORT NO: H31004

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES
MEETING DATE: 13 OCTOBER 1993
FILE REF: 880-3-1
SUBJECT: CASH RECEIPTING SHORTAGE - KINGSLEY
OCCASIONAL CARE CENTRE

On Thursday, 26 August 1993 a \$20.00 cash shortage occurred in fees collected at the Kingsley Occasional Care Centre.

On 26 August 1993 there were 13 transactions for the day involving the receipting of \$132.00 in cash. Investigations into the cash shortage failed to detect any discrepancy.

Council's policy on cash shortage states as follows:-

"Where a person authorised to issue receipts is unable to balance those funds received against the receipts issued, the deficiency may be met by Council to the extent of 95%.

Should a person be responsible for a shortfall in cash against receipts on three occasions at regular intervals the person shall be removed from that position".

Council's "track record" in cash shortages from outstation collection until this instance, has been extremely good. The necessity to be careful and diligent has been reinforced to the staff at this centre.

RECOMMENDATION

That Council in accordance with its policy absorbs 95% of the discrepancy i.e. \$19.00 with the remaining \$1.00 being the responsibility of the employee.

J B TURKINGTON
City Treasurer

TP:JW
27 September 1993

tre0142
H31005

CITY OF WANNEROO REPORT NO: H31005

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 280-3

SUBJECT: CASH RECEIPTING SHORTAGE

On Friday, 10 September 1993 a \$50.00 cash shortage occurred in cash receipting function at Council's Administration Centre.

On 10 September 1993 there were 1,337 transactions for the day involving the receipting of \$2,204,405.04 of which \$82,137.40 was cash.

An extensive audit by experienced Treasury staff failed to detect any discrepancy.

Council's policy on cash shortage states as follows:-

"Where a person authorised to issue receipts is unable to balance those funds received against the receipts issued, the deficiency may be met by Council to the extent of 95%.

Should a person be responsible for a shortfall in cash against receipts on three occasions at regular intervals the person shall be removed from that position".

The officer involved has a good track record in cash balancing with no previous cash shortage in five years.

RECOMMENDATION

That Council in accordance with its policy absorbs 95% of the discrepancy i.e. \$47.50 with the remaining \$2.50 being the responsibility of the employee.

J B TURKINGTON
City Treasurer

TP:JW
27 September 1993

tre0140
H31006

CITY OF WANNEROO REPORT NO: H31006

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 508-4; 009-1

SUBJECT: DONATION - DUNCRAIG PRIMARY SCHOOL
RECYCLING PROGRAMME

A request for financial assistance has been received from the Duncraig Primary School.

The Duncraig Primary School has a recycling programme which has been successfully patronised for the past 18 months.

The school to date has raised approximately \$1,000 and wishes to upgrade the scheme to its full capacity. The school is of the opinion that it has the ability to generate further funds, and in turn continue to raise environmental awareness within the local community.

In order to implement these changes the school requires to purchase a lockable shed which would be erected on the school grounds and used as a storage shed for these items.

Council's policy on assistance to schools, states:-

"Contributions of cash or goods shall not be made to school fetes or similar events.

Persons applying for such donations shall be advised that Council considers its authority to contribute on a dollar for dollar basis towards the improvement of school grounds, where it can be established that the community in the vicinity of the school will derive some benefit from the improvement, as the appropriate means of assistance to schools.

Requests for contribution on such a basis shall be determined on their individual merit and any offer of contribution shall be subject to budget limitations.

As Council's policy does not directly preclude this request, Council may wish to grant a donation.

Council may recall a pilot recycling scheme was undertaken at the Glengarry Primary School and a shed was donated at a cost of \$2,050. This shed remains the property of Council - refer Report F10622.

Council's 1993/94 Budget provides \$10,000 for Community Environmental Grant Scheme - Account 27612 refers. Should Council agree these funds may be channelled to this venture.

Submitted for direction.

J B TURKINGTON
City Treasurer

JW
28 September 1993

tre0143

H41000

REPORTS FOR COMMUNITY SERVICES SECTION

COUNCIL MEETING

13 OCTOBER 1993

H41001

CITY OF WANNEROO REPORT NO: H41001

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 901-1 312-1

SUBJECT: FERAL, STRAY AND DOMESTIC CATS (ex G40215, F91102, F41111, F90805 and F40830)

Council is advised of receipt on 16 September 1993 of a circular from the Minister for Local Government seeking comments on aspects of cat management prior to drafting legislation to combat current problems, including registration and sterilisation. (Attachment 1 refers.)

Specifically, the circular lists the following issues for consideration. Comments on matters not listed are also welcome.

- 1 CAT MANAGEMENT ISSUES
 - 1.1 Community Nuisance
 - 1.2 Threat to Wildlife
 - 1.3 Threat to Public Health
 - 1.4 Welfare of Cats
- 2 URBAN AND SEMI-URBAN STRATEGIES
 - 2.1 Compulsory Registration
 - 2.2 Compulsory Identification
 - 2.3 Encouraging Sterilisation

- 2.4 Cats that are not going to be used for Breeding to be Sterilised prior to sale
- 2.5 Limit on the Number of Cats per Household

The issues raised in the circular have been previously addressed by Council. In February 1992 (G40215) WAMA was advised that Council supported compulsory sterilisation and registration of cats. It was further suggested that a working party be formed to formulate appropriate legislation. Council may wish to reiterate these points.

RECOMMENDATION

That Council advises the Minister for Local Government that it supports proposed legislation to address the issues of cat management and control as outlined in Circular No 73 of September 1993.

G A FLORANCE
City Environmental Health Manager
hrel0002
ma:rej
H41002

CITY OF WANNEROO REPORT NO: H41002

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 240.2

SUBJECT: MOBILE LIBRARY CONFERENCE, QUEENSLAND,
20-21 NOVEMBER 1993

The Wanneroo Mobile Library vehicle will be due for replacement in 1994/95. The changeover provides the opportunity to assess the viability of a trailer, transported by a prime mover, as an alternative means of delivering this service.

Initial investigations indicate the trailer library option may offer the following advantages:

- the ability to provide the newer northern suburbs with an extended library service comparable to static libraries
- opening hours increased from 24¼ to 53½ hours per week with minimal staffing increase
- increased stock access for users
- flexibility for the prime mover to be used by more than one department
- extended lifespan of Mobile Library
- more efficient use of staff time.

In Western Australia there are three mobile libraries at Wanneroo, Mandurah and Belmont, with the Wanneroo facility being the most advanced.

In 1994/95 the Australian Library and Information Association (ALIA) Biennial Conference is to be held in New Zealand. The City Librarian intends to list the Conference and an accompanying study tour in the 1994/95 draft budget. A prime focus of the study tour would be mobile libraries in the Eastern States.

Notification has recently been received of the ALIA Mobile Libraries Second Conference, Mobile Muster 2, to be held in Queensland the weekend 20 to 21 November 1993. The first Mobile Conference was held five years ago in 1988.

The Mobile Library muster provides a timely opportunity to view 10-12 mobile libraries in one location. As the majority will be trailer/prime mover configurations, it would be possible to assess first-hand such issues as security, communications and design. The State Library of Queensland has also invited the City of Wanneroo to extend the visit an extra day in order to view mobiles unable to attend the muster. This would include the newest semi-trailer (1993) at Moreton Shire.

Costs for attendance at the Mobile Library Muster per delegate are as follows:

Airfares	\$771.00
Accommodation - 3 days	\$350.00
Registration Fees	\$ 35.00
Allowances (Interstate	\$150.00
\$50.00 per day) 3 days	
Car Hire - 2 days	\$124.00
Total	\$1430.00

The Mobile Library Conference was not in the 1993/94 budget. To enable a staff member to attend it would be possible to reallocate funds from the following accounts:

31350	Libraries Control - Staff Training	\$310.00
31450	Whitford Library - Staff Training	\$ 80.00
31650	Girrawheen Library - Staff Training	\$240.00
20151	Town Clerks Department - Conference Expenses - contingency for late/urgent staff conference registrations	\$800.00

Funds are available in the 1993/94 Budget for a Councillor to attend under:

Account Number 20006
Town Clerks Department - Executive Conference Expenses.
Contingency for late and urgent conferences.

The Conference programme is provided as an attachment for Council information.

RECOMMENDATION:

That Council:

- i) authorises attendance at Mobile Libraries Conference 19 to 21 November 1993 by the City Librarian and a Councillor.
- ii) authorises by **ABSOLUTE MAJORITY** the reallocation of funds from accounts 31350, 31450, 31650, 20151.
- iii) nominates a Councillor to attend the Mobile Library Conference.

N CLIFFORD
City Librarian

nc:sk
whre0902
28.9.93
H41003

CITY OF WANNEROO : REPORT NO H41003

TO: ACTING TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 261-2-1

SUBJECT: RECREATION FACILITIES - REQUEST FOR WAIVER
OF HIRE CHARGES

At its meeting on 18 December 1991, Council amended its policy in regard to waiver of recreation hire charges in order to more accurately reflect the cost of its facilities (Item F31212 refers). In part, the policy now states that:

"... organisations and events that council chooses to support through subsidised use shall, in the first instance, pay the full applicable hire rate. They shall then apply to Council for a refund through the appropriate donation account."

In consideration of the above policy, the following request for waiver has been made.

"Soroptimist International of Joondalup" has requested a refund of the hire fee of \$189 for its use of the Civic Centre main hall on 22 August 1993 for a senior citizens concert. Whilst concerts do not usually attract reduced hire charges, it is Council's policy that senior citizens' clubs enjoy free use of facilities.

RECOMMENDATION

That Council refunds the hire fee of \$189 for the use of the Civic Centre on 22 August 1993 by "Soroptimist International of Joondalup" for its annual senior citizens' concert.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rrel0001

CITY OF WANNEROO : REPORT NO H41004

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 264-3

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND
ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 18 August 1993.

Item 3.2 Wesleyan Mission Farm

Following receipt of a report from the City Planner on the above matter, the meeting resolved that Council be recommended to:

- (a) erect a plaque to commemorate the Wesleyan Mission Farm at the Historic Mission Farm's land which is now situated within the Lake Goollelal foreshore reserve;
- (b) request the Wanneroo and Districts Historical Society (Inc) to recommend wording for the plaque, and invites the Society to arrange an unveiling ceremony for the plaque, should it consider that such a ceremony is appropriate;
- (c) also erects a second plaque on the west side of Lake Goollelal, on Lot 15 within the Mission Farm's land, to commemorate the Wesleyan Mission Farm;
- (d) advise the Wanneroo and Districts Historical Society (Inc) that it may be appropriate to consult with the Nyoongah Community on the wording of the plaque and participation in any unveiling ceremony for the plaque; and

- (e) request the Department of Planning and Urban Development to authorise Council to request the Geographic Names Committee to name the Lake Goollelal foreshore reserve as the "John Smithies Reserve.

Historical Sites Advisory Committee

Minutes of meeting held 15 September 1993.

Item 4.3 Committee Vacancy

Cr Rundle reported that Mrs Glynis Monks had expressed an interest in joining the Committee. It was resolved to recommend that Council invites Mrs Monks to join the committee as a Community Representative.

RECOMMENDATION

That Council:

- (a) erects a plaque to commemorate the Wesleyan Mission Farm at the Historic Mission Farm's land which is now situated within the Lake Goollelal foreshore reserve;
- (b) requests the Wanneroo and Districts Historical Society (Inc) to recommend wording for the plaque, and invites the Society to arrange an unveiling ceremony for the plaque, should it consider that such a ceremony is appropriate;
- (c) also erects a second plaque on the west side of Lake Goollelal, on Lot 15 within the Mission Farm's land, to commemorate the Wesleyan Mission Farm;
- (d) advises the Wanneroo and Districts Historical Society (Inc) that it may be appropriate to consult with the Nyoongah Community on the wording of the plaque and participation in any unveiling ceremony for the plaque;
- (e) requests the Department of Planning and Urban Development to authorise Council to request the Geographic Names Committee to name the Lake Goollelal foreshore reserve as the "John Smithies Reserve;
- (f) invites Mrs Glynis Monks to become a member of the Historical Sites Advisory Committee as a community representative.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre10003
H41005

CITY OF WANNEROO REPORT NO: H41005

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 330-11-5

SUBJECT: APPOINTMENT OF MANAGEMENT COMMITTEE

The Burns District Community Recreation Association has recently been established to serve the recreational needs of residents in Burns and surrounding localities.

As the Executive Committee of the Association will also function as a Management Committee of Council, pursuant to Section 181 of the Local Government Act, Council is required to formally appoint each member to the Committee.

RECOMMENDATION

That Council appoints:

Mr Dale Lings	Chairman
Mr Bill Kell	Vice Chairman
Mrs Judy Williams	Secretary
Mrs Jean Hart	Community Member
Mrs Amanda Waite	Community Member
Mr Neil Hitchcock	Community Member
Mr Bob Hales	Community Member
Mr Fred Smith	Community Member
Mrs Lil Lings	Booking Officer

as members of the Burns District Recreation Management Committee for 1993/94.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rrel0004
H41006

CITY OF WANNEROO REPORT NO: H41006

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 680-1

SUBJECT: AMUSEMENT MACHINES - CRAIGIE LEISURE CENTRE

A report was presented to Community Services Committee on 8 March 1993, requesting consideration be given to installing coin operated amusement machines at Craigie Leisure Centre. It was proposed the machines be installed and maintained by Mr Ray Lane of "Penny Arcade Amusements" and revenue be shared 60% to "Penny Arcade Amusements" and 40% to Council.

At that meeting the Committee resolved to defer consideration for six months.

At the full meeting of Council on 28 March 1993 a revised policy regarding amusement machines was endorsed. This policy in part reads:

- (i) The amusement machines to be kept in a visible location within the premises at all times.
- (ii) The patrons must be adequately supervised by an adult at all times to ensure they do not cause noise or other nuisance in or near the premises.

Mr Lane's request complies with this policy.

The Manager of the Craigie Leisure Centre, Mr David Tippet further advises that it is not intended that these machines become a leisure activity in their own right at Craigie, but as a supplementary activity for patrons attending the Centre for other activities. Income would not be great but would be useful in assisting the centre reach a surplus operating position.

Mr Tippet would retain the right to have the machines removed if there was behaviour or supervision problems.

RECOMMENDATION

That Council:

- 1 authorises the Manager of Craigie Leisure Centre to liaise with Mr Ray Lane of "Penny Arcade Amusements" regarding the installation of coin operated amusement machines at Craigie Leisure Centre;
- 2 agrees to an income distribution of 40% to Council and 60% to "Penny Arcade Amusements";
- 3 authorises the Centre Manager to have the machines removed if necessary, with 24 hours notice being given to "Penny Arcade Amusements"; and
- 4 request a report be presented in October 1994 evaluating this project.

R BANHAM
City Recreation and
Cultural Services Manager

DT:LC
rrel0008
H41007

CITY OF WANNEROO REPORT NO: H41007

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 680-1 c690-1

SUBJECT: PRIVATE SWIMMING INSTRUCTION - COUNCIL
AQUATIC CENTRES

Approximately four years ago a Woodvale couple approached Council to see if a family friend could teach their children to swim at Wanneroo Water World. It was established that the friend was a qualified swimming instructor who had agreed to teach the children on a voluntary basis.

Council's Bylaws relating to swimming pools provides that:

"A person shall not for profit teach, coach or train any person in the pool premises unless with prior written consent of the Council, subject to such conditions as it thinks fit and may at any time withdraw such consent."

The request did not constitute a breach of the Bylaw because the instructor would not have derived any financial gain from the arrangement. The request did, however, create a precedent as Council was conducting its own "Learn to Swim" programme and the children could have been accommodated in these classes at reasonable cost.

At the time, Council resolved that it would not permit any club, organisation or individual, other than a parent teaching his or her children, to instruct or coach any activity at Wanneroo Water World without the prior consent of the Council.

That policy has worked well and no further requests of this nature have been received until recently.

Last month another local resident requested that his two children and one of their friends be taught swimming at Craigie Leisure Centre by a school teacher friend of the family. A meeting was arranged with one of the parents to discuss the issue and attempt to overcome the problem. Fortunately, this was achieved with a minimum of fuss and the three children are now enrolled in Council's "Learn to Swim" programme at Craigie Leisure Centre.

As these type of requests are likely to occur on an intermittent basis it would be appropriate for Council to amend Bylaw 10 of its Swimming Pool Bylaws by:

- (i) inserting the words "other than a parent teaching his/her children" after the words "A person"; and

(ii) deleting the words "for profit".

RECOMMENDATION

That Council amends Bylaw 10 of its Bylaws relating to Swimming Pools by:

- 1 (a) inserting the words "other than a parent teaching his/her children" after the words "A person"; and
- (b) deleting the words "for profit".
- 2 authorising the affixation of the Common Seal to, and endorsing the signing of, the amending documents; and
- 3 authorising administrative action, in accordance with the provisions of Section 190 of the Local Government Act 1960, to have the proposed amendment promulgated.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rrel0005
H41008

CITY OF WANNEROO REPORT NO: H41008

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 330-4 c260-0

SUBJECT: RECREATION ASSOCIATIONS - PROPOSED PROJECTS

The President of the Kingsley/Woodvale Recreation Association, Mr Peter McKenzie, has recently written to Council advising of

two proposed initiatives. The development of a Community and Recreation Strategic Planning Review Committee and a Community House Project in Kingsley (Attachment 1 refers).

Community and Recreation Strategic Planning Review Committee

Over the past few months several joint meetings of the Recreation Associations have been held. It is understood that the purpose of these meetings was to find some common focus for the Recreation Associations. Council will recall that several of them have felt somewhat disenfranchised since they shed their management role as the result of the implementation of the "Recreation Management Plan 1990" (Item E80701 refers). Council staff, over the past two years, have been working with the Recreation Associations to try to assist them to define their new role.

The Recreation Associations are proposing the formation of a Community and Recreation Strategic Review Committee, comprising the Presidents of all the Recreation Associations, with support from interested Ward Councillors. The proposed Mission Statement and Objectives of this committee appear in Attachment 2.

It would appear that some of the objectives of this proposed committee may not be congruent with the strategies and plans currently being implemented by Council. It is also obvious that a good deal of staff time would have to be committed to servicing a committee with such wide ranging objectives.

Whilst there is considerable merit in advocating and supporting a mechanism that encourages community consultation and input, it is suggested that more information would be required before the proposal could be presented to Council for endorsement.

It is understood that each Recreation Association has been requested to contact its local Ward Councillor with the intention of eliciting support for this proposal. To date, no formal discussion or liaison has taken place with Council staff on this matter.

In consideration of the above, it would be appropriate for Council to endorse the City Recreation and Cultural Services Manager making contact with the Recreation Associations to further discuss this proposal.

Community House Project

The Kingsley/Woodvale Recreation Association is seeking Council support in obtaining the use of 78 (Lot 50) Hocking Road, Kingsley, for a Community House project. The issue of management responsibility for this venue is currently being

discussed with the Department of Planning and Urban Development. It is understood that the City Planner will be presenting a report to Council on this matter at a later date.

RECOMMENDATION

That Council authorises the City Recreation and Cultural Services Manager to formally discuss with the joint Recreation Associations the intent of the "Community and Recreation Strategic Planning Review Committee" and report back to Council accordingly.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rrel0006
H41009

CITY OF WANNEROO REPORT NO: H41009

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 313-5 c930-17

SUBJECT: APPLICATION FOR VARIATION OF HOURS TO CLUB
RESTRICTED LIQUOR LICENCE - MULLALOO SURF
LIFE SAVING CLUB INC.

The Mullaloo Surf Life Saving Club currently has Council's approval to hold a Club Restricted Liquor Licence at the Surf Club on Friday (5.00pm to 11.00pm), Saturday (12.00 noon to 11.00pm) and Sunday (12.00 noon to 6.00pm) throughout the year.

A request has been received from the Club seeking a variation in hours to the following:

Friday	5.00pm to 12.00 midnight
--------	--------------------------

Saturday 11.00am to 12.00 midnight
Sunday 11.00am to 10.00pm

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

The Club holds a lease on the entire building, therefore has exclusive tenure on the dates and times approved on the licence.

RECOMMENDATION

That Council approves the application by the Mullaloo Surf Life Saving Club to apply for a variation of hours to the Club's Restricted Liquor Licence as follows:

Friday 5.00pm to 12.00 midnight
Saturday 11.00am to 12.00 midnight
Sunday 11.00am to 10.00pm

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rrel0010
H41010

CITY OF WANNEROO REPORT NO: H41010

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 319-4

SUBJECT: SORRENTO SURF CLUB - ONE OFF GRANT FOR
1993/94 SEASON

Council at its meeting on Wednesday 22 September 1993 resolved that the President, Sorrento Surf Club be invited to make a formal submission to Council for a one off grant. Item H40923 refers. This report considers the Surf Club's submission (Attachment 1 refers).

From 1983 to 1985 Council made grants to Surf Clubs in general totalling \$7,289. From 1985/86 to 1992/93 a total of \$38,420 has been made in a series of one off grants to the Sorrento Surf Club. No funds have been allocated in the current financial year for assistance to this Club.

The Sorrento Surf Club in requesting the grant have indicated there are a range of on going expenses the Club has to meet. These include operating and maintenance expenses associated with the building as well as costs relating directly to their lifesaving activities both competitive and community. The Council grant has provided the Club with sufficient cash to commence their activities each season.

The Surf Club have had new facilities opened at their clubhouse in January of this year. The cost of this new facility was \$467,265 of which Council contributed \$465,562 and the Surf Club \$1,703. Initially the Club was meant to contribute \$20,000 but this requirement was later dropped (reports F10703, F10806, F11004 and G10433 refer). In addition there were considerable Council staff resources utilised in managing the building contract during the construction phase. This figure is believed to be in the vicinity of \$20,000 to \$30,000. The Surf Club directed their expenditure towards the outfitting of the facility and this has been estimated by the Club President at \$55,000.

One of the goals with the development of the new facilities was for the Surf Club to becoming self supporting in funding their activities through the hiring out of the venue. It is for this reason the level of the grant was reduced from \$5,000 in 1991/92 to \$2,000 in 1992/93.

The Surf Club has been largely unsuccessful in this regard and in late 1992 approached Council for assistance to increase the utilisation of the Function Hall at the Sorrento Surf Club.

In response, it was proposed to utilise the Recreation Facilities Manager - Sorrento Duncraig zone by managing the Surf Club Function Hall on a day to day basis. This would generate a steady income for the Club through the hire of the facility to community groups and for Council run Leisure Courses. The activities of the Recreation Facilities Manager would in effect complement the revenue raising activities of

the Surf Club. Council adopted this concept in June 1993 (report H40622 refers).

To date there has not been any significant income generated by this initiative although this can reasonably be expected to change before the end of the current financial year. It is worth noting the availability of the Surf Club for hire was advertised in the Sorrento Duncraig Recreation Centre 3rd Term Leisure Course brochure which was distributed to some 17,000 households.

The great majority of enquiries have been for social functions. The Function Hall has proven however to be unsuitable to hire for private social functions because of the open access to Surf Club kitchen equipment and stock.

Any enquiries from junior groups have been deterred because of the requirement to pay hire fees and the restriction on active activities because of problems with carpet wear whilst understandable prevents a wide range of potential users.

The Sorrento Duncraig Recreation Centre will commence conducting leisure courses at the Surf Club from 4th Term of this year. The level of usage will initially be small as it is not a popular time of the year to be introducing new activities.

From 1st Term 1994 a more comprehensive range of activities will be programmed at the Surf Club. This is not being done simply to help the Club out but rather another significant boost is planned to the Sorrento Duncraig Recreation Centre programme. The overflow unable to be accommodated in existing facilities will be scheduled at the Surf Club.

Should the majority of these activities become successfully established it is anticipated annual income for the Surf Club will be in the vicinity of \$3,000 from this source alone. It would be reasonable to assume the leisure programmes offered through the Sorrento Duncraig Recreation Centre will continue to expand while timeslots are still available.

It can be confidently assumed income from the hire of Surf Club facilities will by the end of this financial year match grant amounts from previous years. The Sorrento Surf Club itself is confident financial self sufficiency will eventually be achieved.

As a community organisation the Surf Club has attracted high levels of funding from Council. The service they provide to the community is undeniable but there are many other community groups providing invaluable services to the community who have

not enjoyed the same level of patronage and support from Council.

It is also of concern there is a tendency for the Surf Club to rely largely on the efforts of the Recreation Facilities Manager - Sorrento Duncraig zone to generate income from the venue. The efforts of that officer should be seen as a bonus for the Club rather than as a mandatory obligation.

RECOMMENDATION

That Council declines to make a one off grant to the Sorrento Surf Club to assist its lifesaving activities during the 1993/94 season.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:MAS
rrel0009
H41011

CITY OF WANNEROO REPORT NO: H41011

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 429-1-28

SUBJECT: CITY OF WANNEROO ART AWARD

In 1992, the Inaugural City of Wanneroo Art Award was held on level 3 and the ground floor within Council's Administration Centre from 11-17 October. Art mediums entered in the Award were oils, acrylics, works on paper, mixed media, sculpture and pottery.

For this year's Art Award, \$10,404 has been allocated within the 1993/94 Budget.

As opposed to October 1993, the Art Award will be held in March 1994. This proposed date has been established for the following reasons:

- 1 due to five major art awards and the "Artrage Festival" occurring in October, local artists would probably be limited to enter recently created works in a maximum of two exhibitions. This would limit the extent of quality entries in the Wanneroo Art Award;
- 2 March accommodates few awards and festivals within the metropolitan area, therefore competition for publicity associated with the City of Wanneroo Art Award is considerably less; and
- 3 in specific relation to the "Best Art Student Work" category incorporated within the Art Award, October is traditionally a pressure month for students to prepare for final assessment. This limits the entries from students. Scheduling the Award in March enables the incorporation of numerous quality student entries.

Negotiations are currently developing affiliated with sponsorship by Mr Paul Conti. Approximately 60 litres of quality wine will be supplied for opening night.

"Creative Hot Shop" will sponsor a relevant award with \$500 worth of art materials.

Further sponsorship negotiations are currently progressing.

Due to budgetary constraints, it is not possible to conduct the City of Wanneroo Craft Award during the 1993/94 financial year.

A portion of mediums can, however, be incorporated within the Art Award. This will accommodate a segment of crafts people within the community. Mediums in textiles, glass and jewellery, therefore, will be integrated within the Art Award.

In order to accommodate increased art works, an enlarged exhibition space is imperative. Alternative venues were explored by the Community Arts Officer; however, they were deemed unsuitable. They included Craigie Leisure Centre and the Sorrento Surf Life Saving Club.

The Function Room incorporated within the Craigie Leisure Centre is not available for a 7-day period as it is utilised every night of the week.

The walls of the function room are high. Additionally, the ceiling is high and sloped. This presents difficult circumstances when rigging lights suitable for an exhibition.

The lighting would be quite distant from the art works and this would detract from the ambience required.

Sorrento Surf Life Saving Club was a consideration as an appropriate venue; however, the timing and interests of the Art Award would conflict with that of the Wanneroo Art Society. This is due to the Society's art exhibitions held at the Surf Club twice a year. As a result, it was anticipated that separately organised exhibitions within the same venue may create numerous difficulties and disrupt harmony.

In order to accommodate the amount of art anticipated within level 3 of the Administration Centre, it will be necessary to utilise the Council Chambers in conjunction with the Function Room and the Foyer.

If the present practise of conducting two Council meetings each month continues, it would be necessary to schedule the Art Award between the second and fourth Wednesdays of March 1994.

As Council would meet on 9 March, the Official Opening of the Art Award would take place on Friday, 11 March 1994.

If Council agreed to this time frame it would be necessary for the Function Room to be made available from Tuesday, 8 March for the receipt of entries and the preparation of the display. This would mean that the Foyer would have to be used for refreshments following the Council meeting on the Wednesday evening.

RECOMMENDATION

That Council:

- 1 agrees to conduct the City of Wanneroo Art Award from 11-18 March 1994;
- 2 authorises the utilisation of the Council Chambers in conjunction with the Function Room and Foyer, third floor of the Joondalup Administration Centre;
- 3 agrees to use the Foyer on the third floor for refreshments following the Council meeting on 9 March 1994; and
- 4 recognises the need for a separate Craft Award to be incorporated within the 1994/95 budget.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rrel0007
H41012

CITY OF WANNEROO REPORT NO: H41012

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 765-9

SUBJECT: "HOT SUMMER TOUCH" TOUCH FOOTBALL EVENT AT
MULLALOO BEACH - SUNDAY, 12 DECEMBER 1993

Council has recently received a request from 'Big Island Marketing Company' to conduct a "Hot Summer Touch" touch football event on Mullaloo beach from 9.00 am to 5.00 pm on Sunday, 12 December 1993.

The event requires three fields to be marked out, each field measuring 15x13 metres. It is estimated that 64 teams (320 players) will be competing in this event.

In order to set up the beach, time is required on Saturday, 11 December from 2.00 pm to 5.00 pm. The marketing company will provide its own security for the equipment on the Saturday night.

The event is being sponsored by 'Carlton United Breweries' and 'Coca Cola'. Event signage will be displayed around the field, in such a way as not to inhibit public access to the beach.

One tent will be set up for registrations, marshalling and first aid purposes. There will be a public address system used on the day of the event between the hours of 8.30 am and 5.00 pm.

The Mullaloo Surf Life Saving Club has been approached to provide food and drink for the event, with all profits going to the Club. The Health Department has advised that it has no

problems with the Surf Club selling food to competitors and spectators.

One small fete stall will be used by the 'Australian Touch Football Association' to display its range of footwear, footballs and apparel. Another small stall will be used for the sale of an event T-shirt.

The Municipal Law and Fire Services Department has expressed it has no problems with the event providing it meets with the following recommendations:

- 1 appropriate care and consideration is taken in regard to the fragile dune environment;
- 2 both spectator and competitors' vehicles are parked in the defined parking areas only;
- 3 access to the beach is restricted to official vehicles only;
- 4 all litter be cleaned up in accordance with beach by-laws; and
- 5 no alcohol be consumed on the beach or in car parks.

RECOMMENDATION

That Council:

- 1 approves the "Hot Summer Touch" touch football event to be held at Mullaloo beach between 9.00 am and 5.00 pm on Sunday, 12 December 1993, with set up time on Saturday 11 December from 2.00 pm to 5.00 pm conditional upon the following being observed:
 - a) appropriate care and consideration is taken in regard to the fragile dune environment;
 - b) both spectator and competitors' vehicles are parked in the defined parking areas only;
 - c) access to the beach is restricted to official vehicles only;
 - d) all litter be cleaned up in accordance with beach by-laws; and
 - e) no alcohol be consumed on the beach or in car parks.

- 2 approves the positioning of the fields in negotiation with the Mullaloo Surf Life Saving Club;
- 3 receives a certificate of currency from the Australian Touch Football Association's insurance broker displaying the adequacy of its public liability cover; and
- 4 charges the 'Big Island Marketing Company' \$279.00 for the hire of the beach for one and a half days, with a \$200.00 refundable bond.

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rrel0011
H41013

CITY OF WANNEROO REPORT NO: H41013

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 493/1255/62

SUBJECT: DOG ACT APPEAL - MRS N MCCOLE, 62 TENDRING WAY, GIRRAWHEEN

On 14 July 1993 Council refused an application by Mrs M McCole of 62 Tendring Way, Girrawheen to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs McCole has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs McCole under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

17 September 1993

tmt/dw/10002
H41014

CITY OF WANNEROO REPORT NO: H41014

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: FULL COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 829/345/9

SUBJECT: DOG ACT APPEAL - MRS M MATUSEVICH, 9
CHESTER AVENUE, TWO ROCKS

On 19 July 1993 Council refused an application by Mr V Matusevich of 9 Chester Avenue, Two Rocks to keep three dogs at his residence. All applications to keep more than two

dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Matusevich has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs Matusevich under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/10001

H61000

BUSINESS FOR INFORMATION SECTION

COUNCIL MEETING

13 OCTOBER 1993

H61001

CITY OF WANNEROO REPORT NO H61001

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 13 OCTOBER 1993
FILE REF: 201-2
SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 27 September 1993. The updated 1992/93 Capital Works Programme is shown at Attachment 1.

A COUNCIL WORKS

35 MAJOR WORKS

(a) Joondalup Drive Duplication (Wedgewood Drive/Lakeview Drive)

Drainage works recommenced on 23 August 1993 with two drainage crews concentrating on sections north and south of Treetop Avenue. The mainline north of Treetop Avenue is now completed. Work will continue on the section south of Treetop Avenue until early October. No further drainage will be programmed until the roadworks have progressed. Boxing and limestone sub-base operations have commenced.

(b) Perry Road

This project commenced in late August and consists of reconstructing and realigning a portion of a 1370 metre section of Perry Road, to the south of the previously reconstructed section.

Works completed to date, include clearing, fencing relocation, topsoil removal and sidetrack construction. The earthworks and formation works have commenced.

The project is part funded by SECWA and it is proposed to finish the project in November to fulfil the City's obligation to finalise works before the end of the year.

36DRAINAGE

(a)Javez Drive, Quinns Rocks

The initial phase of this project, which comprised sump construction and mainline drainage to Javez Drive, concluded in late August.

Caprock ground conditions were encountered in 80% of the trench excavation works and 90% of the sump excavation. Only 50% of the ultimate sump excavation has been undertaken to date.

It is proposed to recommence drainage works in Javez Drive on the 28 September. This portion of the project which precedes the road reconstruction involves the provision of gullies at the low point, pump station construction and a 300mm diameter PVC rising main.

(b)Hyacinth Close Drainage Scheme

Works began in late September on this project which will eliminate the Hyacinth Close flooding problem adjacent to the sump.

The project will provide a pump station and rising main from the Hyacinth Close sump to a proposed basin in Larkspur Park.

As part of the project, improvements to Larkspur Park will be undertaken by the City's Parks Department. These will include landscaping, planting and additional trees and reticulation of grassed areas at the low point.

Essentially, this project allows for the sump overflow to be pumped via a rising main to Larkspur Park on

those occasions when the existing sump cannot cope with stormwater runoff.

(c)Hester Avenue, Merriwa

All kerbing, drainage and backfill works have been completed. The installation of two bus shelters was undertaken after the kerbing works. Verge stabilisation works are to be carried out by the subdivisional developer to complete this project.

37 PEDESTRIAN AND CYCLE FACILITIES

(a)Private

Currambine	Dual Use Path	Caledonia Avenue to Lapwing (Lots 733/838)
Currambine	Dual Use Path	Paragon Rise to Connolly Drive
Currambine	Dual Use Path	Santa Ana Mews to Connolly Drive
Kinross	Dual Use Path	Callander Ave (Kinross Dr to Lot 562) KinrossDual Use PathFenwick Mews (Callander Ave to Connolly Dr U/P)
Kinross	Dual Use Path	Callander Avenue (Lot 660 to Lot 562)

(b) Council Contractor

Two Rocks	Pedestrian Accessway	Evans Place/Hull Court
Quinns Rocks	Pedestrian Accessway	Greygum Crescent/Hickory Road

38 TRAFFIC MANAGEMENT

(a)Wanneroo Road/Parin Road Channelisation

Kerbing, asphalt and reinstatement works have been carried out bringing this project to 100% completion.

(b)Dorchester Avenue Roundabouts, Warwick

The provision of roundabouts along Dorchester Avenue at the intersection of Dugdale Street, Ballantine Road and Hawkers Avenue has commenced. This project is being partly funded by West Point Corporation, developers of the Warwick Entertainment Centre.

(c) Beltana Road/Sprinaway Street/Kadina Street, Craigie

The widening of intersections and the provision of pedestrian crossings will begin during the week commencing 4 October 1993.

39

CAR PARKS

(a) Carramar Golf Course Access Road and Car Park

The main car park, access road and the brickpaved entrance feature have been completed. Further works will be required when the Clubhouse and maintenance shed buildings are constructed.

(b) Warwick Open Access Road and Car Park, Warwick

Access road and car park construction has been completed with the remaining vehicle turnaround facility and bin storage area to be constructed after the completion of the Warwick Sports Club.

(c) Kingsway Netball Car Park, Landsdale

The waterbinding of the limestone surface, placement of kerbing and construction of the roundabout have been completed. The asphalt surface will be programmed with other works for completion in early October.

(d) Santiago Car Park, Ocean Reef

This project involves the provision of a 30 bay car park off Hershell Boulevard and a 50 bay car park off Santiago Parkway. Clearing works commenced on 23 September 1993 and the car parks have been programmed for completion to asphalt surface stage by 15 October 1993.

40

MISCELLANEOUS

(a) Marangaroo Drive - Structural Overlay, Girrawheen

The upgrading of kerbing along the northern side of the southern carriageway has been completed with the re-kerbing of the southern side and resurfacing programmed for the first week in October 1993.

(b)Maintenance

The regrading of table drains was undertaken on Old Yanchep Road and Flynn Drive, Neerabup and the upgrading of drainage gullies was undertaken in Banderra Street, Wanneroo.

The footpath crews have been engaged on general maintenance and the provision of concrete paths at the various traffic management treatments along with the replacement of 30m of damaged slab path along Dorchester Avenue near Beach Road, Warwick.

411993/94 Road Resurfacing Programme

A list of proposed roads to be resurfaced will be presented to the next round of October Council meetings.

B WASTE MANAGEMENT

Truck availability was a challenge for the domestic collection during the early part of September. This was due to two Matrik trucks being stood down for evaluation in relation to the warranty dispute and delays with delivery of parts for maintenance work on several other trucks. The men worked together well to ensure that all rounds were completed each day.

The commercial collection also had vehicle problems with one truck out of action for two weeks for major repair work. The truck is listed for replacement this year. In view of the additional expenditure, the option of retaining the refurbished unit as a spare will be evaluated as part of the tender process.

The reserve crews service litter bins on reserves, beaches and street verges. They also collect commercial 240 litre carts and dead animals from vets and the road side. During September, a trial has been started for collecting some of the loose litter around bus stops.

Further delays have been experienced with the delivery of the first of the new recycling trucks with a new delivery date of 30 September. The manufacture of the other units is progressing. Final assembly will not be undertaken until after the field trials of the first unit.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 2. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1992 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

GR:PWC:AT
ere1007
H61002

CITY OF WANNEROO REPORT NO H61002

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 202-1-4

SUBJECT: SEVENTH NATIONAL LOCAL GOVERNMENT
ENGINEERING CONFERENCE

The Seventh National Local Government Engineering Conference was held in Adelaide between 30 August and 3 September 1993. The theme of the Conference was "Effective Use of Technology".

This conference is of particular importance to municipal engineers and elected personnel as it covers the full range of current issues in local government and outlines new technology and techniques to address these issues.

The conference was attended by Cr W Marwick and the Deputy City Engineer, Mr D Blair.

A copy of Mr Blair's report on this conference is shown Attachment 1.

Mr Blair would like to thank Council for the opportunity to attend the 7th National Local Government Engineering Conference.

R T McNALLY
City Engineer

DRB:AT
erel006

SEVENTH NATIONAL LOCAL GOVERNMENT ENGINEERING CONFERENCE

The Seventh National Local Government Engineering Conference was held in Adelaide between 30 August and 3 September 1993 and was well attended by 320 delegates from around Australia. The theme of the conference was "Effective Use of Technology".

The Keynote Address was given by Mr Mark McCain, City of Colombia, South Carolina, USA. Mr McCain spoke on America's infrastructure and meeting the asset management challenges of tomorrow.

A total of 62 papers were presented at the conference on a range of themes including Human Resources Management, Stormwater Drainage Control and Quality Traffic Management, Waste Management, Road Pavement Technology, Asset Management including Australian Accounting Standard 27.

As a full set of the papers will be placed in the Councillor's Reading Room, I will comment on a selection of papers with particular relevance to the City of Wanneroo.

NEW DIRECTIONS IN LOCAL AREA TRAFFIC MANAGEMENT: CAN WE PROVIDE WHAT THE PEOPLE WANT?
- PROFESSOR MICHAEL TAYLOR

This paper reported the findings of the Unley 40km per hour speed limit trial which extended over a total period of 15 months. The objective of this trial was to assess the reduction in traffic speeds following the imposition of the

40km per hour limit in selected adjoining suburbs in the City of Unley, accompanied by systematic police enforcement using radar speed cameras at low and high levels of intensity. In particular, it was desired to establish whether such enforced lower speed limits could serve as an alternative to the installation of physical speed controls within the local area traffic management schemes.

The trial results indicated that the 40km per hour limit and its enforcement resulted in a small decrease in speeds in the higher speed streets within the local area but not to the same extent possible with the use of physical devices. It was also found that increasing the intensity of the enforcement from an average of once each fourteen days to once each three days had little impact on further reducing the speed of motorists.

Towards the end of the conference, the report "40km per hour Local Area Speed Limit Trial: Unley - South Australia: Final Report and Recommendation" was released by the Department of Road Transport. The Local Area Speed Limit Trial Working Party recommended:

- (a) Sign-only 40km per hour local area speed limits should not be used as an alternative to physical speed controls in local area traffic management schemes.
- (b) The question of a reduction in the general built up area speed limit should be the subject of widespread community debate.

Following on from this recommendation, the Minister of Transport Development has requested the Department of Road Transport's Office of Road Safety to prepare a discussion paper on the possible adoption in South Australia of a lower general built up area speed limit of 40km per hour or 50km per hour compared with the retention of the current 60km per hour limit. Council considered this issue at its November 1992 meeting and resolved to support the reduction in the current urban speed limit for built up areas from 60km per hour to 50km per hour. (Item G11113 refers).

- (c) Until a decision is made on the introduction of a lower general built up area, 40km per hour local area speed limits should be available for use within local area traffic management schemes in which the speed limit is comprehensively supported by physical speed control treatments.
- (d) Sustained low intensity speed limit enforcement programmes should be used in conjunction with reduced local area speed limits.

- (e) The trial 40km per hour speed limit area in Unley should be retained until 30 June 1995 for use as an ongoing test area.
- (f) Further research is needed in a number of areas to verify and extend the results found in the Unley trial.

The WA State Government has approved legislation to allow 40km per hour speed limits on an area wide basis under certain specified conditions. Main Roads WA has released interim procedures for the approval of local traffic area (40km per hour) signs for urban areas. A detailed report on the implications of this legislation and associated procedures will be presented to Council in November.

**OPERATION OF A 4 MEGAWATT LANDFILL GAS FUELLED POWER STATION
AT THE NARRE WARREN REGIONAL LANDFILL IN THE CITY OF BERWICK
- R E CURRIE**

This paper outlined the development of a landfill gas fuelled power station at Narre Warren, City of Berwick and future proposals for the utilisation of heat generated from the operation.

The Narre Warren landfill currently serves a population of approximately 400,000 from the municipalities of Berwick, Croydon, Dandenong, Nunawading, Ringwood and Sherbrook. Landfill commenced in 1982 and it is anticipated the site will be filled in 3 to 4 years time. Currently, there is 2.5 million m³ of landfill at the site and this is likely to grow to over 3.0 million m³.

The current capacity of the power station is 4,000 kilo watts and it is likely to export electricity to the SECV grid for 18 years. The region is reviewing the possibility of pumping gas from other landfill sites to extend the life of the power station.

An important aspect of the project was that it was developed at no cost to ratepayers and the selected developer carried all financial risks with the project. A substantial saving from this project resulted to Council in meeting the EPA site licence for waste disposal requiring a landfill gas collection system.

The heat produced from the engines driving the generators is of similar magnitude to the amount of electrical energy produced. This heat is currently used by the region to heat 4,000 m² of plastic igloos for rose growing by private contractors. The region is also investigating options to pipe hot water 4 kilometres to the District Leisure Centre for heating the pool area and to convert the heat to cooling to create indoor skating facilities.

Testing of the Badgerup Refuse Disposal site has indicated that this site is too small to provide a commercially viable power station. The use of the Tamala Refuse Disposal Site for future power generations is subject to the ultimate waste disposal method adopted by Mindarie Regional Council.

TECHNOLOGY CONQUERS EVERYTHING - OR DOES IT?

- W B HAGAN

This paper explained the past and present efforts in community consultation being developed to true resident participation in Local Area Traffic Management (LATM) in South Australia and compared the results with technical advances during the same period.

The paper concludes that despite the efforts made on involving the residents in LATM schemes, there still seems to be significant negative attitudes in the community to LATM schemes and devices. These negative attitudes can only be countered by instilling confidence in the residents of the sincerity of the local authority in implementing such schemes.

The author supports the use of a resident committee to gain maximum resident participation in the development of LATM schemes. The earlier the resident participation, the greater the chance of acceptance of the scheme. While the resident committee process is time consuming and can be of a relatively high cost, experience has shown that the resulting LATM scheme stands a greater chance of acceptance and, hence, success. This has certainly been the case with Council's Traffic Study Groups in Mullaloo, Quinns Rocks and South West Dun Craig.

THE THIRD WAVE OF WASTE MINIMISATION

- J N GUICE

The first wave of change in waste management is described in this paper as the introduction of the mobile garbage bus (MGB) and one-man automated refuse collection trucks. The second wave of change has seen the introduction of kerbside recycling schemes and material recovery facilities. This second wave has been supported by schemes such as the "Recycle Sydney" programme in New South Wales, the "Recycle 2000" programme in Victoria and the "Recycling Blue Print Document" in West Australia.

The author considers the third wave of municipal waste management to be the processing of organic materials by composting. A strategy supported in the paper for the adoption of third wave waste minimisation involves the use of multiple MGB's by households for the source separation of green waste, recyclable materials and refuse.

The "Secondary Process Treatment Assessment Report" produced for Mindarie Regional Council strongly supports composting as this third wave waste minimisation. The Regional Council has adopted composting of separately collected organic waste (Biowaste) using a two MGB system as its preferred secondary waste treatment system, subject to further evaluation of an incineration proposal from Tri-Ocean Australia Pty Limited. Council resolved, at its July meeting, to support discussions on establishing a regional approach to "greens" processing. (Item H10725 refers).

WASTE MINIMISATION AT KNOX - THE PROGRESS AND PIT FALLS
- LLOYD KNOTT

This paper presented an honest account of the first 12 months operation of the Knox Total Waste Management Programme. The prime objective of the programme to reduce the amount of waste going to landfill by 50% was achieved in the first 4 weeks. However, a number of problems were experienced during the first 12 months which made the total waste collection package financially unviable and prompted changes to the collection systems. These problems related primarily to the high contamination levels (approximately 30% of the recyclable stream), heavy demand on the green waste collection (bulk greens collection) and the saleability of the final recycled product.

The review also highlighted the need for:

- (i) change from a weekly recycling collection to a fortnightly system - only 3% of the 40,000 households used the scheme on a weekly basis;
- (ii) change from five weekly to annual hard waste collection;
- (iii) a revised payment system to the Contractor to accommodate fluctuating seasonal demands of the green waste service;
- (iv) an ongoing education programme;
- (v) at least one waste management field officer to provide personal support to the programme.

The paper concluded with the statement that the State and Federal Governments need to provide real support to the recycling industry by generating viable uses for recycled products.

MANAGEMENT OF COUNCIL ASSETS CONFORMING TO AUSTRALIAN ACCOUNTING STANDARD 27

- J GHOSH

Australian Accounting Standard AAS27 "Financial Reporting by Local Governments" financed in July 1992, sets out implementation methodology for general purpose reporting by Municipalities. The standard requires all local government controlled assets, including infrastructure assets to be recognised in the financial report of Councils. This paper was one of a number of papers dealing with AAS27 and asset management. The implication of this new standard in Victorian municipalities, and the statutory requirements from an Engineering point of view to bring all non current assets to account by September 1996, were discussed by Mr Ghosh. The paper summarised the implementation stages, including a pilot study by the City of Richmond on an example of road infrastructure assets.

The author strongly recommended the formation of an Implementation Team to facilitate the upgrading of Asset Registers, valuation and depreciation of all infrastructure assets.

STORMWATER RETENTION AND DISPOSAL SYSTEMS, EMBRACING THE USE OF RECYCLED PLASTIC

- S W MENZEL

This paper explained the Ribloc Group Ltd programme for utilising recycled plastic, particularly High Density Polythene to produce an extruded plastic T ribbed plastic profile. This project can be spirally wound into large diameter pipes on site on rear site locations.

A major use of the recycled plastic pipes is on the construction of underground stormwater retention systems similar to the one recently constructed with aluminium pipes in the Beach Road median. Other uses include compost bins and domestic soakwells.

TECHNICAL TOUR - GOLDEN GROVE

Golden Grove, South Australian's largest urban development, is located 30 minutes to the north east of Adelaide. It is being developed on a 1230 hectare site by South Australian Urban Land Trust and Delfin Property Group in co-operation with the Tea Tree Gully Council.

A full range of housing options is available with:

- . traditional allotments -average 725m²
- . courty and allotments -average 430m² with separate Certificate of Titles and

building on the property boundary.

.	Villa allotments	-Average 300m ²
.	Units	-

Many of the standards and specifications are similar to those in Wanneroo although the higher percentage of public open space (incorporating drainage disposal systems) and heavily landscaped verges was noticeable. The ongoing maintenance of the parks and landscaped road verges/medians will ultimately become the responsibility of Tea Tree Gully Council.

The concept of shared facilities has been very successful in the development with the provision of a Secondary School Campus being a major accomplishment. This campus consists of three schools, Gleeson Colleges, Golden Grove High School and Pedare Christian College, all of which have their own separate philosophies, identities, building and management. A number of shared facilities such as art, design drama, home economics, technology, senior science, music and senior library are located centrally to provide access to each school.

The campus has a number of community facilities, including a recreation and drama centre, a synthetic surface for hockey and tennis, indoor basketball courts and swimming centre. Management structures are in place to enable joint use of these facilities by the three schools and community. For example, one of the three indoor basketball courts is available exclusively for the community while the remaining two are for school use until 5.00pm each school day and designated times on weekends.

Sufficient on site parking is provided for the joint community/school uses and street parking did not appear to be a problem.

The use of joint community/school facilities certainly has numerous social and economic advantages. There is a need to pursue the concept of joint use more vigorously with the development of facilities in Wanneroo.

H61003

CITY OF WANNEROO REPORT NO: H61003

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 OCTOBER 1993
FILE REF: 740-88668
SUBJECT: APPEAL DETERMINATION : LOT 19 RANCH ROAD,
MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: P & S Middleton

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has upheld the appeal lodged by Mr P Middleton for the subdivision of Lot 19 (11) Ranch Road, Mariginiup.

BACKGROUND

Council, at its February 1993 meeting (H20221) resolved not to support the proposed subdivision of Lot 19 (111) Ranch Road, Mariginiup into two lots of 2.01 ha each.

The application was subsequently refused by the Department of Planning and Urban Development.

MINISTER'S DECISION

The Minister in upholding the appeal, approved the subdivision on compassionate grounds, subject to:

1. The subdivider complying with such conditions as the Committee for Statutory Procedures might reasonably impose on a subdivision of this type. (In the event that there is any disagreement as to what might constitute reasonable conditions of approval, the details of any dispute are to be referred to the Minister as Arbiter).

SUBMITTED FOR COUNCIL'S INFORMATION

O G DRESCHER
City Planner

sk:gm
pre1019
28.9.93
H61004

CITY OF WANNEROO REPORT NO: H61004

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/853

SUBJECT: APPEAL DETERMINATION, LOT 3 (19) SHEPPARD
WAY, MARMION

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: Sparta Nominees

INTRODUCTION

Correspondence has been received from the Hon Minister for Planning advising that he has upheld the appeal lodged by Sparta Nominees against Condition 2 of Council's Approval to Commence Development.

BACKGROUND

On 7 April 1993 Council approved additions to the existing Marmion Village Shopping Centre subject to five conditions. Condition 2, the subject of the appeal, required the provision of an additional 10 car parking bays to the satisfaction of the City Engineer and City Planner or the payment of \$4,450 per carbay for each carbay not provided.

TOWN PLANNING APPEAL COMMITTEE

The Hon Minister advised that following a full investigation by a member of the Town Planning Appeal Committee the following conclusions were drawn:

42With Council having approved the application and thus being satisfied that there is adequate parking, a cash-in-lieu payment should not be required.

43Inspection reveals that there is no potential for additional car bays either on the appeal site or the adjoining commercial sites. Marmion is a beach-side suburb characterised by well kept established homes thereby negating any expectation or additional parking in the immediate area. Further, the money paid would not be sufficient to acquire land and construct parking bays.

44The new retail floorspace is not considered to be a significant addition as it will be absorbed by existing tenancies and will not result in a broadening of the shopper base of the centre. It is not envisaged that minor extensions to the newsagent and supermarket would give rise to a directly proportional increase in customers.

MINISTER'S DECISION

The Minister considered the issues involved in the appeal and accepted the Town Planning Appeal Committee assessment and consequently upheld the appeal. Condition 2 of planning approval 30/853 dated 7 April 1993 was deleted from the Conditions of Approval.

Submitted for Council's information.

O G DRESCHER
City Planner

pje:rp
pre1002
21/09/93
H61005

CITY OF WANNEROO REPORT NO: H61005

TO:	ACTING TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	13 OCTOBER 1993
FILE REF:	740-89487
SUBJECT:	APPEAL DETERMINATION : SWAN LOCATION 1821 (135) TOWNSEND ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr A Demasi

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has upheld the appeal lodged by Mr A Demasi for the subdivision of Swan Location 1821 Townsend Road, Mariginiup.

BACKGROUND

Council, at its May 1993 meeting (H20516), resolved not to support the proposed subdivision of Swan Location 1821 (135) Townsend Road, Mariginiup into two lots of 2.02 ha each.

The application was subsequently refused by the Department of Planning and Urban Development.

MINISTER'S DECISION

The Minister in upholding the appeal approved the subdivision on compassionate grounds, subject to:

1. The subdivider complying with such conditions as the Committee for Statutory procedures might reasonably impose on a subdivision of this type. (In the event that there is any disagreement as to what might constitute reasonable conditions of approval, the details of any dispute are to be referred to the Minister as Arbiter).

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner
sk:gm/pre1018
28.9.93
H61006

CITY OF WANNEROO REPORT NO: H61006

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90196

SUBJECT: PROPOSED SUBDIVISION, LOT 859 SHENTON AVENUE, JOONDALUP (JOONDALUP CITY CENTRE NORTH)

METRO SCHEME: Central City Area

LOCAL SCHEME: Joondalup City Centre

OWNER: LandCorp/Health Department of WA

CONSULTANT: Russell Taylor & William Burrell

INTRODUCTION

This report is to advise Council of a subdivision application for Joondalup City Centre North recently supported by the City Planner via delegated power given to him under Part 3.1 of the Subdivision Control Unit Policy. The application was submitted by Russell Taylor & William Burrell (Town Planning Consultants) on behalf of LandCorp and the Health Department of WA and involves approximately 68 ha of land north of Shenton Avenue (see Attachment No 1).

BACKGROUND

At its meeting in March 1992 (G20305) a report was presented to Council for consideration of a structure plan for Joondalup City Centre North (ie land bounded by Joondalup Drive, Shenton Avenue and Lakeside Drive).

At that meeting Council resolved, amongst other things, to support the structure plan and to follow up with LandCorp (the Applicant) several areas that required further discussion.

Those subsequent discussions have resulted in a subdivision design being prepared for part of the structure plan area.

PROPOSED SUBDIVISION

Stage 1 of the subdivision of Joondalup City Centre North is predominantly owned by LandCorp with a smaller portion being owned by the Health Department of WA (ie Wanneroo Hospital site). It should be noted that the Wanneroo Hospital has land surplus to its projected requirements and consequently the northern portion of its landholding will now be subdivided.

A minor adjustment to the western boundary of the hospital site has taken place where an additional 40 metres of site area has been required by the Health Department to cater for future ward extensions.

The application area comprises Commercial, Mixed Use, Community and Residential land uses. A total of 187 lots are proposed within Stage 1 excluding land set aside for Public Open Space and two R60 apartment lots located along Lakeside Drive.

Commercial lots abut Grand Boulevard. Mixed Use lots will be concentrated on the frame (ie the roads with the circular symbols on Attachment No 1) however, it is anticipated that Residential Development will be permitted to establish on the frame in the first instance. A neighbourhood centre is located on the north east corner of the frame providing for local shopping with a Community Purpose Site and Public Open Space area nearby. A second Public Open Space area is located within the large roundabout (forum) proposed in the north west of the application area.

In supporting the subdivision the major issues were:

45The City was unsure as to how the Public Open Space component within the roundabout could be utilized. A condition of support consequently requested that this portion of the subdivision be deleted from the application area pending further investigation.

46Further discussion is also required in respect to the proposed Community Purpose Site regarding size (ie 780m² which is well below the City's normal requirement) and function (ie what age groups and types of activities will be accommodated). Consequently, the cell containing the Community Purpose site, the Public Open Space and the local shopping centre site may need to be modified.

47The applicants will be required to construct the proposed underpass under Joondalup Drive between Moore Drive and Shenton Avenue in accordance with the cycle/pedestrian plan included in the "Development Plan" for the Joondalup City Centre. This will provide access to activities to the west of Joondalup Drive (ie sports complex, Joondalup primary school). It should be noted that the Ministry of Education does not require a school to be located within the application area, however, it has suggested good access to the Joondalup Primary School to the north west of the application area. The underpass will satisfy this requirement. The underpass proposed under Shenton

Avenue (between Grand Boulevard and Davidson Terrace) will also be required as part of support for this subdivision application.

48Access to the first stage will be via Shenton Avenue and Grand Boulevard. The connection through to Joondalup Drive will be built in a later stage. Because of the amount of traffic expected along Grand Boulevard the applicants have been requested to install traffic signals at the intersections of Shenton Avenue and Grand Boulevard, Grand Boulevard and the four way intersection immediately north of Kyle Court, and Grand Boulevard and the roundabout in the north west corner of the subdivision.

49As is evident from the attached plan a large number of lots are below 450m² in area. Lots below 350m² will require a development approval (in accordance with the requirements of the Residential Planning Codes). Subdivisional clearances will not be issued prior to this occurring. All development within the application area will be subject to design guidelines for Joondalup City Centre North. These are currently under review.

50The applicant is responsible for the construction of all roads including one carriageway and full earthworks for Grand Boulevard and Lakeside Drive where they abut, or are included within, the application area. LandCorp, however, has agreed to construct both carriageways of Grand Boulevard.

51The Department of Planning and Urban Development, in adopting the structure plan for the City Centre North, determined that an additional 0.67 ha of public open space is required to satisfy the ten percent requirement. This provision will be included in future stages.

52Several other conditions were also imposed which were more of a standard type nature.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

tk:rp
prel010
27.9.93
H61007

CITY OF WANNEROO REPORT NO: H61007

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 018-20

SUBJECT: 1993/94 RATE INCENTIVE SCHEME - PRIZE
WINNERS

The 12 major prize winners of the 1993/94 year rate incentive scheme were invited together with prize donors to a Cocktail Party on Friday, 17 September 1993.

The drawing of prizes was undertaken and major prize winners are listed on Attachment A.

Letters of appreciation have been forwarded to all donors thanking them for their involvement and support in the 1993/94 rate incentive scheme and advising them of the winners' particulars.

Submitted for information.

J B TURKINGTON
City Treasurer

TP:JW
27 September 1993

tre0141
H61008

CITY OF WANNEROO : REPORT NO H61008

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 703-1-12

SUBJECT: PERRY'S PADDOCK PICNIC DAY

Council is staging its second "Perry's Paddock Picnic Day" on Sunday, 24 October 1993. The programme of events for the Day have been confirmed (Attachment 1 refers) and a story has already appeared in the Wanneroo Times advertising this family event.

As in the previous year, there will be plenty of activity throughout the day, including entertainment on stage around the Paddock, historical and other static displays and food and craft stalls.

Highlights of the day will once again be the Children's foot races and the horse racing events.

An effective advertising campaign has been designed to make the general public aware of this free family picnic day. Press releases and editorials will continue to be sent to local newspapers and radio stations will be advised of the event.

Information will be sent to schools in the City of Wanneroo for inclusion in the newsletters.

A two-page spread (centrefold) has been designed by the Graphics Section in consultation with the Recreation and Cultural Services Department and stories are presently being written by Council's Publicity Officer on past and future events at Perry's Paddock.

A large banner advertising the Picnic Day will be erected near the entry gate of Perry's Paddock in early October. We believe this publicity campaign will attract sufficient interest and participation on the day to ensure the success of the event once again.

Submitted for information.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS/rre10012
H61009

CITY OF WANNEROO REPORT NO: H61009

TO: TOWN CLERK
FROM: MANAGER WELFARE SERVICES
FOR MEETING OF: COUNCIL
MEETING DATE: 13 OCTOBER 1993
FILE REF: 880-8-7
SUBJECT: COMMUNITY YOUTH LINK GRANT

Council has recently been informed of its success in being granted funds of \$21,904 from the Lotteries Commission for the employment of a worker under the Community Youth Link Programme.

The purpose of the grant is to cover the cost of the employment of a young person who may be disadvantaged in the workforce. The primary aim of the project will be to enhance the worker's subsequent employment prospects through paid job placement and training.

The worker employed in this particular project will be employed for a period of twelve months as a Children's Support Worker within the Welfare Service. He or she will work in a variety of areas such as occasional care, playgroup, toy library and service administration. During the period a programme of both in-house and external training will be arranged.

The budget of \$21,904 includes

Award Wages	\$20,264
Superannuation	918
Worker's Compensation	202
Training	520

TOTAL	\$21,904
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The worker will be expected to commence employment on 1 November 1993.

Submitted for Council's information.

P STUART
Manager Welfare Services

PS:CJ
wre10002
H61010

CITY OF WANNEROO REPORT NO: H61010

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 865-3

SUBJECT: PERTH HAZE STUDY

Council at its meeting of 25 August 1993 (H40805) resolved to request the Environmental Protection Authority to provide a progress report on its investigation into photochemical smog in the metropolitan area on completion of a 12 month study.

Correspondence dated 13 September 1993 has been received from the Environmental Protection Authority acknowledging Council's recent contribution of \$2500 toward this study and provided a status report of the project. (Attachment 1 refers.) The operational timetable for this study is depicted on page 5 of the Attachment.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre10003
gaf:rej

H110007

REPORTS FOR TECHNICAL SERVICES SECTION

COUNCIL MEETING

13 OCTOBER 1993

AND

27 OCTOBER 1993

H11001

CITY OF WANNEROO REPORT NO H11001

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-1180, 510-1551

SUBJECT: PARKING PROHIBITIONS - WOODVALE SENIOR
HIGH SCHOOL

The Principal of the Woodvale Senior High School has expressed concern regarding aspects of vehicular/pedestrian traffic flows around the school. On behalf of the P & C Association he has sought traffic and parking improvements in Timberlane Drive and Woodvale Drive.

A number of students walk along Timberlane Drive (south) and cross near Keatley Crescent. The subdivision developer has recently completed a footpath system to link Keatley Crescent to Timberlane Drive and this has improved pedestrian movements. However, there is some concern with pedestrian safety due to traffic congestion at the junction of Timberlane Drive and Althaea Way.

Originally the Association sought prohibitions along the eastern side of Timberlane Drive. However, a survey of vehicular/pedestrian traffic in this area does not support this measure. The survey found 32 vehicles park on the eastern side, while a further 25 utilise the western residential side for parking. Also, some 40 students cross Timberlane Drive in this area, mainly to the parked vehicles.

The P & C Association was advised of the survey results and accordingly, has concurred with an alternative strategy of limited prohibitions along the school frontage, as shown on Attachment 1. As part of this treatment, a painted median strip will be installed along Timberlane Drive. The painted median strip is proposed to extend from a traffic island, north of the school, to the roundabout at Timberlane Drive and Keatley Crescent. This treatment is likely to assist to control vehicle speeds in this section of Timberlane Drive.

Parking prohibitions are also proposed for Woodvale Drive and Duffy Terrace, as shown on Attachment 2. The prohibitions

will provide clearways at the junction and entry and exit points to the school.

RECOMMENDATION

That Council:

53installs "NO STANDING ANY TIME" signs on the east side of Timberlane Drive, at the junction with Althaea Way and at the Woodvale Senior High School service road entry, as shown on Attachment 1 to Report No H11001

54installs "NO STANDING ANY TIME" signs on the west side of Woodvale Drive, adjacent to the Woodvale Senior High School frontage, and at the eastern side of Woodvale Drive, at the Duffy Terrace junction, as shown on Attachment 2 to Report No H11001

55advises the Woodvale Senior High School and P & C Association accordingly.

R T McNALLY
City Engineer

DP:AT
ere1008
H11002

CITY OF WANNEROO REPORT NO H11002

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-1287, 510-1039

SUBJECT: PEDESTRIAN ACCESS - ANGOVE DRIVE TO
HILLARYS BOAT HARBOUR

A 24 signature petition has been received from residents of Hillarys (Angove Drive area) seeking assistance in walking to the Hillarys Boat Harbour.

The issue was raised in March 1992 when Council deliberated on the cost and feasibility of constructing a footpath from Angove Drive (Item G10312 refers). The associated report highlighted the following options:

- 1) The Whitfords Beach Foreshore Management Plan identified a continuation of the existing pedestrian/cyclist route located in the southern Whitfords node, northwards through the central and northern nodes.
- 2) Completion of the footpath in Angove Drive to Whitfords Avenue. This project was subsequently fulfilled through the 1992/93 Budget under a pre-funding agreement with the adjacent developer - Whitfords Beach Pty Limited.
- 3) Offer residents an effective alternative route connecting the pedestrian accessway emergent from Mott Court, northwards in Whitfords Avenue to the car park entry at the northern end of the south Whitfords node. Pedestrians and cyclists could then enter into the existing dual use path connecting to Hillarys Boat Harbour.

This option was supported by Council through an allocation of funds in the 1993/94 Budget.

It is intended now to utilise Account No 31215 - Dual Use Paths - Various Localities to complete the link southwards from Mott Court to Angove Drive.

- 4) Whitfords Avenue offers equal width emergency stopping lanes 1.8 metres on each side of the carriageway to accommodate cyclists from Hillarys wishing to access the boat harbour.
- 5) The final option is construction of a dual use path south from Angove Drive. This option will be presented to Whitfords Beach Pty Limited for acceptance as part of its forthcoming broadacre development approach to Council (Report No H20917 refers).

RECOMMENDATION

That Council advises the petition co-ordinator that:

56the 1993/94 Works Programme includes a link from Angove Drive to the southern Whitfords node car park which will provide access to the Whitford Nodes dual use path connection to Hillarys Boat Harbour;

57a formal link in Whitfords Avenue from Angove Drive to Hillarys Boat Harbour will be sought from Whitfords Beach Pty Limited through its adjoining land development proposal.

R T McNALLY
City Engineer

ABW:HY
ere1002
H11003

CITY OF WANNEROO REPORT NO H11003

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-85

SUBJECT: DRAINAGE IMPROVEMENTS - DRYANDRA COURT,
GREENWOOD

A 9 signature petition has been received from the residents of Dryandra Court, Greenwood in respect to stormwater flooding of this street.

For several years Dryandra Court, Greenwood has been subjected to regular flooding. During extreme heavy rainfall, at least three houses are threatened by the flooding. As yet, no house floodings have been reported although it appears this is only due to continuing action by the residents to divert the stormwater.

Dryandra Court is serviced by a drainage soak system. Soak systems were a commonly used method of stormwater control many years ago and can be found throughout the City's older suburbs.

However, it has been experienced that the soak systems are unable to cope with heavy rainfall. Their performance also deteriorates over time and they are prone to maintenance problems. Consequently, there are no established performance standards for these systems.

These systems are no longer an accepted method of providing road drainage in the City of Wanneroo. The replacement of existing soak systems is an ongoing strategy. However, all drainage works, including soak system replacements, are programmed on a priority basis with house flooding as first priority. No funds have been allocated for upgrading the Dryandra Court system in this financial year.

Following investigation of this matter, the two most cost effective options to resolve the Dryandra Court drainage are as follows:

OPTION 1

This option, as shown on Attachment 1, provides the construction of a piped gravity drainage system to the nearby recreation reserve. This option would require an easement from at least one property adjacent to the park to enable the construction of a drainage line through it. It is not feasible to use the road for a gravity drainage system due to the steep uphill grade of Peppermint Drive in both directions.

Preliminary on site investigations indicate that the preferred location for the required drainage pipe easement would be along the boundary of lots 852 and 853. Although the existing houses and swimming pools provide a difficult constraint, the pipe can be accommodated by using land on the boundary fence. The proposed drainage pipe would be laid parallel to an existing Water Authority sewer pipe along this common boundary.

An alternative location for the easement may be available on the boundary of lots 853 and 854. This location is not preferred since it requires the drainage pipes to be deeper and, hence, the required easement would be wider. Construction works would also be more intrusive. The constraints imposed by buildings, walls, trees, etc on this site are similar to those of the preferred easement location.

The estimated order of cost for this work is \$70,000.

OPTION 2

The other option, as shown on Attachment 2, is to construct a pump station and rising main at the low point and pump along Peppermint Drive to the recreation reserve. This option is significantly more expensive and has an added deficiency in that during power failures, pumps would cease operating. Power failures are most likely during severe storms. However, this option would require no intrusions onto private property. The order of estimated cost for this work is \$120,000.

OPTION 1 AND 2 - (STORMWATER DISPOSAL)

Both options 1 and 2 require stormwater to be discharged onto Blackall Reserve. Since the catchment area is small, an unfenced shallow basin is proposed to be constructed near the rear of the lots. This will have minimum impact on the reserve and the stormwater discharge is expected to dissipate relatively quickly.

SUMMARY

The preferred strategy is the gravity drainage system. This option is superior in maintenance and operational aspects and is also more cost effective.

In this regard it is considered that, initially, this preferred strategy be discussed with the affected residents of lots 852 and 853 Peppermint Drive. Funding for this project can be listed for consideration in the 1994/95 draft Budget.

RECOMMENDATION

That Council:

58authorises the City Engineer to negotiate with the owners of lots 852 and 853 Peppermint Drive for a drainage easement;

59lists for consideration in the 1994/95 draft Budget drainage improvements for Dryandra Court;

60 advises the petitioners accordingly.

R T McNALLY
City Engineer

GL:HY
erel003
H11004

CITY OF WANNEROO REPORT NO H11004

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 508-4

SUBJECT: STATE WASTE MINIMISATION AND RECYCLING
FUND

The Department of Commerce and Trade has written to Councils advising of a proposal for an invitation to investors seeking expressions of interest in establishing a de-inking plant and recycling paper mill in Western Australia. The funding and tipping controls offered to support such a plant impact on Council's operations and require full debate and evaluation.

At the present time, about 18,000 tonnes per year of ONP (old newspaper) is exported from Western Australia and another 12,000 tonnes are recycled for other uses. A further 48,000 tonnes are deposited in landfill sites. The proposal calls for 40,000 tonnes per year to be available for the de-inking plant with the following undertakings from the State Government.

- . The State Government will provide an assurance of the availability of paper supplies at an agreed annual tonnage at export parity prices (ie, price of ONP SE Asia minus freight and handling WA).
- . If collection of waste paper does not meet the agreed annual tonnage prior to the commencement of construction of the plant, the government will impose a penalty levy on paper waste going to landfill or other disposal. In the event that the levy does not provide sufficient supply to the agreed level, the Government will meet the freight on the importation of waste paper from Eastern Australian States. Such assurances and assistance measures will be incorporated within an Act of Parliament.

The methods proposed to achieve the above are:

61Place an additional tipping charge on loads of rubbish with a greater than 25% paper content (similar to the system adopted in NSW and now changed to a tipping ban).

62The establishment of a State Waste Minimisation and Recycling Fund sourced from a levy on solid waste disposed to metropolitan landfill. The fund is to be used to encourage local governments to establish and operate kerbside recycling services and to provide incentives for recycling industry development.

The above appears to be a rerun of the proposals for a rubbish levy floated by the State Government in 1991 via the "Waste Management into the 21st Century Report". After extensive discussions with Local Government, the State Government then agreed not to approve a levy and to fund its waste management activities from state funds.

The reasons for the strong objections from Local Government remain the same.

Firstly, it is inequitable for Councils, such as Wanneroo, that have spent a lot of money on recycling programmes to then pay a levy to fund recycling programmes in other council areas. Each Council should fund its recycling programme from its own ratepayers.

The second issue relates to control. The State Government would have in place a system that would allow it to mandate recycling levels without being responsible for the costs of the programme. This is obviously open to political considerations and could result in expensive recycling programmes with very little environmental or economic benefit.

MARKETS

The proposal is for export parity pricing so that Councils would get none of the benefit of the savings in freight and handling from having a local market.

Council already subsidises newspaper collection by about \$100 per tonne. The establishment of a local processor that requires additional subsidy is of doubtful benefit.

RECOMMENDATION

That Council writes to the Honourable Hendy Cowan, Minister for Commerce and Trade, expressing its objection to the

proposed State Waste Minimisation and Recycling Fund levy and asking that any proposals to subsidise industry using funds or materials collected by Councils be subject to in-depth joint discussion and evaluation.

R T McNALLY
City Engineer

RWE:AT
erel009
H11005

CITY OF WANNEROO REPORT NO H11005

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 780-20

SUBJECT: TOWN PLANNING SCHEME 20 - DISTRICT
DISTRIBUTOR ROAD HEADWORKS RESERVE

Council resolved, at its December 1990 meeting, to prepare a City of Wanneroo Town Planning Scheme No 20 to encompass the districts of Mindarie, Clarkson, Merriwa, Quinns Rocks, Jindalee and Butler as shown on the plan at Attachment 1. The existing Quinns Rocks townsite, the Mindarie Keys Project land, Foreshore Reserve 20561 and the landfill and open space sections of Tamala Park have been excluded. (Item E21230 refers).

The general object of the Scheme is to facilitate and co-ordinate the progressive construction of the District Distributor Roads within the Scheme Area, as shown on the Scheme Map, on a equitable basis by the landowners within the Scheme Area in order to enable the efficient and orderly subdivision and development of the Scheme Area for urban purposes.

The three owner Councils of Mindarie Lot 17 will be required under this Town Planning Scheme to contribute towards the construction of District Distributor Roads.

To provide access to the Tamala Park Refuse Disposal Site and assist with the development of the north west coastal area, the three owner Councils pre-funded the construction of 2793m of Marmion Avenue abutting Lot 2, Kinross.

A legal agreement was prepared between the Burns Beach Property Trust and the Cities of Wanneroo, Stirling and Perth to formalise the pre-funding arrangement. Under the terms of the agreement, Burns Beach Property Trust is required to reimburse the full actual cost of construction of the road no later than 42 days following each progressive subdivisional approval being granted for the land abutting the Marmion Avenue Road Reserve.

The total cost of the Marmion Avenue project was \$768,127.13.

The section of Marmion Avenue abutting Lot 2 is 2011.5 metres long and on a simple proportion basis, the actual cost of construction to be reimbursed by Burns Beach Property Trust is \$553,114.78.

Currently, the length of Marmion Avenue abutting the completed subdivisional development on Lot 2 measures 1156.5 metres and based on a proportional basis, the amount to be paid by Burns Beach Property Trust is \$318,002.16. Council's share of this amount is \$106,000.72 and an invoice has been issued accordingly.

It is recommended that the money reimbursed for Marmion Avenue be set aside in a reserve to provide for Council's future commitment of the District Distributor Roads associated with Town Planning Scheme 20. These funds were initially expended on a major road connection to the Scheme Area and it is considered appropriate that they be set aside for future District Distributor Road projects.

RECOMMENDATION

That Council:

63creates a reserve entitled Town Planning Scheme 20 - District Distributor Road Headworks Reserve, to provide for Council's future commitment to the construction of District Distributor Roads associated with Town Planning Scheme 20;

64approves the funds reimbursed by Burns Beach Property Trust for the construction of the section of Marmion Avenue abutting Lot 2 Kinross being held in this reserve.

R T McNALLY
City Engineer

DRB:HY
erel004
H11006

CITY OF WANNEROO REPORT NO H11006

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 210-7

SUBJECT: GRAFFITI - STATE GOVERNMENT WORKING PARTY

The State Government tabled its Report of the Working Party on Graffiti in Parliament on 19 August 1993. Mr Terry Murphy, the Project Co-ordinator, has requested a meeting with the Mayor, Councillors and staff to promote the implementation phase.

A meeting has been arranged at the City of Wanneroo for 10.00am on Friday 22 October 1993 at which the Mayor and interested Councillors are invited to attend. Representatives from the Engineering, Building, Security, Recreation and Parks Departments will also be in attendance.

Nominations from interested Councillors are requested.

Submitted for information.

R T McNALLY
City Engineer

ABW:EMT
ere1010

CITY OF WANNEROO : REPORT NO H11007

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL
MEETING DATE: 13 OCTOBER 1993
FILE REF: 208-027-93/94
SUBJECT: ANNUAL TENDER NO: 027-93/94 - TEN (10) 6
CYLINDER UTILITIES

Tenders were advertised on 11 and 14 September 1993 for the supply and delivery of ten (10), 6 cylinder utilities.

Trade vehicles are generally of similar specification to that required.

The low tender of Titan Ford for the supply and delivery of ten (10), Ford Falcon utilities for the changeover price of \$9,250.00 is recommended.

RECOMMENDATION

That Council accepts Tender Number 027-93/94 from Titan Ford for the supply and delivery of ten (10), Ford Falcon utilities at the changeover price of \$9,250.00 as outlined in Attachment 1 to Report No:

R T McNALLY
City Engineer

BD:PRG
dre010

CITY OF WANNEROO REPORT NO: H11008

TO: ACTING TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 680-0

SUBJECT: CRAIGIE LEISURE CENTRE: PROPOSAL TO SUPPLY
DIGESTER GAS

Further to the February 1993 report to Council, Consulting Engineers, Norman Disney & Young, were appointed to advise Council on the technical aspects associated with this project. Negotiations were undertaken with the Water Authority of Western Australia to evaluate their proposal to supply digester gas from its Beenyup Waste Water Treatment Plan to the Craigie Leisure Centre.

Preliminary observations on the possible use of digester gas as a fuel source to fire the boilers at the Craigie Leisure Centre appeared attractive but involved certain risks.

Sludge gas contains impurities which can adversely affect its use for heating in the manner proposed. Sludge gas contains approximately 40% of CO₂ which is a natural fire retardant and can lead to flame instability in the boiler. The suitability of the existing boiler for operation on sludge gas was not confirmed. The high moisture content of the gas (3.35%) coupled with the high CO₂ levels results in the formation of carbonic acid and is corrosive to all plant coming in contact with the gas. Other impurities often found in sludge gas further aggravate the situation. Special gas burner equipment is usually required as well as the avoidance of the use of copper pipework. WAWA has not made any mention of gas drying facilities in its communications to minimise these problems so additionally corrosion problems may be experienced in the boiler itself or boiler flue. Additional maintenance costs would accrue against any savings that may result from the use of the digester gas.

Odour problems may result from the use of the gas if it is not burnt at the correct operating temperatures. The correct temperatures would need to be maintained with the boiler running efficiently.

Alternative Contract Arrangements

In lieu of the "unit price" contract conditions proposed by WAWA the option was discussed whereby WAWA operate the boiler plant and sell to Council hot water at a unit price. This would transfer any risks associated with the use of the sludge gas from Council to the supply authority. Any arrangements to be implemented would need to be attractive to Council and WAWA.

Considerations offered by WAWA

The Water Authority due to the non-availability of a boiler for their use offered a supply arrangement for the gas as scheduled:

- 1 piped delivery of 30,500 MJ/d (+10%) to Craigie Leisure Centre based on a payment rate of \$11/GJ on supply cost of \$120,000.00 per annum;
- 2 gas pricing would be CPI adjusted yearly in arrears.

Viability

A fixed unit cost for sludge gas would eliminate the advantages of pursuing any further energy management strategies aimed at reducing energy consumption. This has been an active policy of Council and is reflected in the following power consumption costs for Craigie Leisure Centre:

	1990	1991	1992
gas consumed		\$143,332	\$133,890
\$107,965			
electricity consumed		\$104,010	\$117,554
\$94,421			

WAWA proposed gas supply figures have been based upon gas consumption figures of 1991 (average 30.143GJ/day) with costs of \$133,890.

Since that time the consumption has been reduced to an average of 20.85GJ/day with costs of \$107,965 for 1992.

Further reductions are anticipated this year with the fine tuning of the new Direct Digital Control system.

With this in mind, it would appear that the Water Authority proposal is not viable as it will cost the City of Wanneroo an additional \$13,000 plus per year to purchase more gas than is

required together with carrying the risks associated with the use of sludge gas.

RECOMMENDATION

That Council:

- 1 agrees to let this option to use digester gas from the Beenyup Waste Water Treatment Plant to fuel the boilers at the CLC lapse; and
- 2 notifies this decision to the WAWA

R FISCHER
City Building Surveyor

JS:SE

brel0004
H11009

CITY OF WANNEROO REPORT NO: H11009

TO: ACTING TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 765-23-1

SUBJECT: PINNAROO/MULLALOO POINT: BEACHSIDE TOILET
CHANGEROOM BLOCK

A Foreshore Management Plan for Mullaloo Point was prepared by the Town Planning Department in July 1990. This plan was approved by the Department of Planning and Urban Development in November 1992. Council has set aside funds in the Capital Works Budget to commence work on the staged development of the Foreshore Management Plan.

As part of that work \$250,000.00 has been included in the 1993/94 Budget to construct a toilet changeroom and shower block at the western end of the existing car park accessed off Whitfords Avenue (see Attachment A). Included in the costing

is the provision of water, power and an allowance for future sewerage service connection to the building site.

The building will be located some 300 metres from Whitfords Avenue and the nearest point for each power/water service is an additional 200 metre away in Fairhaven Terrace. There are two options which need to be considered in the disposal of sewerage:

- 1 a self-contained environmentally safe bio-cycle sewerage system; and
- 2 a pump ejector pit and rising main to the Ministers sewer.

Both these options will be costed and reviewed through the tender process. EPA approval will be required for sewerage disposal on site. If this is not forthcoming then Option two will be undertaken.

As the infrastructure being put in place will accommodate the future requirements of the Whitford Bay Sailing Club, the Club should be notified that the Club will be expected to contribute towards the cost of the service infrastructure when they proceed with their project.

This will require negotiation at the time they seek approval for their project. At such time the costs and the EPA requirements will be known.

RECOMMENDATION

That Council:

- 1 endorse the sketch plan for the beachside toilet changeroom block and its location at Pinnaroo/Mullaloo Point;
- 2 agrees to the lodgement of documents for the works seeking development approval;
- 3 agrees to the documentation and calling of tenders for the works;
- 4 advises the Whitford Bay Sailing Club that Council will require a contribution to the infrastructure costs for power, water and sewerage disposal when they proceed with the Sailing Club project.

R FISCHER
City Building Surveyor
JS:SE/bre10003

H21000

REPORTS FOR TOWN PLANNING SECTION

COUNCIL MEETING

13 OCTOBER 1993

AND

27 OCTOBER 1993

H21001

CITY OF WANNEROO REPORT NO: H21001

TO: ACTING TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 OCTOBER 1993
FILE REF: 30/228
SUBJECT: PROPOSED USE APPROVAL FOR A CHURCH, LOT 84
(949) WANNEROO ROAD, WANNEROO

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: S & L Nominees Pty Ltd
CONSULTANT: The Potter's House Christian Church

INTRODUCTION

Council received an application for a use approval on 12 August 1993 for a church on the above lot. It is proposed that the use approval be granted to allow the church group to occupy portion of an existing building.

BACKGROUND

The subject site is zoned Commercial under Town Planning Scheme No 1 and a Church or Place of Public Worship is an AA use (a

use that is not permitted unless approval is granted by Council) in this zone.

The subject site was initially approved for the use of offices with a Health Studio on the upper level. A Dance Studio currently has approval to operate from the upper level. The church proposes to occupy most of this area.

ASSESSMENT

The subject site has a provision of 17 car bays which is accessed via a right of way at the rear of the property. The remainder of the building is occupied by a hairstylist, beautician and a bank. The applicant has advised that the church use will occur mainly after hours on Sunday mornings, Sunday and Wednesday nights and occasionally Saturday nights.

The church is currently attended by 30 adults and 3 children. In accordance with the Town Planning Scheme, a car parking ratio of 1 bay per 4 people accommodated is required thus the church use generates a requirement of 9 car parking bays. Given that the attendances will be outside normal working hours this is considered compatible with the office uses which share the car park. The maximum number of people that could be accommodated in respect to car parking is 68. It is suggested that the 161m² proposed to be leased would not comfortably accommodate this number of people. Thus it is unlikely that insufficient parking will occur provided the activities carried out are restricted to outside of business hours.

Table 4 of Town Planning Scheme No 1 requires a minimum site area of 2000m² for a Place of Public Worship (including a church hall) with a minimum frontage of 30m. However, Table 4 further states that all requirements may be reduced by Council in special circumstances. The subject site has a lot area of 1012m² with a frontage of 20.12m. If this proposal is to be approved, Council will need to reduce the requirements in this case.

The applicant has provided the following information in support of the proposal. The church group is currently meeting at the Craigie Leisure Centre and the group would like to move into a building which offers a lease contract on Wanneroo Road. The church will be used mainly after hours with an attendance of 30 adults and 3 children.

Council could consider the reduction of requirements subject to the church activities only being permitted after working hours. It is recommended that the church be given use approval however Council should reserve the right to rescind the approval should complaints and evidence be reported to Council that the activities are occurring within business hours.

RECOMMENDATION:

THAT Council

65exercises its discretionary power in accordance with Clause 5.9 to allow a reduction in site area required for a place of public worship from 2000m² to 1012m² on Lot 84 (949) Wanneroo Road, Wanneroo;

66approves the use approval for a church on Lot 84 (949) Wanneroo Road, Wanneroo submitted by the Potter's House Christian Church subject to:

- (a) standard and appropriate development conditions;
- (b) the church not operating between the hours of 8.00am and 5.00pm Monday to Friday;
- (c) a footnote being included stating that should Council receive complaints regarding the church operating during working hours, Council will consider rescinding the above approval.

O G DRESCHER
City Planner

pje:rp
pre1003
22.9.93
H21002

CITY OF WANNEROO REPORT NO: H21002

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/4490

SUBJECT: PROPOSED TEAROOMS/ALTERATIONS AND ADDITIONS TO THE YANCHEP INN - RESERVE 9868 (YANCHEP NATIONAL PARK)

METRO SCHEME: Regional Reserve
LOCAL SCHEME: Regional Reserve
APPLICANT/OWNER: Mr R Desmond/CALM
CONSULTANT: Mr P S Sims (Architect)

INTRODUCTION

Two separate applications have been received from Mr P J Sims (Architect) on behalf of Mr Ray Desmond (Keymark pty Ltd) seeking approval for tearooms and alterations/additions to the Yanchep Inn located within the Yanchep National Park. Mr Desmond operates the Yanchep Inn.

BACKGROUND

The Yanchep National Park Management Plan 1989-1999 was approved by the Minister as a final Management Plan for the Yanchep National Park on 2 July 1989. It covers the overall management of the park, management of natural resources, management of visitors and implementation.

The City of Wanneroo has had input into the plan and did support it in principle. In considering the plan, Council's main areas of concern were:

1. that the land on which the Golf Club house is situated should be offered to the members of the club on a lease arrangement;
2. concern at the extended time frame for the implementation of the proposed management plan;
3. review of the planned realignment of the road system in Yanchep National Park to incorporate pedestrian accessways to the existing roads;
4. installation of play equipment and parking facilities.

These matters were addressed by the Department of Conservation and Land Management (CALM) prior to the adoption of the final plan.

PROPOSALS

1. TEAROOMS

The proposed tearooms are identified on the Master Plan attached to aforementioned Management Plan and they will be situated at McNess House.

The tearooms will also incorporate an alfresco dining area and an arts and crafts souvenir shop.

It will be constructed of materials and colours which will be compatible with existing adjacent structures and the surrounding natural environment.

2. ALTERATIONS/ADDITIONS TO YANCHEP INN

Minor additions and alterations are proposed to the Yanchep Inn itself. As Council may be aware, this renovation work is well overdue.

In addition, the proposal is to renovate four existing motel units immediately adjacent to the Inn, to construct an additional six single storey and eight ground floor and eight second storey units, swimming pool and modifications to the inn grounds (ie the beer garden).

Two new car parking areas are also identified on the plan consisting of 30 bays and 50 bays respectively.

The additional units are proposed in an area identified as car parking on the Master Plan. However, the Master Plan is a general guide to future development and contains some flexibility. Furthermore, the two new parking areas are in addition to those identified on the Master Plan.

Both proposals have been before Council's Development Assessment Unit meeting and comments made were of a standard nature and no significant alterations are required.

Being located within a Regional Reserve, and under Clause 32 of the Metropolitan Region Scheme, the applications have been referred to the Department of Planning and Urban Development for approval. The City's comments will be forwarded to the Department of Planning and Urban Development for inclusion in its approval.

RECOMMENDATION:

THAT Council:

1. supports the two applications for tearooms and alterations/additions to the Yanchep Inn, as submitted by Mr P J Sims (architect) on behalf of Mr R Desmond,

subject to standard and appropriate development conditions;

2. forwards its comments to the Department of Planning and Urban Development for inclusion in its approval for the development.

O G DRESCHER
City Planner

tk:gm
prel025
29.9.93
H21003

CITY OF WANNEROO REPORT NO: H21003

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/58

SUBJECT: PROPOSED EXTENSION TO HATCHERY LOC 1665
(1040) WANNEROO ROAD, WANNEROO

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Ingham Enterprises

CONSULTANT: W I Hopkinson

INTRODUCTION

Council received an application on 13 August 1993 for an extension to an existing hatchery for the above lot.

BACKGROUND

A similar extension has been previously approved by Council on 30 June 1989 (D20617) and again on 18 July 1991. Both of these approvals were subject to the phasing out of operation of 'Farm 1' within a time period. It has been advised by the applicant that 'Farm 1' has now completely shut down and they are requesting reapproval of the unconstructed addition.

The proposed extension is approximately 1175m². Council's original approval was for an additional 1196m². The Environmental Protection Authority has advised that no objections are raised to the proposed extensions.

ASSESSMENT

The subject site is zoned Rural under Town Planning Scheme No 1 and forms part of the draft North Wanneroo Local Structure Plan. It was indicated in the report for the Local Structure Plan that, due to the 500 metre buffer to residential areas required by this land use, the long-term continuation of the use is not the most effective use of land resources. Thus the purpose of the structure plan is to make the ultimate relocation of the poultry farm commercially attractive (by designating the site for residential development).

The draft North Wanneroo Local Structure Plan has currently received approval from Council to advertise, however, this matter has been held up pending resolution of Town Planning Scheme No 21.

The proposed hatchery represents a capital investment of \$2.3 million and could indicate a substantial change regarding Ingham Enterprises' intention to relocate its operations from this site. As the draft North Wanneroo Structure Plan designates both the Ingham Enterprises' site and the land immediately to the north for residential development, and as establishment of the hatchery would necessitate a 500m buffer to residential areas, the proposal has significant land use planning implications for Council.

At this juncture, a meeting between representatives of the proponent, Council, and the relevant State Government agencies, to discuss the implications of the proposal, would appear the most appropriate way of dealing with the proposal.

RECOMMENDATION:

THAT Council:

1. advises Ingham Enterprises of its concerns regarding the implications of the proposal for land use planning in the North Wanneroo locality;

2. seeks to arrange a meeting to discuss the above concerns between representatives of Ingham Enterprises, the Town Clerk, City Planner, nominated Councillors, and representatives of the Environmental Protection Authority and the Department of Planning and Urban Development.

O G DRESCHER
City Planner

pje:gm
pre1020
282.9.93
H21004

CITY OF WANNEROO REPORT NO: H21004

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 780-22

SUBJECT: PROPOSED TOWN PLANNING SCHEME NO 22 -
BERKLEY ROAD, MARANGAROO DRAINAGE SITE
CONSTRUCTION COSTS

BACKGROUND

In the implementation of this proposed guided development Town Planning Scheme subdivision into residential lots is permitted by the landowners entering into a Deed with the Council whereby they undertake to make pro rata contributions towards the Scheme Headworks.

One of the items of Scheme Headworks is the construction of drainage sites. The owners who actually construct a drainage site on their land are entitled to a refund of that portion of

the construction costs that is greater than their assessed pro rata contribution.

Peacefield Holdings Pty Ltd, as the owner of Lot 102 Berkley Road, partly funded the construction of one sump site in Redcliffe Avenue with two other subdividers. The other two subdividers received credits for their construction costs but Peacefield Holdings paid their Scheme Headworks contribution prior to a credit being arranged and it is therefore entitled to a refund of \$5115.00.

RECOMMENDATION:

THAT Council authorises the payment of \$5115.00 to Peacefield Holdings Pty Ltd from Account No 63420-319 (Town Planning Scheme No 22 Payments) in refund of sump construction costs.

O G DRESCHER
City Planner

tw:n:rp
pre1001
22.9.93
H21005

CITY OF WANNEROO REPORT NO: H21005

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-576

SUBJECT: PROPOSED RECODING, ST MARKS DRIVE, HILLARYS

METRO SCHEME: Urban

LOCAL SCHEME: Special Development A

APPLICANT/OWNER: Whitfords Beach Pty Ltd

CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Revised plans have been received for the recoding of Lots 8, 10, 11 and 12 St Marks Drive, Hillarys from R25 to R40.

BACKGROUND

Council, at its August 1991 meeting (F20819) requested concept plans outlining the proposed development which could be utilised during the advertising period.

CURRENT PROPOSAL

The applicants, Feilman Planning Consultants, on behalf of Whitfords Beach Pty Ltd have submitted details proposing:

- ten grouped housing sites accommodating approximately 140 dwellings;
- approximate designs/layouts for the dwellings;
- streetscape impressions of the proposal.

There have been discussions with the developer at officer level on various aspects including access to St Marks Drive and the design layout. The proposed access points are now acceptable to the City's Engineering Department as they rectify the concerns in the set-down/pick-up area for St Marks School.

A condition on the proposal should be that set-down areas need be formalised to the satisfaction of the City Engineer and contained within the St Marks Drive road reserve.

RECOMMENDATION:

THAT Council:

1. supports an amendment to Town Planning Scheme No 1 to recode Lots 8 and 10 Endeavour Road, Lot 12 St Marks Drive and Pt M1362 Whitfords Avenue, Hillarys from R25 to R40, subject to the acceptance of the applicants, Feilman Planning Consultants on behalf of Whitfords Beach Pty Ltd constructing set-down/pick-up areas within the St Marks Drive road reserve;
2. forwards documentation for Amendment No 576 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

pcm:gm
prel022
28.9.93
H21006

CITY OF WANNEROO REPORT NO: H21006

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/4289

SUBJECT: REQUEST FOR SETBACK RELAXATION, LOT 163
(123) CASUARINA WAY, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Special Rural
APPLICANT/OWNER: Mr J A Smith

INTRODUCTION

Council received a request for a setback relaxation for the above lot from Mr J F Smith dated 15 September 1993. The proposal is for a 9m x 22m storage shed (Attachment No 1).

BACKGROUND

Under the Special Rural Zone in Town Planning Scheme No 1, no building shall be constructed within fifteen metres of the side or rear boundary of any lot.

The applicant proposes to construct the shed 9 metres from the side boundary abutting Lot 162 Casuarina Way, Wanneroo, however, through a site inspection of the subject lot, it has come to Council's attention that the shed has been constructed.

Approval from the adjoining landowners of Lot 133 Casuarina Way, Wanneroo, for the shed being located 9 metres from their boundary, has been given.

DISCUSSION

The shed has no detrimental effect on the adjoining property as it is located to the rear of the lot, and is well away from the abutting residence.

Vehicle and pedestrian access to the shed is from the eastern side, opposite to the adjoining boundary which again does not have any effect on the abutting residence.

Given the large lot sizes in the locality and the consent of the adjoining landowner, the variation would not adversely affect the amenity of the area and approval is recommended.

RECOMMENDATION:

THAT Council exercises its discretionary power in accordance with Clause 5.9 to allow the reduction of the setback to the side boundary of Lot 163 Casuarina Way, Wanneroo from 15 metres to 9 metres.

O G DRESCHER
City Planner

sk:gm
prel014
27.9.93
H21007

CITY OF WANNEROO REPORT NO: H21007

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90832

SUBJECT: PROPOSED SUBDIVISION, LOT 76 (145) LENORE ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural

APPLICANT/OWNER: R P & K D Diletti

INTRODUCTION

Council received an application on 7 September 1993 for the subdivision of one lot of 2.23 ha to create two lots of approximately 1.22 ha and 1.00 ha.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

The subject site is currently used for residential purposes. The proposed lot sizes and the existing lot size is in contravention to Council's Policy. It is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by R P and K D Diletti for the subdivision of Lot 76 (145) Lenore Road, Wanneroo for the following reasons:

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

O G DRESCHER
City Planner
pre1011
pje:gm/27.9.93
H21008

CITY OF WANNEROO REPORT NO: H21008

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/58

SUBJECT: PROPOSED SUBDIVISION LOT 500 (257) WANNEROO
ROAD, KINGSLEY

METRO SCHEME: URBAN DEFERRED

LOCAL SCHEME: RURAL

APPLICANT/OWNER: NP & T STAZZONELLI & ZEETON PTY LTD

CONSULTANT: CHAPPELL AND LAMBERT

INTRODUCTION

Council received an application on 30 July 1993 for the subdivision of two lots of 4068m² and 2.3524ha to create 12 lots ranging between 2000m² and 2235m².

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No. 1 however it is subject to Amendment No. 639 which proposes to rezone the site from Rural to Special Residential.

It is advised that Council resolved to defer Amendment No 639 in July 1993 (H20729) pending resolution of the issues involved with Town Planning Scheme No. 21.

ASSESSMENT

In consideration of the subdivision application the proposed amendment requires that a number of issues be resolved prior to Council issuing its support. A minimum lot size of 2000m² and design in accordance with the guide plan is required and has been provided in the subdivision application. Access to Wanneroo Road will only be permitted via approved subdivisional roads. This has been ensured with a 0.1m public accessway along the Wanneroo Road frontage to the subject land. Electricity is to be provided underground and the provision of an amended soil type effluent disposal system is required for each lot.

Given that finalisation of Amendment No. 639 has not been undertaken the site remains zoned Rural and approval at this stage would contravene the requirements of the Town Planning Scheme No. 1. It is recommended that Council seeks deferral of the proposed subdivision and advises Department of Planning and Urban Development accordingly.

RECOMMENDATION:

THAT Council recommends that the Department of Planning and Urban Development defers the application submitted by Chappell & Lambert on behalf of NP & T Stazzonelli and Zeeton Pty Ltd for the subdivision of Lot 500 (257) Wanneroo Road, Kingsley until Amendment No. 639 to Town Planning Scheme No. 1 has been finalised and gazetted.

O G DRESCHER
City Planner

PJE:LI
pre1009
24/09/93

CITY OF WANNEROO REPORT NO: H21009

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90823

SUBJECT: PROPOSED SUBDIVISION, LOTS 1792 AND 1534
WIRREGA ROAD, JANDABUP

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: J E Squarcini and Milino Pty Ltd

CONSULTANT: Brook & Marsh

INTRODUCTION

Council received a proposal on 7 September 1993 to subdivide two lots of 40.4 ha and 44.7 ha to create 25 lots of 4 ha each (see Attachment 1).

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The site is located within the 4 ha minimum lot area.

ASSESSMENT

The proposed subdivision is generally in accordance with Council's Subdivision Policy however, the site has also been identified by the Department of Planning and Urban Development for possible inclusion in the proposed Gngangara Regional Park.

The Department of Planning and Urban Development employed consultants to undertake a study of the locality to identify areas of important flora and fauna. The subject site was identified as having Priority 1 Fauna and Priority 1 Flora. It has been unofficially indicated by the Department that it is highly likely that the subject site will be recommended for inclusion in the regional park (and therefore be reserved for Parks and Recreation) and form part of the proposed

Metropolitan Region Scheme Major Amendment for East Wanneroo. It has been intended to present a full report on the Gnarara Regional Park issue when a formal referral of the proposed East Wanneroo major MRS amendment is received from the Department of Planning and Urban Development. In the meantime, DPUD officers have been informally consulting with Council officers in the preparation of the amendment.

It is recommended that Council advises the Department of Planning and Urban Development that the proposed subdivision is in accordance with Council's Rural Subdivision Policy, however, it is considered premature in the light of the Department's investigations into the land requirements for the Gnarara Regional Park.

However, should the Department resolve not to support the inclusion of the land within the proposed Gnarara Regional Park, then the following conditions will need to be imposed to ensure adequate road construction, drainage and sump site requirements, public open space, provision of a road towards the south-west corner of the subdivision.

RECOMMENDATION:

THAT Council:

67acknowledges the studies currently being carried out relating to the proposed Gnarara Regional Park and its inclusion in the proposed East Wanneroo Major Metropolitan Region Scheme Amendment and that this may have implications for the future use of the subject land;

68advises the Department of Planning and Urban Development that should the inclusion of Lots 1792 and 1534 Wirrega Road, Jandabup into the MRS amendment not be supported, then Council supports the subdivision subject to the following conditions:

- (a) those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specifications and satisfaction of Council. As an alternative, Council is prepared to accept the subdivider paying to Council the cost of such works as estimated by Council, subject to Council giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission;

- (b) satisfactory arrangements being made with Council for the upgrading/construction of Wirrega Road;
- (c) the land being filled and/or drained at the subdivider's cost to the specification and satisfaction of Council;
- (d) five percent of the site, in a position to be agreed between the subdivider and Council, being shown on the Diagram of Survey as a "Reserve for Public Recreation" and vested in the Crown under Section 20A of the Town Planning and Development Act as a reserve for recreation, such land to be ceded to the Crown free of cost and without any payment of compensation by the Crown;
- (e) the subdivider providing provision for an access road to the south-west corner of the subject site to allow for connection to the adjoining sites;

69will support the inclusion of this land into the Gngangara Regional Park should the Department deem that flora and fauna on this property warrants preservation.

O G DRESCHER
City Planner

pje:gm
pre1013
27.9.93
H21010

CITY OF WANNEROO REPORT NO: H21010

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90683

SUBJECT: PROPOSED SUBDIVISION LOT 1747 (51) ANDERSON
ROAD, PINJAR

METRO SCHEME: RURAL
LOCAL SCHEME: RURAL
APPLICANT/OWNER: J P STRATTON
CONSULTANT: THE PLANNING GROUP

INTRODUCTION

Council received a subdivision application on 24 August 1993 to subdivide the above lot from one lot of 43.1ha to create two lots of 21.1ha and 22ha (see attachment 1).

BACKGROUND

The site is zoned Rural under Town Planning Scheme No. 1 and is subject to Council's rural subdivision policy G3-33. In addition the site falls within the Lake Pinjar Study which is currently being considered by Council.

ASSESSMENT

Under Council's Rural Subdivision Policy the minimum lot size for this locality is 20ha. The proposed lots are in accordance with this requirement. Council has also been provided with a plan indicating flood secure areas. Council's policy requires an area of 1,000m² which is flood secure to provide an accessway and area for a dwelling to be accommodated. Both of the areas for the proposed lots occur naturally and have areas in excess of 3,000m² (see Attachment 2). Thus, the proposal is in accordance with Council's subdivision policy.

Council's Strategic Planning Section has advised that the proposal is in accordance with the Lake Pinjar study insofar as subdivision and lot size for this locality, however, does not conform in respect to the lack of controls over land use and management. Thus, the proposal is in accordance with Council's requirements.

RECOMMENDATION:

THAT Council supports the proposed subdivision of Lot 1747 (51) Anderson Road, Pinjar from one lot of approximately 43ha into two lots of approximately 22ha and 21ha which was submitted by The Planning Group on behalf of J P Stratton subject to:

70The lots created, having a minimum lot size of 20ha.

71Satisfactory arrangements being made with Council for the upgrading/construction of Anderson Road.

72All buildings having the necessary clearance from the new boundaries.

73The Department of Planning and Urban Development placing a footnote on the subdivision approval advising that all future development is required to be contained within the flood secure area identified on the plan dated, by Department of Planning and Urban Development, 10 August 1993.

O G DRESCHER
City Planner

PJE:LI
pre108
24/09/93
H21011

CITY OF WANNEROO REPORT NO: H21011

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90674

SUBJECT: PROPOSED SUBDIVISION LOT 23 (144) GIBBS ROAD, NOWERGUP

METRO SCHEME: RURAL
LOCAL SCHEME: RURAL
APPLICANT/OWNER: MR J H & MRS J M WATTS

INTRODUCTION

Council received an application on 24 August 1993 for the subdivision of the above lot from one lot of 3.92ha to create two lots of approximately 1.96ha each (see attachment 1).

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No. 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum Lot size for the locality is designated as 4ha.

ASSESSMENT

The subject site is currently being used for light grazing and hobby farm purposes.

Given that the land is located in the 4ha minimum lot area, the lots proposed are below the specified minimum. It is recommended that the proposed subdivision be refused.

RECOMMENDATION:

THAT Council does not support the application submitted by Mr J H & Mrs R M Watts for the subdivision of Lot 23 (144) Gibbs Road, Nowergup for the following reasons:

74The proposal is inconsistent with Council's rural subdivision policy which specifies a minimum lot size of 4ha in the area;

75Support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner
pre1007

PJE:LI

24/09/93
H21012

CITY OF WANNEROO REPORT NO: H21012

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-471

SUBJECT: REQUEST FOR WAIVING OF SCHEME AMENDMENT FEES, LOT 8 (289) GNANGARA ROAD, LANDSDALE

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: M & J Grubelich

INTRODUCTION

Council received a request for the waiving of the Scheme Amendment Fees on 17 September for the above lot.

BACKGROUND

The Scheme Amendment Fee of \$2000 is an amount adopted by Council and applied to every scheme amendment application received. The monies from these fees allow Council to pay for the processing of the proposal and the preparation of the documents. If an approval to advertise the proposal is not granted a 50 percent refund of the fee is returned to the applicant.

ASSESSMENT

The applicant is proposing to rezone the above site from Rural to Industrial. The proposal is not considered as a minor amendment and will, if supported, involve considerable research, analysis and documentation. The applicant has provided the attached letter in support of the waiving of the fee. It is important for Council to maintain a consistent approach to the application of fees for proposals and thus ensure that the structure of the administration charges does not deteriorate. Furthermore, it would be inappropriate to accept a fee or initiate an amendment until such time as the issues in Report have been resolved.

RECOMMENDATION:

THAT Council does not waive the \$2000 administration charge for the proposed rezoning of Lot 8 (289) Gngara Road, Landsdale for the initiation of the rezoning.

O G DRESCHER
City Planner

pje:rp
prel004
23.09.93
H21013

CITY OF WANNEROO REPORT NO: H21013

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-471

SUBJECT: PROPOSED SCHEME AMENDMENT, LOT 8 (289)
GNANGARA ROAD, LANDSDALE

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: M & J Grubelich

INTRODUCTION

Council has received a request for rezoning of the above lot from Rural to Industrial. The applicant has also requested a waiving of the normal amendment fee (subject of previous report to this meeting).

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and the Metropolitan Region Scheme. The site is also included within the area identified in Improvement Plan No 23 and proposed Town Planning Scheme No 19.

The site is 2.0234 ha in area and is currently being used for market gardening (see Attachment 1). In the applicants' letter, (attached to previous report) they state that this has become an unviable use as a result of sand being blown on the property and flooding.

ASSESSMENT

About six years ago, Council and the State Government agreed to jointly promote the development of a major new industrial area between the existing Wangara and Landsdale industrial areas, and to the south of the Landsdale area (see Attachment No 2). This was subsequently called the Enterprise Park project. The basic idea was that it would be developed by the former Industrial Lands Development Authority (now part of LandCorp). Improvement Plan 23 was gazetted by the Government primarily to provide the mechanism for DPUD to acquire the land and pass it on to LandCorp to develop. Proposed Scheme 19 was initiated

by Council to provide for the zoning of the land for industrial purposes and to put in place guidelines to ensure that the area developed to an overall structure plan, and development standards were implemented.

Proposed Town Planning Scheme 19 progressed to the point of it being given approval to advertise, subject to it being substantially modified. This happened at the time that the North West Corridor Structure Plan was being reviewed by DPUD.

When it became apparent that that review was likely to involve significant further modifications to the planning of the area, Scheme 19 was put on hold until the review was completed. During that time, LandCorp was also reassessing its overall involvement in the project and indicating that it was likely to limit the extent of its involvement.

For the past several years, LandCorp has been advising that it is preparing a revised Scheme 19 document and that its submission to Council is imminent. This has still not eventuated. In the meantime, it would be inappropriate for the present rezoning application to be supported until LandCorp's intentions in respect of proposed Scheme 19 have been formally classified.

It should also be noted that technically, Council has already initiated rezoning of portion of the subject lot, along with most of the rest of the Enterprise Park area, in initiating Scheme 19. Only portion of the subject lot is referred to here because as shown on the Attachment 2 plan, it was previously intended that Gngangara Road be deviated northwards, affecting portion of the lot. This is no longer intended.

RECOMMENDATION:

THAT Council:

76does not initiate an amendment to City of Wanneroo Town Planning Scheme No 1 to rezone Lot 8 (289) Gngangara Road, Landsdale from Rural to Industrial submitted by Mr J and Mrs M Grubelich because:

- (a) Council has already initiated proposed Town Planning Scheme No 19 to provide for the industrial zoning of land in this area;
- (b) it could prejudice the successful implementation of proposed City of Wanneroo Town Planning Scheme No 19;

77seeks advice from LandCorp regarding its current position on proposed Scheme 19 and advises the applicant accordingly.

O G DRESCHER
City Planner

pje:rp
pre1005
23.09.93
H21014

CITY OF WANNEROO REPORT NO: H21014

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-667

SUBJECT: AMENDMENT NO 663 : PROPOSED REZONING, LOT 7
(424) BADGERUP ROAD, WANNEROO

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr A D'Uva

INTRODUCTION

An application has been received from Mr A D'Uva for a rezoning of Pt Lot 7 Badgerup Road, Gngangara from Rural to Rural Special Zone (Additional Use) Rural Store not exceeding 100m².

BACKGROUND

Amendments initiated by the Council to its Town Planning Scheme No 1 to allow several land owners to operate rural stores had been consistently rejected by the Minister for Planning. As a rural stores strategy was not yet created, the Minister regarded the applications as ad hoc attempts to rezone Rural land for commercial purposes.

Following this, the Minister requested that a local strategy for locating rural stores be prepared upon which rezoning applications for rural stores will be considered.

A Draft Rural Stores Policy was prepared and circulated by Council (G20343) to affected landowners for which submissions were received arguing for the expansion of ad hoc commercial uses.

Council adopted a modified Rural Stores Policy, (Attachment No 1) as an interim measure until Council's Rural Strategy is in place. Council also invited the landowners identified in Report H20605 (Attachment No 2) to make application for the rezonings to accommodate a rural store.

THE PROPOSAL

The applicant, being Mr A D'Uva, is a landowner identified in Report H20605. Mr D'Uva makes an application for rezoning of Pt Lot 7 Badgerup Road, Wanneroo (Attachment Nos 3 and 4).

The proposal involves constructing an addition to the existing Market Garden Sales outlet which would cater for local residents and tourists. The store will provide a limited range of goods, being refreshments, snacks and some general grocery items.

The applicant states that the site is located approximately 5km from the Wanneroo Townsite and 3km from Wanneroo Road. He believes that the scale of the proposed rural store would not be detrimental to the amenity of the area nor cause an increase in traffic.

The proposal is considered beneficial for the surrounding rural residents as it will provide a supply of convenience goods within a reasonable travelling distance.

RECOMMENDATION:

THAT Council:

1. supports the application submitted by Mr A D'Uva to rezone portion of Lot 7 Badgerup Road, Wanneroo from Rural to Rural Special Zone (Additional Use) Rural Store not exceeding 100m² and initiates Amendment No 667 for this purpose;
2. forwards the documentation for Amendment No 663 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

sk:gm
pre1012
27.9.93
H21015

CITY OF WANNEROO REPORT NO: H21015

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 790-437

SUBJECT: AMENDMENT NO 437 : BADGERUP ROAD, WANNEROO
: MODIFICATION TO AMENDMENT

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr Mobilia and A & M D'Uva

CONSULTANT: David Gray & Associates

INTRODUCTION

Amendment No 437 proposes to rezone Locations 2829, 934, 2383, 2482 and Lot 2 Badgerup Road, Wanneroo from Rural to Special Rural. A revised subdivision design and modified Special Provisions have been received for Council's consideration.

BACKGROUND

Council, at its August 1990 meeting (E20824) resolved to finally adopt Amendment No 437 and forward it to the Hon Minister for Planning for endorsement of final approval.

The Minister subsequently refused approval of the amendment on the basis of the draft North West Corridor Structure Plan which set the subject area aside as proposed Parks and Recreation Reserve.

The applicants lodged an application for subdivision which was refused but at the same time became the subject of a Consultative Environmental Review (CER) and extensive Environmental Protection Authority (EPA) assessment.

The proposal was granted approval subject to conditions by the Minister for Environment. The Department of Planning and Urban Development now propose the subject area as Special Rural in the North West Corridor Structure Plan.

CURRENT SITUATION

The applicants have now submitted a modified subdivision plan and revised Special Provisions which accord with the EPA conditions. Attachments 2 and 3 show both respectively. Attachments 4 and 5 show the original subdivision design and Special Provisions respectively.

Both the revised Special Provisions and subdivision design are acceptable, the latter giving greater buffer areas from the lake area. The Special Provisions also introduce a transition zone which has to be clear of stock and retain vegetation as a further buffer.

Council currently has a legal agreement with the applicants which includes the previous Special Provisions and Development Guide Plan. The agreement will need to be modified at the applicants' expense to accord with the new provisions and plan.

RECOMMENDATION:

THAT Council:

1. modifies Amendment No 437 to Town Planning Scheme No 1 by:
 - (a) inserting in the amending documents the modified Special Provisions as featured in Attachment No 3 to Report No H210
 - (b) incorporating the modified Development Guide Plan for Locations 2829, 934, 2383, 2482 and Lot 2 Badgerup Road, Wanneroo into the amending documents;
2. advises the applicants' Consultants, David Gray & Associates that prior to Council forwarding the modified documents to the Minister for Planning for final approval, it requires the modification and signing/sealing of the legal agreement at the applicants' expense;

3. subject to 2 above, authorises affixation of the Common Seal and forwards the modified Amendment No 437 to the Hon Minister for Planning for endorsement of final approval.

O G DRESCHER
City Planner

pcm:gm
pre1017
28.9.93
H21016

CITY OF WANNEROO REPORT NO: H21016

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 061-285-6

SUBJECT: LEASE OF PREMISES, UNDERCROFT BRIDGE CLUB,
PERCY DOYLE RESERVE, DUNCRAIG

BACKGROUND

Council, at its February 1993 meeting (H10233), authorised the calling of tenders for the construction of a clubhouse for the Undercroft Bridge Club on part of Percy Doyle Reserve. The building is now nearing the practical completion stage and will shortly be available for occupancy by the Club under a Lease arrangement.

There were no Council funds used in the construction of the building and the City's role was that of co-ordinator and supervisor of the project. The \$230,000 project was funded by a Commonwealth Grant (\$100,000), State Grant (\$35,000),

Lotteries Commission Grant (\$30,000), Club funds (\$35,000) and a loan taken by the Club for \$30,000.

LEASE TERMS AND CONDITIONS

The Lease is to cover the clubhouse building comprising 285 square metres. The Club is to be responsible for all interior and exterior maintenance and repairs including all windows, lighting, mechanical, hydraulic, electrical and air conditioning installations. The City will be responsible for the structure of the roofs and walls only. There are no garden areas or fences included in the lease area.

The Club is also responsible for the payment of all outgoings for local authority rates, Water authority rates, refuse charges, cleaning, water consumption, electricity, gas consumption, telephone charges and building and plate glass insurance premiums. They are also required to take out public risk and workers compensation insurance and to insure their own chattels.

The lease contains a clause that requires the Club to make the premises available for use by other groups at times when the Club is not using it.

LEASE TERM AND RENTAL

The unsecured loans taken out by the Club are to be paid out over 5 years and loans under debenture are to be paid out on the death of the debenture holders or at such prior time as the Club can manage.

Council has the power to grant leases of up to 21 years for recreational purposes on Percy Doyle Reserve. However, in keeping with the philosophy adopted by Council in July 1992, the term to be granted for any new lease is to be determined having regard for the circumstances that apply to each case and not simply for the maximum term permitted under the Vesting Order by which Council holds the reserve.

Having regard the factors relevant to this Club I believe a term of 10 years would be appropriate.

Council also adopted the philosophy of charging a more realistic rental for future leases rather than merely accepting a peppercorn or \$1.00 per year rental that was traditional. It was intended to set new rents according to valuation advice and to apply discounting factors for the level of contributions made by the Lessee towards building construction, maintenance and repair costs, the level of outgoings paid by the Lessee and such other matters that may be appropriate.

The principle of establishing a rental by valuation is proving more difficult to determine than was envisaged, and this is due to the nature of the land as land that is owned by the Crown and specifically set aside for community recreation purposes. The Crown itself, under its Operational Guidelines for the use of Crown Land, appears to expect a local authority to lease this type of land to small non profit community or sporting clubs on the basis that it is not to be an income generating source for the local authority.

A check made with other local authorities in the metropolitan area reveals that there is a common acceptance of the non revenue generating approach. All of the rentals set by the local authorities consulted are minimal and the basis on which they are calculated vary greatly.

All of the different methods used could be said to be a token gesture only.

I believe an appropriate rental for this lease would be one dollar per year on the following basis:

78the Undercroft Bridge Club is a small non profit organisation for the benefit mainly of the older age groups;

79the Club is to be wholly responsible for the maintenance and repair of the premises;

80the City did not make any financial contribution to the premises;

81the City will receive rate revenue under the lease;

82the lease will contain a requirement that the premises are to be made available for use by others at the Council's standard hiring charge.

RECOMMENDATION:

THAT Council, subject to the approval of the Minister for Lands, grants a lease of part of Percy Doyle Reserve, Duncraig (Reserve 33894) to the Undercroft Bridge Club Inc for a term of 10 years at an annual rental of \$1.00 conditional on the Club being wholly responsible for all maintenance repairs and outgoings including rates.

O G DRESCHER
City Planner

twm:rp
prel015
28.9.93
H21017

CITY OF WANNEROO REPORT NO: H21017

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 940-1 061-198-7

SUBJECT: LEASE OF PREMISES WANNEROO BRITISH SOCCER CLUB, KINGSWAY

BACKGROUND

Negotiations have been under way with the Wanneroo British Soccer Club since and 1991 to secure a 21 year lease term for its premises on Kingsway Reserve. The Club is now in the five year option period of its original five year lease which commenced in 1986.

The Club currently pays an annual rental of \$4000 per year. That figure was set at the commencement of the lease as being the amount required to recoup to the Council monies the Council had to pay to a bank as Guarantor for the previous Lessee club which disbanded and defaulted on its loan. There has always been confusion within the Wanneroo British Soccer Club executive as to the status of the annual \$4000 rent with them thinking that they were actually paying off a loan which had been transferred to them. That however is not the case.

BUILDING EXTENSIONS

The Club is attempting to provide extensions to its clubrooms and has secured a State Government Grant of \$30,000 for the purpose. Council has allocated municipal funds of \$54,310 and the Club is to provide the remaining \$30,000 of the budgeted figure. The Club sought assistance from Council in the form of a self supporting loan of \$30,000 but Council at its meeting of

June 1993 (Item H30623) declined that request and advised the Club that it should secure a loan through its own banker.

The Club has received advice from the R & I Bank Osborne Park Branch that in order for it to advance the \$30,000 the Bank requires confirmation that Council is prepared to grant a 21 year lease and it requires the Club members to personally guarantee the loan.

LEASE AREA

The existing lease is confined to the building area of 440m². If the extensions proceed the area will be increased to 640m² with a further 30m² taken up for public toilets.

The playing fields adjacent to the clubrooms are allocated to the Club on a seasonal use basis upon payment of the standard charges.

LEASE TERM

If the Club can meet its bank's guarantee requirements and secure the funds then it should be given a lease over the 640m² for a term of 21 years.

If the Club cannot meet the guarantee requirements the building extensions will not be done and the increased area will not be required. Furthermore, as the Club will not be committed to a long loan repayment programme there would be no need for a long term lease and it may be appropriate to limit the term to a more flexible period of say 10 years.

RENTAL

The \$4000 annual rental presently paid by the Club is disproportionately high to the rental paid by other like clubs and appears to have been set capriciously at the commencement of their lease. The Club is currently in arrears to the extent of \$1683.70 for rent, water consumption charges and ground fees.

In July 1992 Council adopted the philosophy of fixing the rental to be charged for sporting club leases by valuation depending on the particular circumstances of each case. Discount on the assessed rent was to be allowed for such factors as the Lessees contribution towards the costs of building construction, its contribution towards the repairs and maintenance costs the level of outgoings paid and such other matters that may be appropriate.

The principle of establishing a rental by valuation is proving more difficult to implement than was envisaged, and this is due

to the nature of the land as Crown land that is specifically set aside for community recreation purposes. The Crown itself takes the view that the availability of these lands to community groups and non profit sporting clubs should not form a source of general revenue for local authorities.

Any assessment of rent to be charged must of course bear in mind the ability of the lessee to pay. It must also consider the best and most achievable return to the lessor. It is becoming evident upon examination of rentals terms and conditions of Council's leases with sporting clubs that a law to moderate money rental (as they all are) may not be the most satisfactory rent arrangement for Council to impose.

It would be a distinct advantage to Council both administratively and financially to have the clubs that lease its buildings meet the full cost of operating, maintaining, insuring (including plate glass) and repairing the building, other than its structural integrity and by them paying municipal rates, water and electricity charges and other outgoings.

Further conditions could be imposed that require the Lessee to make the building available for use by other persons or groups at the City's standard facility hire charges at times when it is not needed by the lessee, and for the City to sublease it to another group in the Lessee's off season at the same rental and terms as the Head Lessee. This second condition will need to be the subject of legal advice as to its legality and it should not be applied to this new lease and not to others where there are similarities as to nature and purpose.

RECOMMENDATION:

THAT Council

83accepts the surrender of the current lease when tended of the Wanneroo British Soccer Club's (Inc) lease of part of Kingsway Reserve (Reserve 28058);

84subject to the approval of the Minister for Lands, grants a lease of part of Kingsway Reserve Landsdale (Reserve 28058) to Wanneroo British Soccer Club (Inc) at an annual rental of \$1.00 conditional on the Lessee being wholly responsible for all operational costs maintenance repairs and outgoings including rates on the premises but excluding the public toilet area for the following terms:

- (a) in the event the Club secures bank funding for the ex
- (b) in the event the Club does not secure bank funding fo

O G DRESCHER
City Planner

twm:rp
pre1024
29.9.93
H21018

CITY OF WANNEROO REPORT NO: H21018

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-242

SUBJECT: TEMPORARY OBSTRUCTION TO VEHICLES THROUGH A
PORTION OF COOGEE ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER:
CONSULTANT:

At its July 1993 meeting (Item H20736), Council resolved to approve in principle the obstruction of vehicular movement through the unconstructed portion of Coogee Road, Mariginiup by advertising the proposal in the local newspaper and seeking the comments of the general community.

At the close of advertising no objections were received to the proposed locked gates at either end of the subject portion of Coogee Road.

The Water Authority of Western Australia (WAWA) has advised that as part of a monthly groundwater monitoring programme carried out by the Authority, officers are required to use Coogee Road for access to bore holes on the corner of Rousset and Coogee Roads. WAWA has requested that keys to the City's gates be supplied to the Authority allowing access to designated officers only.

RECOMMENDATION:

THAT Council

85approves the obstruction of vehicular traffic through a portion of Coogee Road, Mariginiup in accordance with Section 331B of the Local Government and seeks the Minister for Local Government's approval to the obstruction;

86issues sufficient keys to the gates obstructing Coogee Road to the Water Authority of Western Australia to allow officers to conduct their monthly groundwater monitoring programme.

O G DRESCHER
City Planner

cad:rp
prel023
H21019

CITY OF WANNEROO REPORT NO: H21019

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 510-1020, 510-1021

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN GURON ROAD AND HANNAH COURT,
DUNCRAIG

BACKGROUND

Council, at its July 1993 meeting, resolved to initiate preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Guron Road and Hannah Court, Duncraig subject to the benefiting landowners agreeing to meet all costs involved in accordance with Council's policy.

OBJECTORS

A notice was placed in the Wanneroo Times and signs were erected at either end of the accessway.

At the close of advertising a petition representing 18 households and one letter was received objecting to the closure. The letter was received from the owner of Lot 224 Hannah Court who objected to the closure on the grounds that it would increase the pedestrian traffic in the eastern end of Hannah Court. The objector also considered that it would reduce the safety for the children using the park as they would have to access the park via Melene Road or Hannah Court. Both Melene Road and Guron Road have footpaths and Hannah Court is a quiet cul-de-sac. Therefore, I believe that children would still have safe access to the park.

The petitioners objected to the closure on several grounds. They believe that residents who use the bus stop opposite Marri Road, the shops at Marri Road and the Duncraig Primary School would be disadvantaged by the proposed closure. Only those people in Hannah Court and further northwards would be affected by reduced access to these services and no one in this vicinity has objected to the closure. Certainly no one who signed the petition would have their access to these facilities reduced.

The petitioners have also objected on the grounds that residents in Guron Road use the accessway to walk to the park. If the accessway was closed the extra walking distance is minimal. The residents in Guron Road also have good access to the park in Melene Road.

The Department of Planning and Urban Development has no objections to the proposed closure and the only service located within the accessway is a water main which can be cut and capped if closure proceeds.

EVALUATION

The application for the closure of the accessway was made on the grounds of the excessive amount of vandalism being experienced by nearby residents of the accessway. Incidents have included graffiti, break-ins and the finding of used syringes in the accessway. The Community Policing Warwick has supported the closure after attending to some of the damage caused by youths loitering in the area.

The accessway is not essential to the pedestrian traffic in the area and if it was closed the extra walking distance to the park for residents in Guron Road is minimal.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Guron Road and Hannah Court, Duncraig subject to the benefiting landowners agreeing to meet all the costs involved.

O G DRESCHER
City Planner

cad:rp
pre1021
28.9.93
H21020

CITY OF WANNEROO REPORT NO: H21020

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 701-3

SUBJECT: ANNUAL AWARDS : IMPROVEMENT AND MAINTENANCE
OF BUSINESS PREMISES IN INDUSTRIAL ZONES

Council will recall that during August 1992 it again approved my recommendation for the annual competition for the Best Kept and Most Improved Premises within the industrial zones.

This competition has regularly taken place since 1987 and to date has proved to be a worthwhile exercise and welcomed by the business community.

Council needs to approve each year's event and following such approval it is customary to arrange for newspaper publicity to be given prior to the judging during November and thus attain the desired objective of upgraded industrial properties before actual awards are presented.

The judging committee is normally comprised of a representative of Council, the Editor of the "Wanneroo Times" plus members of the Wanneroo Chamber of Commerce.

The winners of last year's BEST MAINTAINED premises were:

IFS Designs (Keith Carter) 57 Rogers Way, Landsdale
Wangara Centre (Mr G James) Lot 277 prindiville Drive, Wangara
Aqua Technics (Mr L Beal) Lot 4 Ascari Lane, Joondalup.

The winners of the MOST IMPROVED premises were:

Mills & Hassall (Messrs W & A Hassall) 17 Hoskins Road,
Landsdale
McGuire Corporation Lot 254 Prindiville Drive, Wangara
Joondalup Business Centre (Chesterton International Pty Ltd),
Lot 43 Winton Road, Joondalup.

RECOMMENDATION:

THAT Council

1. nominates a Councillor to the Industrial Sites Evaluation Committee;
2. approves the presentation of commemorative plaques at a function on 7 December 1993;
3. invites the President of the Wanneroo Chamber of Commerce, and the Editors of the Wanneroo and Joondalup Times to participate and nominate their representatives to the Evaluation Committee.

O G DRESCHER
City Planner

jhw:gm
pre1016
28.9.93

H31000

REPORTS FOR FINANCE AND ADMINISTRATIVE
RESOURCES SECTION

COUNCIL MEETING

13 OCTOBER 1993

H31001

CITY OF WANNEROO REPORT NO: H31001

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 202-1-3

SUBJECT: ATHLETIC BUSINESS CONFERENCE - BOSTON, USA

At its meeting on 22 September 1993, Council resolved to defer consideration of the nomination of a Councillor to attend the Athletic Business Conference at Boston, Massachusetts until the 13 October 1993 meeting of full Council; a copy of the proposed itinerary to be circulated to all Councillors prior to that meeting.

The proposed itinerary will have been circulated to all Councillors prior to 13 October 1993 and a nomination is now sought.

Submitted for nomination.

A ROBSON
Acting Town Clerk

PAH:pah
are93089

CITY OF WANNEROO REPORT NO: H31002

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 208-28-93/94

SUBJECT: TENDER - PRINTING OF 1993/94 COMMUNITY
INFORMATION DIRECTORY

Tenders for the printing of 70,000 copies of Council's 1993/94 Community Information Directory closed on Friday 24 September 1993.

The specification provided for an A-5 size document similar to last year's directory and includes a four colour detachable insert depicting Youth Services within the City.

The following is a summary of tenders received -

Pilpel Printing Company	\$35,513.00	Advance Press
40.214.00		
Euro Printing Co Pty Ltd	41,375.00	
Frank Daniels Pty Ltd	42,500.00	
Scott Printers Pty ltd	42,580.00	
Mercury Press	45,100.00	
State Print	46,267.00	
Success Print	47,032.00	
Optima Press	50,600.00	
Vanguard Press	54,000.00	
Perth Business Forms	55,476.00	
Colourtype Press Pty Ltd	55,800.00	

Pilpel Printing Company was awarded the contract for the printing of Council's 1992/93 Community Information Directory and this company completed the work satisfactorily.

RECOMMENDATION:

That Council accepts the tender of \$35,513.00 from Pilpel Printing Company for the printing of the 1993/94 Community Information Directory.

A ROBSON
DEPUTY TOWN CLERK

MWR:KD
are93088

H31003

CITY OF WANNEROO : REPORT NO H31003

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1993/94 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

The net result of these reallocations and adjustments is a budget deficit of \$37,223.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments

to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - October 1993.

J B TURKINGTON
City Treasurer

TO:JW
27 September 1993

tre0008
H31004

CITY OF WANNEROO REPORT NO: H31004

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES
MEETING DATE: 13 OCTOBER 1993
FILE REF: 880-3-1
SUBJECT: CASH RECEIPTING SHORTAGE - KINGSLEY
OCCASIONAL CARE CENTRE

On Thursday, 26 August 1993 a \$20.00 cash shortage occurred in fees collected at the Kingsley Occasional Care Centre.

On 26 August 1993 there were 13 transactions for the day involving the receipting of \$132.00 in cash. Investigations into the cash shortage failed to detect any discrepancy.

Council's policy on cash shortage states as follows:-

"Where a person authorised to issue receipts is unable to balance those funds received against the receipts issued, the deficiency may be met by Council to the extent of 95%.

Should a person be responsible for a shortfall in cash against receipts on three occasions at regular intervals the person shall be removed from that position".

Council's "track record" in cash shortages from outstation collection until this instance, has been extremely good. The necessity to be careful and diligent has been reinforced to the staff at this centre.

RECOMMENDATION

That Council in accordance with its policy absorbs 95% of the discrepancy i.e. \$19.00 with the remaining \$1.00 being the responsibility of the employee.

J B TURKINGTON
City Treasurer

TP:JW
27 September 1993

tre0142
H31005

CITY OF WANNEROO REPORT NO: H31005

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 280-3

SUBJECT: CASH RECEIPTING SHORTAGE

On Friday, 10 September 1993 a \$50.00 cash shortage occurred in cash receipting function at Council's Administration Centre.

On 10 September 1993 there were 1,337 transactions for the day involving the receipting of \$2,204,405.04 of which \$82,137.40 was cash.

An extensive audit by experienced Treasury staff failed to detect any discrepancy.

Council's policy on cash shortage states as follows:-

"Where a person authorised to issue receipts is unable to balance those funds received against the receipts issued, the deficiency may be met by Council to the extent of 95%.

Should a person be responsible for a shortfall in cash against receipts on three occasions at regular intervals the person shall be removed from that position".

The officer involved has a good track record in cash balancing with no previous cash shortage in five years.

RECOMMENDATION

That Council in accordance with its policy absorbs 95% of the discrepancy i.e. \$47.50 with the remaining \$2.50 being the responsibility of the employee.

J B TURKINGTON
City Treasurer

TP:JW
27 September 1993

tre0140
H31006

CITY OF WANNEROO REPORT NO: H31006

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 508-4; 009-1

SUBJECT: DONATION - DUNCRAIG PRIMARY SCHOOL
RECYCLING PROGRAMME

A request for financial assistance has been received from the Duncraig Primary School.

The Duncraig Primary School has a recycling programme which has been successfully patronised for the past 18 months.

The school to date has raised approximately \$1,000 and wishes to upgrade the scheme to its full capacity. The school is of the opinion that it has the ability to generate further funds, and in turn continue to raise environmental awareness within the local community.

In order to implement these changes the school requires to purchase a lockable shed which would be erected on the school grounds and used as a storage shed for these items.

Council's policy on assistance to schools, states:-

"Contributions of cash or goods shall not be made to school fetes or similar events.

Persons applying for such donations shall be advised that Council considers its authority to contribute on a dollar for dollar basis towards the improvement of school grounds, where it can be established that the community in the vicinity of the school will derive some benefit from the improvement, as the appropriate means of assistance to schools.

Requests for contribution on such a basis shall be determined on their individual merit and any offer of contribution shall be subject to budget limitations.

As Council's policy does not directly preclude this request, Council may wish to grant a donation.

Council may recall a pilot recycling scheme was undertaken at the Glengarry Primary School and a shed was donated at a cost of \$2,050. This shed remains the property of Council - refer Report F10622.

Council's 1993/94 Budget provides \$10,000 for Community Environmental Grant Scheme - Account 27612 refers. Should Council agree these funds may be channelled to this venture.

Submitted for direction.

J B TURKINGTON
City Treasurer

JW
28 September 1993

tre0143

H41000

REPORTS FOR COMMUNITY SERVICES SECTION

COUNCIL MEETING

13 OCTOBER 1993

H41001

CITY OF WANNEROO REPORT NO: H41001

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 901-1 312-1

SUBJECT: FERAL, STRAY AND DOMESTIC CATS (ex G40215, F91102, F41111, F90805 and F40830)

Council is advised of receipt on 16 September 1993 of a circular from the Minister for Local Government seeking comments on aspects of cat management prior to drafting legislation to combat current problems, including registration and sterilisation. (Attachment 1 refers.)

Specifically, the circular lists the following issues for consideration. Comments on matters not listed are also welcome.

- 1 CAT MANAGEMENT ISSUES
 - 1.1 Community Nuisance
 - 1.2 Threat to Wildlife
 - 1.3 Threat to Public Health
 - 1.4 Welfare of Cats
- 2 URBAN AND SEMI-URBAN STRATEGIES
 - 2.1 Compulsory Registration
 - 2.2 Compulsory Identification
 - 2.3 Encouraging Sterilisation

- 2.4 Cats that are not going to be used for Breeding to be Sterilised prior to sale
- 2.5 Limit on the Number of Cats per Household

The issues raised in the circular have been previously addressed by Council. In February 1992 (G40215) WAMA was advised that Council supported compulsory sterilisation and registration of cats. It was further suggested that a working party be formed to formulate appropriate legislation. Council may wish to reiterate these points.

RECOMMENDATION

That Council advises the Minister for Local Government that it supports proposed legislation to address the issues of cat management and control as outlined in Circular No 73 of September 1993.

G A FLORANCE
City Environmental Health Manager
hrel0002
ma:rej
H41002

CITY OF WANNEROO REPORT NO: H41002

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 240.2

SUBJECT: MOBILE LIBRARY CONFERENCE, QUEENSLAND,
20-21 NOVEMBER 1993

The Wanneroo Mobile Library vehicle will be due for replacement in 1994/95. The changeover provides the opportunity to assess the viability of a trailer, transported by a prime mover, as an alternative means of delivering this service.

Initial investigations indicate the trailer library option may offer the following advantages:

- the ability to provide the newer northern suburbs with an extended library service comparable to static libraries
- opening hours increased from 24½ to 53½ hours per week with minimal staffing increase
- increased stock access for users
- flexibility for the prime mover to be used by more than one department
- extended lifespan of Mobile Library
- more efficient use of staff time.

In Western Australia there are three mobile libraries at Wanneroo, Mandurah and Belmont, with the Wanneroo facility being the most advanced.

In 1994/95 the Australian Library and Information Association (ALIA) Biennial Conference is to be held in New Zealand. The City Librarian intends to list the Conference and an accompanying study tour in the 1994/95 draft budget. A prime focus of the study tour would be mobile libraries in the Eastern States.

Notification has recently been received of the ALIA Mobile Libraries Second Conference, Mobile Muster 2, to be held in Queensland the weekend 20 to 21 November 1993. The first Mobile Conference was held five years ago in 1988.

The Mobile Library muster provides a timely opportunity to view 10-12 mobile libraries in one location. As the majority will be trailer/prime mover configurations, it would be possible to assess first-hand such issues as security, communications and design. The State Library of Queensland has also invited the City of Wanneroo to extend the visit an extra day in order to view mobiles unable to attend the muster. This would include the newest semi-trailer (1993) at Moreton Shire.

Costs for attendance at the Mobile Library Muster per delegate are as follows:

Airfares	\$771.00
Accommodation - 3 days	\$350.00
Registration Fees	\$ 35.00
Allowances (Interstate	\$150.00
\$50.00 per day) 3 days	
Car Hire - 2 days	\$124.00
Total	\$1430.00

The Mobile Library Conference was not in the 1993/94 budget. To enable a staff member to attend it would be possible to reallocate funds from the following accounts:

31350	Libraries Control - Staff Training	\$310.00
31450	Whitford Library - Staff Training	\$ 80.00
31650	Girrawheen Library - Staff Training	\$240.00
20151	Town Clerks Department - Conference Expenses - contingency for late/urgent staff conference registrations	\$800.00

Funds are available in the 1993/94 Budget for a Councillor to attend under:

Account Number 20006
Town Clerks Department - Executive Conference Expenses.
Contingency for late and urgent conferences.

The Conference programme is provided as an attachment for Council information.

RECOMMENDATION:

That Council:

- i) authorises attendance at Mobile Libraries Conference 19 to 21 November 1993 by the City Librarian and a Councillor.
- ii) authorises by **ABSOLUTE MAJORITY** the reallocation of funds from accounts 31350, 31450, 31650, 20151.
- iii) nominates a Councillor to attend the Mobile Library Conference.

N CLIFFORD
City Librarian

nc:sk
whre0902
28.9.93
H41003

CITY OF WANNEROO : REPORT NO H41003

TO: ACTING TOWN CLERK

FROM: CITY RECREATION & CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 261-2-1

SUBJECT: RECREATION FACILITIES - REQUEST FOR WAIVER
OF HIRE CHARGES

At its meeting on 18 December 1991, Council amended its policy in regard to waiver of recreation hire charges in order to more accurately reflect the cost of its facilities (Item F31212 refers). In part, the policy now states that:

"... organisations and events that council chooses to support through subsidised use shall, in the first instance, pay the full applicable hire rate. They shall then apply to Council for a refund through the appropriate donation account."

In consideration of the above policy, the following request for waiver has been made.

"Soroptimist International of Joondalup" has requested a refund of the hire fee of \$189 for its use of the Civic Centre main hall on 22 August 1993 for a senior citizens concert. Whilst concerts do not usually attract reduced hire charges, it is Council's policy that senior citizens' clubs enjoy free use of facilities.

RECOMMENDATION

That Council refunds the hire fee of \$189 for the use of the Civic Centre on 22 August 1993 by "Soroptimist International of Joondalup" for its annual senior citizens' concert.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rrel0001

CITY OF WANNEROO : REPORT NO H41004

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 264-3

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND
ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 18 August 1993.

Item 3.2 Wesleyan Mission Farm

Following receipt of a report from the City Planner on the above matter, the meeting resolved that Council be recommended to:

- (a) erect a plaque to commemorate the Wesleyan Mission Farm at the Historic Mission Farm's land which is now situated within the Lake Goollelal foreshore reserve;
- (b) request the Wanneroo and Districts Historical Society (Inc) to recommend wording for the plaque, and invites the Society to arrange an unveiling ceremony for the plaque, should it consider that such a ceremony is appropriate;
- (c) also erects a second plaque on the west side of Lake Goollelal, on Lot 15 within the Mission Farm's land, to commemorate the Wesleyan Mission Farm;
- (d) advise the Wanneroo and Districts Historical Society (Inc) that it may be appropriate to consult with the Nyoongah Community on the wording of the plaque and participation in any unveiling ceremony for the plaque; and

- (e) request the Department of Planning and Urban Development to authorise Council to request the Geographic Names Committee to name the Lake Goollelal foreshore reserve as the "John Smithies Reserve.

Historical Sites Advisory Committee

Minutes of meeting held 15 September 1993.

Item 4.3 Committee Vacancy

Cr Rundle reported that Mrs Glynis Monks had expressed an interest in joining the Committee. It was resolved to recommend that Council invites Mrs Monks to join the committee as a Community Representative.

RECOMMENDATION

That Council:

- (a) erects a plaque to commemorate the Wesleyan Mission Farm at the Historic Mission Farm's land which is now situated within the Lake Goollelal foreshore reserve;
- (b) requests the Wanneroo and Districts Historical Society (Inc) to recommend wording for the plaque, and invites the Society to arrange an unveiling ceremony for the plaque, should it consider that such a ceremony is appropriate;
- (c) also erects a second plaque on the west side of Lake Goollelal, on Lot 15 within the Mission Farm's land, to commemorate the Wesleyan Mission Farm;
- (d) advises the Wanneroo and Districts Historical Society (Inc) that it may be appropriate to consult with the Nyoongah Community on the wording of the plaque and participation in any unveiling ceremony for the plaque;
- (e) requests the Department of Planning and Urban Development to authorise Council to request the Geographic Names Committee to name the Lake Goollelal foreshore reserve as the "John Smithies Reserve;
- (f) invites Mrs Glynis Monks to become a member of the Historical Sites Advisory Committee as a community representative.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre10003
H41005

CITY OF WANNEROO REPORT NO: H41005

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 330-11-5

SUBJECT: APPOINTMENT OF MANAGEMENT COMMITTEE

The Burns District Community Recreation Association has recently been established to serve the recreational needs of residents in Burns and surrounding localities.

As the Executive Committee of the Association will also function as a Management Committee of Council, pursuant to Section 181 of the Local Government Act, Council is required to formally appoint each member to the Committee.

RECOMMENDATION

That Council appoints:

Mr Dale Lings	Chairman
Mr Bill Kell	Vice Chairman
Mrs Judy Williams	Secretary
Mrs Jean Hart	Community Member
Mrs Amanda Waite	Community Member
Mr Neil Hitchcock	Community Member
Mr Bob Hales	Community Member
Mr Fred Smith	Community Member
Mrs Lil Lings	Booking Officer

as members of the Burns District Recreation Management Committee for 1993/94.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rrel0004
H41006

CITY OF WANNEROO REPORT NO: H41006

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 680-1

SUBJECT: AMUSEMENT MACHINES - CRAIGIE LEISURE CENTRE

A report was presented to Community Services Committee on 8 March 1993, requesting consideration be given to installing coin operated amusement machines at Craigie Leisure Centre. It was proposed the machines be installed and maintained by Mr Ray Lane of "Penny Arcade Amusements" and revenue be shared 60% to "Penny Arcade Amusements" and 40% to Council.

At that meeting the Committee resolved to defer consideration for six months.

At the full meeting of Council on 28 March 1993 a revised policy regarding amusement machines was endorsed. This policy in part reads:

- (i) The amusement machines to be kept in a visible location within the premises at all times.
- (ii) The patrons must be adequately supervised by an adult at all times to ensure they do not cause noise or other nuisance in or near the premises.

Mr Lane's request complies with this policy.

The Manager of the Craigie Leisure Centre, Mr David Tippet further advises that it is not intended that these machines become a leisure activity in their own right at Craigie, but as a supplementary activity for patrons attending the Centre for other activities. Income would not be great but would be useful in assisting the centre reach a surplus operating position.

Mr Tippet would retain the right to have the machines removed if there was behaviour or supervision problems.

RECOMMENDATION

That Council:

- 1 authorises the Manager of Craigie Leisure Centre to liaise with Mr Ray Lane of "Penny Arcade Amusements" regarding the installation of coin operated amusement machines at Craigie Leisure Centre;
- 2 agrees to an income distribution of 40% to Council and 60% to "Penny Arcade Amusements";
- 3 authorises the Centre Manager to have the machines removed if necessary, with 24 hours notice being given to "Penny Arcade Amusements"; and
- 4 request a report be presented in October 1994 evaluating this project.

R BANHAM
City Recreation and
Cultural Services Manager

DT:LC
rrel0008
H41007

CITY OF WANNEROO REPORT NO: H41007

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 680-1 c690-1

SUBJECT: PRIVATE SWIMMING INSTRUCTION - COUNCIL
AQUATIC CENTRES

Approximately four years ago a Woodvale couple approached Council to see if a family friend could teach their children to swim at Wanneroo Water World. It was established that the friend was a qualified swimming instructor who had agreed to teach the children on a voluntary basis.

Council's Bylaws relating to swimming pools provides that:

"A person shall not for profit teach, coach or train any person in the pool premises unless with prior written consent of the Council, subject to such conditions as it thinks fit and may at any time withdraw such consent."

The request did not constitute a breach of the Bylaw because the instructor would not have derived any financial gain from the arrangement. The request did, however, create a precedent as Council was conducting its own "Learn to Swim" programme and the children could have been accommodated in these classes at reasonable cost.

At the time, Council resolved that it would not permit any club, organisation or individual, other than a parent teaching his or her children, to instruct or coach any activity at Wanneroo Water World without the prior consent of the Council.

That policy has worked well and no further requests of this nature have been received until recently.

Last month another local resident requested that his two children and one of their friends be taught swimming at Craigie Leisure Centre by a school teacher friend of the family. A meeting was arranged with one of the parents to discuss the issue and attempt to overcome the problem. Fortunately, this was achieved with a minimum of fuss and the three children are now enrolled in Council's "Learn to Swim" programme at Craigie Leisure Centre.

As these type of requests are likely to occur on an intermittent basis it would be appropriate for Council to amend Bylaw 10 of its Swimming Pool Bylaws by:

- (i) inserting the words "other than a parent teaching his/her children" after the words "A person"; and

(ii) deleting the words "for profit".

RECOMMENDATION

That Council amends Bylaw 10 of its Bylaws relating to Swimming Pools by:

- 1 (a) inserting the words "other than a parent teaching his/her children" after the words "A person"; and
- (b) deleting the words "for profit".
- 2 authorising the affixation of the Common Seal to, and endorsing the signing of, the amending documents; and
- 3 authorising administrative action, in accordance with the provisions of Section 190 of the Local Government Act 1960, to have the proposed amendment promulgated.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rrel0005
H41008

CITY OF WANNEROO REPORT NO: H41008

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 330-4 c260-0

SUBJECT: RECREATION ASSOCIATIONS - PROPOSED PROJECTS

The President of the Kingsley/Woodvale Recreation Association, Mr Peter McKenzie, has recently written to Council advising of

two proposed initiatives. The development of a Community and Recreation Strategic Planning Review Committee and a Community House Project in Kingsley (Attachment 1 refers).

Community and Recreation Strategic Planning Review Committee

Over the past few months several joint meetings of the Recreation Associations have been held. It is understood that the purpose of these meetings was to find some common focus for the Recreation Associations. Council will recall that several of them have felt somewhat disenfranchised since they shed their management role as the result of the implementation of the "Recreation Management Plan 1990" (Item E80701 refers). Council staff, over the past two years, have been working with the Recreation Associations to try to assist them to define their new role.

The Recreation Associations are proposing the formation of a Community and Recreation Strategic Review Committee, comprising the Presidents of all the Recreation Associations, with support from interested Ward Councillors. The proposed Mission Statement and Objectives of this committee appear in Attachment 2.

It would appear that some of the objectives of this proposed committee may not be congruent with the strategies and plans currently being implemented by Council. It is also obvious that a good deal of staff time would have to be committed to servicing a committee with such wide ranging objectives.

Whilst there is considerable merit in advocating and supporting a mechanism that encourages community consultation and input, it is suggested that more information would be required before the proposal could be presented to Council for endorsement.

It is understood that each Recreation Association has been requested to contact its local Ward Councillor with the intention of eliciting support for this proposal. To date, no formal discussion or liaison has taken place with Council staff on this matter.

In consideration of the above, it would be appropriate for Council to endorse the City Recreation and Cultural Services Manager making contact with the Recreation Associations to further discuss this proposal.

Community House Project

The Kingsley/Woodvale Recreation Association is seeking Council support in obtaining the use of 78 (Lot 50) Hocking Road, Kingsley, for a Community House project. The issue of management responsibility for this venue is currently being

discussed with the Department of Planning and Urban Development. It is understood that the City Planner will be presenting a report to Council on this matter at a later date.

RECOMMENDATION

That Council authorises the City Recreation and Cultural Services Manager to formally discuss with the joint Recreation Associations the intent of the "Community and Recreation Strategic Planning Review Committee" and report back to Council accordingly.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rrel0006
H41009

CITY OF WANNEROO REPORT NO: H41009

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 313-5 c930-17

SUBJECT: APPLICATION FOR VARIATION OF HOURS TO CLUB
RESTRICTED LIQUOR LICENCE - MULLALOO SURF
LIFE SAVING CLUB INC.

The Mullaloo Surf Life Saving Club currently has Council's approval to hold a Club Restricted Liquor Licence at the Surf Club on Friday (5.00pm to 11.00pm), Saturday (12.00 noon to 11.00pm) and Sunday (12.00 noon to 6.00pm) throughout the year.

A request has been received from the Club seeking a variation in hours to the following:

Friday	5.00pm to 12.00 midnight
--------	--------------------------

Saturday 11.00am to 12.00 midnight
Sunday 11.00am to 10.00pm

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

The Club holds a lease on the entire building, therefore has exclusive tenure on the dates and times approved on the licence.

RECOMMENDATION

That Council approves the application by the Mullaloo Surf Life Saving Club to apply for a variation of hours to the Club's Restricted Liquor Licence as follows:

Friday 5.00pm to 12.00 midnight
Saturday 11.00am to 12.00 midnight
Sunday 11.00am to 10.00pm

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rrel0010
H41010

CITY OF WANNEROO REPORT NO: H41010

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 319-4

SUBJECT: SORRENTO SURF CLUB - ONE OFF GRANT FOR
1993/94 SEASON

Council at its meeting on Wednesday 22 September 1993 resolved that the President, Sorrento Surf Club be invited to make a formal submission to Council for a one off grant. Item H40923 refers. This report considers the Surf Club's submission (Attachment 1 refers).

From 1983 to 1985 Council made grants to Surf Clubs in general totalling \$7,289. From 1985/86 to 1992/93 a total of \$38,420 has been made in a series of one off grants to the Sorrento Surf Club. No funds have been allocated in the current financial year for assistance to this Club.

The Sorrento Surf Club in requesting the grant have indicated there are a range of on going expenses the Club has to meet. These include operating and maintenance expenses associated with the building as well as costs relating directly to their lifesaving activities both competitive and community. The Council grant has provided the Club with sufficient cash to commence their activities each season.

The Surf Club have had new facilities opened at their clubhouse in January of this year. The cost of this new facility was \$467,265 of which Council contributed \$465,562 and the Surf Club \$1,703. Initially the Club was meant to contribute \$20,000 but this requirement was later dropped (reports F10703, F10806, F11004 and G10433 refer). In addition there were considerable Council staff resources utilised in managing the building contract during the construction phase. This figure is believed to be in the vicinity of \$20,000 to \$30,000. The Surf Club directed their expenditure towards the outfitting of the facility and this has been estimated by the Club President at \$55,000.

One of the goals with the development of the new facilities was for the Surf Club to becoming self supporting in funding their activities through the hiring out of the venue. It is for this reason the level of the grant was reduced from \$5,000 in 1991/92 to \$2,000 in 1992/93.

The Surf Club has been largely unsuccessful in this regard and in late 1992 approached Council for assistance to increase the utilisation of the Function Hall at the Sorrento Surf Club.

In response, it was proposed to utilise the Recreation Facilities Manager - Sorrento Duncraig zone by managing the Surf Club Function Hall on a day to day basis. This would generate a steady income for the Club through the hire of the facility to community groups and for Council run Leisure Courses. The activities of the Recreation Facilities Manager would in effect complement the revenue raising activities of

the Surf Club. Council adopted this concept in June 1993 (report H40622 refers).

To date there has not been any significant income generated by this initiative although this can reasonably be expected to change before the end of the current financial year. It is worth noting the availability of the Surf Club for hire was advertised in the Sorrento Duncraig Recreation Centre 3rd Term Leisure Course brochure which was distributed to some 17,000 households.

The great majority of enquiries have been for social functions. The Function Hall has proven however to be unsuitable to hire for private social functions because of the open access to Surf Club kitchen equipment and stock.

Any enquiries from junior groups have been deterred because of the requirement to pay hire fees and the restriction on active activities because of problems with carpet wear whilst understandable prevents a wide range of potential users.

The Sorrento Duncraig Recreation Centre will commence conducting leisure courses at the Surf Club from 4th Term of this year. The level of usage will initially be small as it is not a popular time of the year to be introducing new activities.

From 1st Term 1994 a more comprehensive range of activities will be programmed at the Surf Club. This is not being done simply to help the Club out but rather another significant boost is planned to the Sorrento Duncraig Recreation Centre programme. The overflow unable to be accommodated in existing facilities will be scheduled at the Surf Club.

Should the majority of these activities become successfully established it is anticipated annual income for the Surf Club will be in the vicinity of \$3,000 from this source alone. It would be reasonable to assume the leisure programmes offered through the Sorrento Duncraig Recreation Centre will continue to expand while timeslots are still available.

It can be confidently assumed income from the hire of Surf Club facilities will by the end of this financial year match grant amounts from previous years. The Sorrento Surf Club itself is confident financial self sufficiency will eventually be achieved.

As a community organisation the Surf Club has attracted high levels of funding from Council. The service they provide to the community is undeniable but there are many other community groups providing invaluable services to the community who have

not enjoyed the same level of patronage and support from Council.

It is also of concern there is a tendency for the Surf Club to rely largely on the efforts of the Recreation Facilities Manager - Sorrento Duncraig zone to generate income from the venue. The efforts of that officer should be seen as a bonus for the Club rather than as a mandatory obligation.

RECOMMENDATION

That Council declines to make a one off grant to the Sorrento Surf Club to assist its lifesaving activities during the 1993/94 season.

R BANHAM
City Recreation and
Cultural Services Manager

MAS:MAS
rrel0009
H41011

CITY OF WANNEROO REPORT NO: H41011

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 429-1-28

SUBJECT: CITY OF WANNEROO ART AWARD

In 1992, the Inaugural City of Wanneroo Art Award was held on level 3 and the ground floor within Council's Administration Centre from 11-17 October. Art mediums entered in the Award were oils, acrylics, works on paper, mixed media, sculpture and pottery.

For this year's Art Award, \$10,404 has been allocated within the 1993/94 Budget.

As opposed to October 1993, the Art Award will be held in March 1994. This proposed date has been established for the following reasons:

- 1 due to five major art awards and the "Artrage Festival" occurring in October, local artists would probably be limited to enter recently created works in a maximum of two exhibitions. This would limit the extent of quality entries in the Wanneroo Art Award;
- 2 March accommodates few awards and festivals within the metropolitan area, therefore competition for publicity associated with the City of Wanneroo Art Award is considerably less; and
- 3 in specific relation to the "Best Art Student Work" category incorporated within the Art Award, October is traditionally a pressure month for students to prepare for final assessment. This limits the entries from students. Scheduling the Award in March enables the incorporation of numerous quality student entries.

Negotiations are currently developing affiliated with sponsorship by Mr Paul Conti. Approximately 60 litres of quality wine will be supplied for opening night.

"Creative Hot Shop" will sponsor a relevant award with \$500 worth of art materials.

Further sponsorship negotiations are currently progressing.

Due to budgetary constraints, it is not possible to conduct the City of Wanneroo Craft Award during the 1993/94 financial year.

A portion of mediums can, however, be incorporated within the Art Award. This will accommodate a segment of crafts people within the community. Mediums in textiles, glass and jewellery, therefore, will be integrated within the Art Award.

In order to accommodate increased art works, an enlarged exhibition space is imperative. Alternative venues were explored by the Community Arts Officer; however, they were deemed unsuitable. They included Craigie Leisure Centre and the Sorrento Surf Life Saving Club.

The Function Room incorporated within the Craigie Leisure Centre is not available for a 7-day period as it is utilised every night of the week.

The walls of the function room are high. Additionally, the ceiling is high and sloped. This presents difficult circumstances when rigging lights suitable for an exhibition.

The lighting would be quite distant from the art works and this would detract from the ambience required.

Sorrento Surf Life Saving Club was a consideration as an appropriate venue; however, the timing and interests of the Art Award would conflict with that of the Wanneroo Art Society. This is due to the Society's art exhibitions held at the Surf Club twice a year. As a result, it was anticipated that separately organised exhibitions within the same venue may create numerous difficulties and disrupt harmony.

In order to accommodate the amount of art anticipated within level 3 of the Administration Centre, it will be necessary to utilise the Council Chambers in conjunction with the Function Room and the Foyer.

If the present practise of conducting two Council meetings each month continues, it would be necessary to schedule the Art Award between the second and fourth Wednesdays of March 1994.

As Council would meet on 9 March, the Official Opening of the Art Award would take place on Friday, 11 March 1994.

If Council agreed to this time frame it would be necessary for the Function Room to be made available from Tuesday, 8 March for the receipt of entries and the preparation of the display. This would mean that the Foyer would have to be used for refreshments following the Council meeting on the Wednesday evening.

RECOMMENDATION

That Council:

- 1 agrees to conduct the City of Wanneroo Art Award from 11-18 March 1994;
- 2 authorises the utilisation of the Council Chambers in conjunction with the Function Room and Foyer, third floor of the Joondalup Administration Centre;
- 3 agrees to use the Foyer on the third floor for refreshments following the Council meeting on 9 March 1994; and
- 4 recognises the need for a separate Craft Award to be incorporated within the 1994/95 budget.

R BANHAM
City Recreation and
Cultural Services Manager

AC:SS
rrel0007
H41012

CITY OF WANNEROO REPORT NO: H41012

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 765-9

SUBJECT: "HOT SUMMER TOUCH" TOUCH FOOTBALL EVENT AT
MULLALOO BEACH - SUNDAY, 12 DECEMBER 1993

Council has recently received a request from 'Big Island Marketing Company' to conduct a "Hot Summer Touch" touch football event on Mullaloo beach from 9.00 am to 5.00 pm on Sunday, 12 December 1993.

The event requires three fields to be marked out, each field measuring 15x13 metres. It is estimated that 64 teams (320 players) will be competing in this event.

In order to set up the beach, time is required on Saturday, 11 December from 2.00 pm to 5.00 pm. The marketing company will provide its own security for the equipment on the Saturday night.

The event is being sponsored by 'Carlton United Breweries' and 'Coca Cola'. Event signage will be displayed around the field, in such a way as not to inhibit public access to the beach.

One tent will be set up for registrations, marshalling and first aid purposes. There will be a public address system used on the day of the event between the hours of 8.30 am and 5.00 pm.

The Mullaloo Surf Life Saving Club has been approached to provide food and drink for the event, with all profits going to the Club. The Health Department has advised that it has no

problems with the Surf Club selling food to competitors and spectators.

One small fete stall will be used by the 'Australian Touch Football Association' to display its range of footwear, footballs and apparel. Another small stall will be used for the sale of an event T-shirt.

The Municipal Law and Fire Services Department has expressed it has no problems with the event providing it meets with the following recommendations:

- 1 appropriate care and consideration is taken in regard to the fragile dune environment;
- 2 both spectator and competitors' vehicles are parked in the defined parking areas only;
- 3 access to the beach is restricted to official vehicles only;
- 4 all litter be cleaned up in accordance with beach by-laws; and
- 5 no alcohol be consumed on the beach or in car parks.

RECOMMENDATION

That Council:

- 1 approves the "Hot Summer Touch" touch football event to be held at Mullaloo beach between 9.00 am and 5.00 pm on Sunday, 12 December 1993, with set up time on Saturday 11 December from 2.00 pm to 5.00 pm conditional upon the following being observed:
 - a) appropriate care and consideration is taken in regard to the fragile dune environment;
 - b) both spectator and competitors' vehicles are parked in the defined parking areas only;
 - c) access to the beach is restricted to official vehicles only;
 - d) all litter be cleaned up in accordance with beach by-laws; and
 - e) no alcohol be consumed on the beach or in car parks.

- 2 approves the positioning of the fields in negotiation with the Mullaloo Surf Life Saving Club;
- 3 receives a certificate of currency from the Australian Touch Football Association's insurance broker displaying the adequacy of its public liability cover; and
- 4 charges the 'Big Island Marketing Company' \$279.00 for the hire of the beach for one and a half days, with a \$200.00 refundable bond.

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rrel0011
H41013

CITY OF WANNEROO REPORT NO: H41013

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 493/1255/62

SUBJECT: DOG ACT APPEAL - MRS N MCCOLE, 62 TENDRING WAY, GIRRAWHEEN

On 14 July 1993 Council refused an application by Mrs M McCole of 62 Tendring Way, Girrawheen to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs McCole has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs McCole under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

17 September 1993

tmt/dw/10002
H41014

CITY OF WANNEROO REPORT NO: H41014

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: FULL COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 829/345/9

SUBJECT: DOG ACT APPEAL - MRS M MATUSEVICH, 9
CHESTER AVENUE, TWO ROCKS

On 19 July 1993 Council refused an application by Mr V Matusevich of 9 Chester Avenue, Two Rocks to keep three dogs at his residence. All applications to keep more than two

dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Matusevich has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs Matusevich under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/10001

H61000

BUSINESS FOR INFORMATION SECTION

COUNCIL MEETING

13 OCTOBER 1993

H61001

CITY OF WANNEROO REPORT NO H61001

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 13 OCTOBER 1993
FILE REF: 201-2
SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 27 September 1993. The updated 1992/93 Capital Works Programme is shown at Attachment 1.

A COUNCIL WORKS

87 MAJOR WORKS

(a) Joondalup Drive Duplication (Wedgewood Drive/Lakeview Drive)

Drainage works recommenced on 23 August 1993 with two drainage crews concentrating on sections north and south of Treetop Avenue. The mainline north of Treetop Avenue is now completed. Work will continue on the section south of Treetop Avenue until early October. No further drainage will be programmed until the roadworks have progressed. Boxing and limestone sub-base operations have commenced.

(b) Perry Road

This project commenced in late August and consists of reconstructing and realigning a portion of a 1370 metre section of Perry Road, to the south of the previously reconstructed section.

Works completed to date, include clearing, fencing relocation, topsoil removal and sidetrack construction. The earthworks and formation works have commenced.

The project is part funded by SECWA and it is proposed to finish the project in November to fulfil the City's obligation to finalise works before the end of the year.

88DRAINAGE

(a)Javez Drive, Quinns Rocks

The initial phase of this project, which comprised sump construction and mainline drainage to Javez Drive, concluded in late August.

Caprock ground conditions were encountered in 80% of the trench excavation works and 90% of the sump excavation. Only 50% of the ultimate sump excavation has been undertaken to date.

It is proposed to recommence drainage works in Javez Drive on the 28 September. This portion of the project which precedes the road reconstruction involves the provision of gullies at the low point, pump station construction and a 300mm diameter PVC rising main.

(b)Hyacinth Close Drainage Scheme

Works began in late September on this project which will eliminate the Hyacinth Close flooding problem adjacent to the sump.

The project will provide a pump station and rising main from the Hyacinth Close sump to a proposed basin in Larkspur Park.

As part of the project, improvements to Larkspur Park will be undertaken by the City's Parks Department. These will include landscaping, planting and additional trees and reticulation of grassed areas at the low point.

Essentially, this project allows for the sump overflow to be pumped via a rising main to Larkspur Park on

those occasions when the existing sump cannot cope with stormwater runoff.

(c)Hester Avenue, Merriwa

All kerbing, drainage and backfill works have been completed. The installation of two bus shelters was undertaken after the kerbing works. Verge stabilisation works are to be carried out by the subdivisional developer to complete this project.

89 PEDESTRIAN AND CYCLE FACILITIES

(a)Private

Currambine	Dual Use Path	Caledonia Avenue to Lapwing (Lots 733/838)
Currambine	Dual Use Path	Paragon Rise to Connolly Drive
Currambine	Dual Use Path	Santa Ana Mews to Connolly Drive
Kinross	Dual Use Path	Callander Ave (Kinross Dr to Lot 562) KinrossDual Use PathFenwick Mews (Callander Ave to Connolly Dr U/P)
Kinross	Dual Use Path	Callander Avenue (Lot 660 to Lot 562)

(b) Council Contractor

Two Rocks	Pedestrian Accessway	Evans Place/Hull Court
Quinns Rocks	Pedestrian Accessway	Greygum Crescent/Hickory Road

90 TRAFFIC MANAGEMENT

(a)Wanneroo Road/Parin Road Channelisation

Kerbing, asphalt and reinstatement works have been carried out bringing this project to 100% completion.

(b)Dorchester Avenue Roundabouts, Warwick

The provision of roundabouts along Dorchester Avenue at the intersection of Dugdale Street, Ballantine Road and Hawkers Avenue has commenced. This project is being partly funded by West Point Corporation, developers of the Warwick Entertainment Centre.

(c) Beltana Road/Sprinaway Street/Kadina Street, Craigie

The widening of intersections and the provision of pedestrian crossings will begin during the week commencing 4 October 1993.

91

CAR PARKS

(a) Carramar Golf Course Access Road and Car Park

The main car park, access road and the brickpaved entrance feature have been completed. Further works will be required when the Clubhouse and maintenance shed buildings are constructed.

(b) Warwick Open Access Road and Car Park, Warwick

Access road and car park construction has been completed with the remaining vehicle turnaround facility and bin storage area to be constructed after the completion of the Warwick Sports Club.

(c) Kingsway Netball Car Park, Landsdale

The waterbinding of the limestone surface, placement of kerbing and construction of the roundabout have been completed. The asphalt surface will be programmed with other works for completion in early October.

(d) Santiago Car Park, Ocean Reef

This project involves the provision of a 30 bay car park off Hershell Boulevard and a 50 bay car park off Santiago Parkway. Clearing works commenced on 23 September 1993 and the car parks have been programmed for completion to asphalt surface stage by 15 October 1993.

92

MISCELLANEOUS

(a) Marangaroo Drive - Structural Overlay, Girrawheen

The upgrading of kerbing along the northern side of the southern carriageway has been completed with the re-kerbing of the southern side and resurfacing programmed for the first week in October 1993.

(b)Maintenance

The regrading of table drains was undertaken on Old Yanchep Road and Flynn Drive, Neerabup and the upgrading of drainage gullies was undertaken in Banderra Street, Wanneroo.

The footpath crews have been engaged on general maintenance and the provision of concrete paths at the various traffic management treatments along with the replacement of 30m of damaged slab path along Dorchester Avenue near Beach Road, Warwick.

931993/94 Road Resurfacing Programme

A list of proposed roads to be resurfaced will be presented to the next round of October Council meetings.

B WASTE MANAGEMENT

Truck availability was a challenge for the domestic collection during the early part of September. This was due to two Matrik trucks being stood down for evaluation in relation to the warranty dispute and delays with delivery of parts for maintenance work on several other trucks. The men worked together well to ensure that all rounds were completed each day.

The commercial collection also had vehicle problems with one truck out of action for two weeks for major repair work. The truck is listed for replacement this year. In view of the additional expenditure, the option of retaining the refurbished unit as a spare will be evaluated as part of the tender process.

The reserve crews service litter bins on reserves, beaches and street verges. They also collect commercial 240 litre carts and dead animals from vets and the road side. During September, a trial has been started for collecting some of the loose litter around bus stops.

Further delays have been experienced with the delivery of the first of the new recycling trucks with a new delivery date of 30 September. The manufacture of the other units is progressing. Final assembly will not be undertaken until after the field trials of the first unit.

C SUBDIVISIONAL DEVELOPMENT

The status of subdivisional development within the City of Wanneroo is shown on Attachment 2. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1992 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY
City Engineer

GR:PWC:AT
ere1007
H61002

CITY OF WANNEROO REPORT NO H61002

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 202-1-4

SUBJECT: SEVENTH NATIONAL LOCAL GOVERNMENT
ENGINEERING CONFERENCE

The Seventh National Local Government Engineering Conference was held in Adelaide between 30 August and 3 September 1993. The theme of the Conference was "Effective Use of Technology".

This conference is of particular importance to municipal engineers and elected personnel as it covers the full range of current issues in local government and outlines new technology and techniques to address these issues.

The conference was attended by Cr W Marwick and the Deputy City Engineer, Mr D Blair.

A copy of Mr Blair's report on this conference is shown Attachment 1.

Mr Blair would like to thank Council for the opportunity to attend the 7th National Local Government Engineering Conference.

R T McNALLY
City Engineer

DRB:AT
erel006

SEVENTH NATIONAL LOCAL GOVERNMENT ENGINEERING CONFERENCE

The Seventh National Local Government Engineering Conference was held in Adelaide between 30 August and 3 September 1993 and was well attended by 320 delegates from around Australia. The theme of the conference was "Effective Use of Technology".

The Keynote Address was given by Mr Mark McCain, City of Colombia, South Carolina, USA. Mr McCain spoke on America's infrastructure and meeting the asset management challenges of tomorrow.

A total of 62 papers were presented at the conference on a range of themes including Human Resources Management, Stormwater Drainage Control and Quality Traffic Management, Waste Management, Road Pavement Technology, Asset Management including Australian Accounting Standard 27.

As a full set of the papers will be placed in the Councillor's Reading Room, I will comment on a selection of papers with particular relevance to the City of Wanneroo.

NEW DIRECTIONS IN LOCAL AREA TRAFFIC MANAGEMENT: CAN WE PROVIDE WHAT THE PEOPLE WANT?
- PROFESSOR MICHAEL TAYLOR

This paper reported the findings of the Unley 40km per hour speed limit trial which extended over a total period of 15 months. The objective of this trial was to assess the reduction in traffic speeds following the imposition of the

40km per hour limit in selected adjoining suburbs in the City of Unley, accompanied by systematic police enforcement using radar speed cameras at low and high levels of intensity. In particular, it was desired to establish whether such enforced lower speed limits could serve as an alternative to the installation of physical speed controls within the local area traffic management schemes.

The trial results indicated that the 40km per hour limit and its enforcement resulted in a small decrease in speeds in the higher speed streets within the local area but not to the same extent possible with the use of physical devices. It was also found that increasing the intensity of the enforcement from an average of once each fourteen days to once each three days had little impact on further reducing the speed of motorists.

Towards the end of the conference, the report "40km per hour Local Area Speed Limit Trial: Unley - South Australia: Final Report and Recommendation" was released by the Department of Road Transport. The Local Area Speed Limit Trial Working Party recommended:

- (a) Sign-only 40km per hour local area speed limits should not be used as an alternative to physical speed controls in local area traffic management schemes.
- (b) The question of a reduction in the general built up area speed limit should be the subject of widespread community debate.

Following on from this recommendation, the Minister of Transport Development has requested the Department of Road Transport's Office of Road Safety to prepare a discussion paper on the possible adoption in South Australia of a lower general built up area speed limit of 40km per hour or 50km per hour compared with the retention of the current 60km per hour limit. Council considered this issue at its November 1992 meeting and resolved to support the reduction in the current urban speed limit for built up areas from 60km per hour to 50km per hour. (Item G11113 refers).

- (c) Until a decision is made on the introduction of a lower general built up area, 40km per hour local area speed limits should be available for use within local area traffic management schemes in which the speed limit is comprehensively supported by physical speed control treatments.
- (d) Sustained low intensity speed limit enforcement programmes should be used in conjunction with reduced local area speed limits.

- (e) The trial 40km per hour speed limit area in Unley should be retained until 30 June 1995 for use as an ongoing test area.
- (f) Further research is needed in a number of areas to verify and extend the results found in the Unley trial.

The WA State Government has approved legislation to allow 40km per hour speed limits on an area wide basis under certain specified conditions. Main Roads WA has released interim procedures for the approval of local traffic area (40km per hour) signs for urban areas. A detailed report on the implications of this legislation and associated procedures will be presented to Council in November.

**OPERATION OF A 4 MEGAWATT LANDFILL GAS FUELLED POWER STATION
AT THE NARRE WARREN REGIONAL LANDFILL IN THE CITY OF BERWICK
- R E CURRIE**

This paper outlined the development of a landfill gas fuelled power station at Narre Warren, City of Berwick and future proposals for the utilisation of heat generated from the operation.

The Narre Warren landfill currently serves a population of approximately 400,000 from the municipalities of Berwick, Croydon, Dandenong, Nunawading, Ringwood and Sherbrook. Landfill commenced in 1982 and it is anticipated the site will be filled in 3 to 4 years time. Currently, there is 2.5 million m³ of landfill at the site and this is likely to grow to over 3.0 million m³.

The current capacity of the power station is 4,000 kilo watts and it is likely to export electricity to the SECV grid for 18 years. The region is reviewing the possibility of pumping gas from other landfill sites to extend the life of the power station.

An important aspect of the project was that it was developed at no cost to ratepayers and the selected developer carried all financial risks with the project. A substantial saving from this project resulted to Council in meeting the EPA site licence for waste disposal requiring a landfill gas collection system.

The heat produced from the engines driving the generators is of similar magnitude to the amount of electrical energy produced. This heat is currently used by the region to heat 4,000 m² of plastic igloos for rose growing by private contractors. The region is also investigating options to pipe hot water 4 kilometres to the District Leisure Centre for heating the pool area and to convert the heat to cooling to create indoor skating facilities.

Testing of the Badgerup Refuse Disposal site has indicated that this site is too small to provide a commercially viable power station. The use of the Tamala Refuse Disposal Site for future power generations is subject to the ultimate waste disposal method adopted by Mindarie Regional Council.

TECHNOLOGY CONQUERS EVERYTHING - OR DOES IT?

- W B HAGAN

This paper explained the past and present efforts in community consultation being developed to true resident participation in Local Area Traffic Management (LATM) in South Australia and compared the results with technical advances during the same period.

The paper concludes that despite the efforts made on involving the residents in LATM schemes, there still seems to be significant negative attitudes in the community to LATM schemes and devices. These negative attitudes can only be countered by instilling confidence in the residents of the sincerity of the local authority in implementing such schemes.

The author supports the use of a resident committee to gain maximum resident participation in the development of LATM schemes. The earlier the resident participation, the greater the chance of acceptance of the scheme. While the resident committee process is time consuming and can be of a relatively high cost, experience has shown that the resulting LATM scheme stands a greater chance of acceptance and, hence, success. This has certainly been the case with Council's Traffic Study Groups in Mullanoo, Quinns Rocks and South West Duncraig.

THE THIRD WAVE OF WASTE MINIMISATION

- J N GUICE

The first wave of change in waste management is described in this paper as the introduction of the mobile garbage bus (MGB) and one-man automated refuse collection trucks. The second wave of change has seen the introduction of kerbside recycling schemes and material recovery facilities. This second wave has been supported by schemes such as the "Recycle Sydney" programme in New South Wales, the "Recycle 2000" programme in Victoria and the "Recycling Blue Print Document" in West Australia.

The author considers the third wave of municipal waste management to be the processing of organic materials by composting. A strategy supported in the paper for the adoption of third wave waste minimisation involves the use of multiple MGB's by households for the source separation of green waste, recyclable materials and refuse.

The "Secondary Process Treatment Assessment Report" produced for Mindarie Regional Council strongly supports composting as this third wave waste minimisation. The Regional Council has adopted composting of separately collected organic waste (Biowaste) using a two MGB system as its preferred secondary waste treatment system, subject to further evaluation of an incineration proposal from Tri-Ocean Australia Pty Limited. Council resolved, at its July meeting, to support discussions on establishing a regional approach to "greens" processing. (Item H10725 refers).

WASTE MINIMISATION AT KNOX - THE PROGRESS AND PIT FALLS
- LLOYD KNOTT

This paper presented an honest account of the first 12 months operation of the Knox Total Waste Management Programme. The prime objective of the programme to reduce the amount of waste going to landfill by 50% was achieved in the first 4 weeks. However, a number of problems were experienced during the first 12 months which made the total waste collection package financially unviable and prompted changes to the collection systems. These problems related primarily to the high contamination levels (approximately 30% of the recyclable stream), heavy demand on the green waste collection (bulk greens collection) and the saleability of the final recycled product.

The review also highlighted the need for:

- (i) change from a weekly recycling collection to a fortnightly system - only 3% of the 40,000 households used the scheme on a weekly basis;
- (ii) change from five weekly to annual hard waste collection;
- (iii) a revised payment system to the Contractor to accommodate fluctuating seasonal demands of the green waste service;
- (iv) an ongoing education programme;
- (v) at least one waste management field officer to provide personal support to the programme.

The paper concluded with the statement that the State and Federal Governments need to provide real support to the recycling industry by generating viable uses for recycled products.

MANAGEMENT OF COUNCIL ASSETS CONFORMING TO AUSTRALIAN ACCOUNTING STANDARD 27

- J GHOSH

Australian Accounting Standard AAS27 "Financial Reporting by Local Governments" financed in July 1992, sets out implementation methodology for general purpose reporting by Municipalities. The standard requires all local government controlled assets, including infrastructure assets to be recognised in the financial report of Councils. This paper was one of a number of papers dealing with AAS27 and asset management. The implication of this new standard in Victorian municipalities, and the statutory requirements from an Engineering point of view to bring all non current assets to account by September 1996, were discussed by Mr Ghosh. The paper summarised the implementation stages, including a pilot study by the City of Richmond on an example of road infrastructure assets.

The author strongly recommended the formation of an Implementation Team to facilitate the upgrading of Asset Registers, valuation and depreciation of all infrastructure assets.

STORMWATER RETENTION AND DISPOSAL SYSTEMS, EMBRACING THE USE OF RECYCLED PLASTIC

- S W MENZEL

This paper explained the Ribloc Group Ltd programme for utilising recycled plastic, particularly High Density Polythene to produce an extruded plastic T ribbed plastic profile. This project can be spirally wound into large diameter pipes on site on rear site locations.

A major use of the recycled plastic pipes is on the construction of underground stormwater retention systems similar to the one recently constructed with aluminium pipes in the Beach Road median. Other uses include compost bins and domestic soakwells.

TECHNICAL TOUR - GOLDEN GROVE

Golden Grove, South Australian's largest urban development, is located 30 minutes to the north east of Adelaide. It is being developed on a 1230 hectare site by South Australian Urban Land Trust and Delfin Property Group in co-operation with the Tea Tree Gully Council.

A full range of housing options is available with:

- . traditional allotments -average 725m²
- . courty and allotments -average 430m² with separate Certificate of Titles and

building on the property boundary.

.	Villa allotments	-Average 300m ²
.	Units	-

Many of the standards and specifications are similar to those in Wanneroo although the higher percentage of public open space (incorporating drainage disposal systems) and heavily landscaped verges was noticeable. The ongoing maintenance of the parks and landscaped road verges/medians will ultimately become the responsibility of Tea Tree Gully Council.

The concept of shared facilities has been very successful in the development with the provision of a Secondary School Campus being a major accomplishment. This campus consists of three schools, Gleeson Colleges, Golden Grove High School and Pedare Christian College, all of which have their own separate philosophies, identities, building and management. A number of shared facilities such as art, design drama, home economics, technology, senior science, music and senior library are located centrally to provide access to each school.

The campus has a number of community facilities, including a recreation and drama centre, a synthetic surface for hockey and tennis, indoor basketball courts and swimming centre. Management structures are in place to enable joint use of these facilities by the three schools and community. For example, one of the three indoor basketball courts is available exclusively for the community while the remaining two are for school use until 5.00pm each school day and designated times on weekends.

Sufficient on site parking is provided for the joint community/school uses and street parking did not appear to be a problem.

The use of joint community/school facilities certainly has numerous social and economic advantages. There is a need to pursue the concept of joint use more vigorously with the development of facilities in Wanneroo.

H61003

CITY OF WANNEROO REPORT NO: H61003

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 13 OCTOBER 1993
FILE REF: 740-88668
SUBJECT: APPEAL DETERMINATION : LOT 19 RANCH ROAD,
MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: P & S Middleton

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has upheld the appeal lodged by Mr P Middleton for the subdivision of Lot 19 (11) Ranch Road, Mariginiup.

BACKGROUND

Council, at its February 1993 meeting (H20221) resolved not to support the proposed subdivision of Lot 19 (111) Ranch Road, Mariginiup into two lots of 2.01 ha each.

The application was subsequently refused by the Department of Planning and Urban Development.

MINISTER'S DECISION

The Minister in upholding the appeal, approved the subdivision on compassionate grounds, subject to:

1. The subdivider complying with such conditions as the Committee for Statutory Procedures might reasonably impose on a subdivision of this type. (In the event that there is any disagreement as to what might constitute reasonable conditions of approval, the details of any dispute are to be referred to the Minister as Arbiter).

SUBMITTED FOR COUNCIL'S INFORMATION

O G DRESCHER
City Planner

sk:gm
pre1019
28.9.93
H61004

CITY OF WANNEROO REPORT NO: H61004

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 30/853

SUBJECT: APPEAL DETERMINATION, LOT 3 (19) SHEPPARD
WAY, MARMION

METRO SCHEME: Urban
LOCAL SCHEME: Commercial
APPLICANT/OWNER: Sparta Nominees

INTRODUCTION

Correspondence has been received from the Hon Minister for Planning advising that he has upheld the appeal lodged by Sparta Nominees against Condition 2 of Council's Approval to Commence Development.

BACKGROUND

On 7 April 1993 Council approved additions to the existing Marmion Village Shopping Centre subject to five conditions. Condition 2, the subject of the appeal, required the provision of an additional 10 car parking bays to the satisfaction of the City Engineer and City Planner or the payment of \$4,450 per carbay for each carbay not provided.

TOWN PLANNING APPEAL COMMITTEE

The Hon Minister advised that following a full investigation by a member of the Town Planning Appeal Committee the following conclusions were drawn:

94With Council having approved the application and thus being satisfied that there is adequate parking, a cash-in-lieu payment should not be required.

95Inspection reveals that there is no potential for additional car bays either on the appeal site or the adjoining commercial sites. Marmion is a beach-side suburb characterised by well kept established homes thereby negating any expectation or additional parking in the immediate area. Further, the money paid would not be sufficient to acquire land and construct parking bays.

96The new retail floorspace is not considered to be a significant addition as it will be absorbed by existing tenancies and will not result in a broadening of the shopper base of the centre. It is not envisaged that minor extensions to the newsagent and supermarket would give rise to a directly proportional increase in customers.

MINISTER'S DECISION

The Minister considered the issues involved in the appeal and accepted the Town Planning Appeal Committee assessment and consequently upheld the appeal. Condition 2 of planning approval 30/853 dated 7 April 1993 was deleted from the Conditions of Approval.

Submitted for Council's information.

O G DRESCHER
City Planner

pje:rp
pre1002
21/09/93
H61005

CITY OF WANNEROO REPORT NO: H61005

TO:	ACTING TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	13 OCTOBER 1993
FILE REF:	740-89487
SUBJECT:	APPEAL DETERMINATION : SWAN LOCATION 1821 (135) TOWNSEND ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr A Demasi

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has upheld the appeal lodged by Mr A Demasi for the subdivision of Swan Location 1821 Townsend Road, Mariginiup.

BACKGROUND

Council, at its May 1993 meeting (H20516), resolved not to support the proposed subdivision of Swan Location 1821 (135) Townsend Road, Mariginiup into two lots of 2.02 ha each.

The application was subsequently refused by the Department of Planning and Urban Development.

MINISTER'S DECISION

The Minister in upholding the appeal approved the subdivision on compassionate grounds, subject to:

1. The subdivider complying with such conditions as the Committee for Statutory procedures might reasonably impose on a subdivision of this type. (In the event that there is any disagreement as to what might constitute reasonable conditions of approval, the details of any dispute are to be referred to the Minister as Arbiter).

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner
sk:gm/pre1018
28.9.93
H61006

CITY OF WANNEROO REPORT NO: H61006

TO: ACTING TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 OCTOBER 1993

FILE REF: 740-90196

SUBJECT: PROPOSED SUBDIVISION, LOT 859 SHENTON AVENUE, JOONDALUP (JOONDALUP CITY CENTRE NORTH)

METRO SCHEME: Central City Area

LOCAL SCHEME: Joondalup City Centre

OWNER: LandCorp/Health Department of WA

CONSULTANT: Russell Taylor & William Burrell

INTRODUCTION

This report is to advise Council of a subdivision application for Joondalup City Centre North recently supported by the City Planner via delegated power given to him under Part 3.1 of the Subdivision Control Unit Policy. The application was submitted by Russell Taylor & William Burrell (Town Planning Consultants) on behalf of LandCorp and the Health Department of WA and involves approximately 68 ha of land north of Shenton Avenue (see Attachment No 1).

BACKGROUND

At its meeting in March 1992 (G20305) a report was presented to Council for consideration of a structure plan for Joondalup City Centre North (ie land bounded by Joondalup Drive, Shenton Avenue and Lakeside Drive).

At that meeting Council resolved, amongst other things, to support the structure plan and to follow up with LandCorp (the Applicant) several areas that required further discussion.

Those subsequent discussions have resulted in a subdivision design being prepared for part of the structure plan area.

PROPOSED SUBDIVISION

Stage 1 of the subdivision of Joondalup City Centre North is predominantly owned by LandCorp with a smaller portion being owned by the Health Department of WA (ie Wanneroo Hospital site). It should be noted that the Wanneroo Hospital has land surplus to its projected requirements and consequently the northern portion of its landholding will now be subdivided.

A minor adjustment to the western boundary of the hospital site has taken place where an additional 40 metres of site area has been required by the Health Department to cater for future ward extensions.

The application area comprises Commercial, Mixed Use, Community and Residential land uses. A total of 187 lots are proposed within Stage 1 excluding land set aside for Public Open Space and two R60 apartment lots located along Lakeside Drive.

Commercial lots abut Grand Boulevard. Mixed Use lots will be concentrated on the frame (ie the roads with the circular symbols on Attachment No 1) however, it is anticipated that Residential Development will be permitted to establish on the frame in the first instance. A neighbourhood centre is located on the north east corner of the frame providing for local shopping with a Community Purpose Site and Public Open Space area nearby. A second Public Open Space area is located within the large roundabout (forum) proposed in the north west of the application area.

In supporting the subdivision the major issues were:

97The City was unsure as to how the Public Open Space component within the roundabout could be utilized. A condition of support consequently requested that this portion of the subdivision be deleted from the application area pending further investigation.

98Further discussion is also required in respect to the proposed Community Purpose Site regarding size (ie 780m² which is well below the City's normal requirement) and function (ie what age groups and types of activities will be accommodated). Consequently, the cell containing the Community Purpose site, the Public Open Space and the local shopping centre site may need to be modified.

99The applicants will be required to construct the proposed underpass under Joondalup Drive between Moore Drive and Shenton Avenue in accordance with the cycle/pedestrian plan included in the "Development Plan" for the Joondalup City Centre. This will provide access to activities to the west of Joondalup Drive (ie sports complex, Joondalup primary school). It should be noted that the Ministry of Education does not require a school to be located within the application area, however, it has suggested good access to the Joondalup Primary School to the north west of the application area. The underpass will satisfy this requirement. The underpass proposed under Shenton

Avenue (between Grand Boulevard and Davidson Terrace) will also be required as part of support for this subdivision application.

100Access to the first stage will be via Shenton Avenue and Grand Boulevard. The connection through to Joondalup Drive will be built in a later stage. Because of the amount of traffic expected along Grand Boulevard the applicants have been requested to install traffic signals at the intersections of Shenton Avenue and Grand Boulevard, Grand Boulevard and the four way intersection immediately north of Kyle Court, and Grand Boulevard and the roundabout in the north west corner of the subdivision.

101As is evident from the attached plan a large number of lots are below 450m² in area. Lots below 350m² will require a development approval (in accordance with the requirements of the Residential Planning Codes). Subdivisional clearances will not be issued prior to this occurring. All development within the application area will be subject to design guidelines for Joondalup City Centre North. These are currently under review.

102The applicant is responsible for the construction of all roads including one carriageway and full earthworks for Grand Boulevard and Lakeside Drive where they abut, or are included within, the application area. LandCorp, however, has agreed to construct both carriageways of Grand Boulevard.

103The Department of Planning and Urban Development, in adopting the structure plan for the City Centre North, determined that an additional 0.67 ha of public open space is required to satisfy the ten percent requirement. This provision will be included in future stages.

104Several other conditions were also imposed which were more of a standard type nature.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

tk:rp
prel010
27.9.93
H61007

CITY OF WANNEROO REPORT NO: H61007

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 13 OCTOBER 1993

FILE REF: 018-20

SUBJECT: 1993/94 RATE INCENTIVE SCHEME - PRIZE
WINNERS

The 12 major prize winners of the 1993/94 year rate incentive scheme were invited together with prize donors to a Cocktail Party on Friday, 17 September 1993.

The drawing of prizes was undertaken and major prize winners are listed on Attachment A.

Letters of appreciation have been forwarded to all donors thanking them for their involvement and support in the 1993/94 rate incentive scheme and advising them of the winners' particulars.

Submitted for information.

J B TURKINGTON
City Treasurer

TP:JW
27 September 1993

tre0141
H61008

CITY OF WANNEROO : REPORT NO H61008

TO: ACTING TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 703-1-12

SUBJECT: PERRY'S PADDOCK PICNIC DAY

Council is staging its second "Perry's Paddock Picnic Day" on Sunday, 24 October 1993. The programme of events for the Day have been confirmed (Attachment 1 refers) and a story has already appeared in the Wanneroo Times advertising this family event.

As in the previous year, there will be plenty of activity throughout the day, including entertainment on stage around the Paddock, historical and other static displays and food and craft stalls.

Highlights of the day will once again be the Children's foot races and the horse racing events.

An effective advertising campaign has been designed to make the general public aware of this free family picnic day. Press releases and editorials will continue to be sent to local newspapers and radio stations will be advised of the event.

Information will be sent to schools in the City of Wanneroo for inclusion in the newsletters.

A two-page spread (centrefold) has been designed by the Graphics Section in consultation with the Recreation and Cultural Services Department and stories are presently being written by Council's Publicity Officer on past and future events at Perry's Paddock.

A large banner advertising the Picnic Day will be erected near the entry gate of Perry's Paddock in early October. We believe this publicity campaign will attract sufficient interest and participation on the day to ensure the success of the event once again.

Submitted for information.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS/rre10012
H61009

CITY OF WANNEROO REPORT NO: H61009

TO: TOWN CLERK
FROM: MANAGER WELFARE SERVICES
FOR MEETING OF: COUNCIL
MEETING DATE: 13 OCTOBER 1993
FILE REF: 880-8-7
SUBJECT: COMMUNITY YOUTH LINK GRANT

Council has recently been informed of its success in being granted funds of \$21,904 from the Lotteries Commission for the employment of a worker under the Community Youth Link Programme.

The purpose of the grant is to cover the cost of the employment of a young person who may be disadvantaged in the workforce. The primary aim of the project will be to enhance the worker's subsequent employment prospects through paid job placement and training.

The worker employed in this particular project will be employed for a period of twelve months as a Children's Support Worker within the Welfare Service. He or she will work in a variety of areas such as occasional care, playgroup, toy library and service administration. During the period a programme of both in-house and external training will be arranged.

The budget of \$21,904 includes

Award Wages	\$20,264
Superannuation	918
Worker's Compensation	202
Training	520

TOTAL	\$21,904
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The worker will be expected to commence employment on 1 November 1993.

Submitted for Council's information.

P STUART
Manager Welfare Services

PS:CJ
wre10002
H61010

CITY OF WANNEROO REPORT NO: H61010

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 OCTOBER 1993

FILE REF: 865-3

SUBJECT: PERTH HAZE STUDY

Council at its meeting of 25 August 1993 (H40805) resolved to request the Environmental Protection Authority to provide a progress report on its investigation into photochemical smog in the metropolitan area on completion of a 12 month study.

Correspondence dated 13 September 1993 has been received from the Environmental Protection Authority acknowledging Council's recent contribution of \$2500 toward this study and provided a status report of the project. (Attachment 1 refers.) The operational timetable for this study is depicted on page 5 of the Attachment.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hre10003
gaf:rej

