

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, 24 NOVEMBER 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	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
	N RUNDLE	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
City Engineer:	R MCNALLY
City Recreation and Cultural Services Manager:	R BANHAM
Environmental Health Manager:	G FLORANCE
Acting City Building Surveyor:	L CANDIDO
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
Deputy City Librarian:	J CADDY
Acting Manager - Welfare Services:	J IRELAND
Publicity Officer:	W CURRALL
Committee Clerk:	D VINES
Minute Clerk:	J CARROLL

There were 28 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

CONFIRMATION OF MINUTES

H91129 MINUTES OF COUNCIL MEETING, 10 NOVEMBER 1993

MOVED Cr Rundle, **SECONDED** Cr Freame that the Minutes of Council Meeting held on 10 November 1993 be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Cr Nosow asked the following questions at the 27 October Council Meeting:

Q1 Can the City Parks Manager explain in light of the statement made by the Olympic Kingsway Soccer Club President that the Council had been informed weeks before the end of the season that a Cup Final game would be held at the Kingsway Ground, why was it that the goal posts were removed and the goal mouth area dug up prior to this match?

A1 The goal posts were removed in preparation for the commencement of cricket.

The circumstances were as follows.

On 5 September 1993 Council recreation staff were informed by a source outside the Olympic Kingsway Soccer Club that the Club was to host a semi-final of the D'Orsogna Cup.

The Club representative on the Kingsway Management Committee was advised that as this fixture would be within the summer sports period and the facility was booked for cricket use, the appropriate hire documentation should be submitted to book the ground.

On 5 October the goal posts were removed and the match wicket uncovered in preparation for the commencement of the cricket season on Sunday 9 October. Two days later, ie 7 October, the Recreation Department received a letter (dated 30 September) from Olympic Kingsway Sports Club Inc) confirming it would host a semi-final Soccer match on Sunday 24 October.

The club requested the goals be made available and accepted responsibility for erecting them and also for

the installation and removal of a temporary perimeter fence.

The Club was then advised the goals would be made available by agreement outside of Council Policy.

On 11/12 October Parks Department groundstaff undertook returfing of the worn goal squares as per the normal after winter sports programme, ie the areas were topdressed, fertilised, watered and rolled.

An on-site meeting was held on Tuesday 19 October between the Club, Federation representatives and the City Parks Manager. In fact on the same evening, soccer training occurred for about one/two hours at which time no indication was given that the playing surface was not satisfactory.

On Thursday 21 October the Parks Department was notified the fixture had been relocated due to the ground condition.

Q2 As a result of the Soccer Federation switching its match to another ground, the Kingsway Olympic Club lost the potential to earn a substantial amount of income on the day, is there any mechanism or insurance cover through Council to compensate the Club for this loss of income?

A2 Whilst the Olympic Kingsway Soccer Club currently hold a lease over the land upon which their clubrooms have been erected (expiring in July 1994), the ground the subject of their complaint is not within the lease area and maintenance conditions are not therefore stipulated. In the event of a formal claim being submitted with Council, I do not see that any authority exists for Council to compensate the Club for perceived lost income resulting from the change of venue.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Cr Curtis asked the following question to the Town Clerk:

Q Can the Town Clerk make provision whereby Councillors receive only one copy of the Council reports and anything that is extra, ie, the Agenda and the Town Clerk's Report added later?

A The Town Clerk advised that if the Councillors prefer to receive only one copy of the reports, that would be provided.

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

1993 WANNEROO BICENTENNIAL TRUST AWARDS

Council held a cocktail party last week to announce the winners of the 1993 Wanneroo Bicentennial Trust Awards.

The Trust, which was established in 1988, aims to assist and encourage residents of the local community to progress in their chosen field of endeavour.

Each year grants to a total of \$10,000 are awarded to those applications considered most worthy.

Grant allocations, to date, total more than \$40,000.

The successful applications this year were:

Mr Bob Rummary and The Blackboy Jam Bush Band, received \$1,000 to assist with the development of an audio cassette and instructional booklet for the teaching of traditional dance in primary schools.

Mrs Yvonne Coutts, received \$4,000 to assist with the teaching of dance and theatre skills to intellectually handicapped children and adults.

Ms Julie Taylor and the "Friendship Club", received \$5,000 to assist with the endeavours of the "Friendship Club" in the provision of educational respite care to children of special needs.

MULLALOO SURF LIFE SAVING CLUB BOAT LAUNCH

Last Sunday I was invited along to the Mullaloo Surf Life Saving Club to witness the unveiling of the name and logo for the new Lakeside Joondalup Shopping City, and to see the launch of the Surf Club's new surfboat, which carries the same name.

The purchase of the boat was made possible by a generous sponsorship grant from the developers of the new shopping centre, namely Landcorp, Armstrong Jones and Hooker Corporate.

I attended the launch in a dual capacity, that is as the Mayor of the City of Wanneroo and the Patron of the Mullaloo Surf Life Saving Club.

JOONDALUP PRIMARY SCHOOL ART EXHIBITION

Yesterday I opened the Joondalup Primary School's first ever Art Exhibition.

Although the school only opened this year, its teachers, students and parents should be proud of the community spirit that already exists at the school.

And the Children's art work wasn't bad either, right through from Year 1 to Year 7.

1993 INDUSTRIAL AWARDS

Council's Industrial Awards Evaluation Committee has inspected the Industrial Districts in the City and has selected the winners for the 1993 Industrial Awards.

The winners of this year's Best Maintained Premises are:

Superstruct in Landsdale, Ceramic Tile Supplies in Wangara and First Western Realty in Joondalup.

The Winners of this year's Most Improved Premises are:

Penrite Oil in Landsdale, Enwood Dekowrap in Wangara and Winton Heights in Joondalup.

The judges also recommended that an "Encouragement Award" be given to Wanneroo Electric in Canham Way, Greenwood and a "Constantly Well Maintained Award" be given to Wanneroo Automatic Transmissions in Wangara.

LONG SERVICE AWARDS - STATE EMERGENCY SERVICES MEETING

Cr Gilmore advised that Wednesday, 17 November, he had the pleasure of attending the State Emergency Services Meeting for the presentation, by the State Government, long service awards in the form of the National Medal to three members of the Unit all of whom live in the City of Wanneroo. The National Medal is presented to people who have worked for the State Government for fifteen years' continual service. He also advised that seven young people, all under 25 years of age were presented with five year awards.

SUSPENSION OF STANDING ORDERS - CLAUSES 73 AND 96(1)

MOVED Cr Curtis, **SECONDED** Cr Nosow that in accordance with Council's resolution H50814, point 9, Clauses 73 & 96(1), ie "No member, unless that member is the mover of the Motion, shall speak twice on the same Motion" be suspended for the duration of the meeting.

CARRIED

PETITIONS, MEMORIALS AND DEPUTATIONS

**H91130 PETITION OBJECTING TO THE RECODING FROM R25 TO R40 -
LOTS 8, 9, 11 AND 12 ST MARKS DRIVE, HILLARYS -
[790-576]**

A 72-signature petition has been received from residents of Hillarys objecting to the recoding from R25 to R40 - Lots 8, 9, 11 and 12 St Marks Drive, Hillarys.

This matter is currently under investigation - Item H21005 refers, and a further report will be submitted to Council in due course. This petition will be considered in conjunction with that report.

MOVED Cr Freame, **SECONDED** Cr Rundle that the petition received from residents of Hillarys objecting to the recoding from R25 to R40 - Lots 8, 9, 11 and 12 St Marks Drive, Hillarys be received and referred to Town Planning Department for a report to Council.

CARRIED

**H91131 REQUEST FOR GRANT - ABORIGINAL WOMEN AND CHILDREN'S
GROUP - KOONDoola NEIGHBOURHOOD CENTRE INC - [301-3]**

Cr Curtis tabled a letter from the Koondoola Neighbourhood Centre Inc, requesting Council consideration of donating a one-off grant to the Aboriginal Women and Children's Group.

MOVED Cr Freame, **SECONDED** Cr Rundle that the letter from the Koondoola Neighbourhood Centre Inc, requesting Council consideration of donating a one-off grant to the Aboriginal Women and Children's Group, be received and referred to Treasury Department for a report to Council.

CARRIED

PRESENTATION - CHITTERING TOURIST PROMOTION CENTRE

Cr Gilmore advised that on 17 November, he represented the Mayor at the Maze at Bullsbrook for the opening of the Chittering Valley Tourist Way and Koala Park. The Hon Colin Barnett, Minister for Tourism presented a plaque to the City of Wanneroo to commemorate the occasion.

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

H91132 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."

MOVED Cr Freame, **SECONDED** Cr Rundle that a report be provided to the 22 December 1993 meeting of Council detailing Council's current and future involvement in the Anzac Day ceremony arranged for schools within the City of Wanneroo.

CARRIED

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 before the Department of Local Government and when information is to hand a report will be submitted.

PHASING OUT HEPTACHLOR - ex H91039

"a report be provided to Council outlining the most appropriate method to phase out Heptachlor as a household termite deterrent."

CITY BUILDING SURVEYOR'S REPORT H11123

HEALTH (ASBESTOS) REGULATIONS 1992

"Council writes to the Asbestos Society of Western Australia requesting its views in respect of Regulation 6(d) of the Health Asbestos Regulations 1992 and a report be provided to Council on receipt of its reply."

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

PROPOSED ELECTRIC FENCE: LOT 14 AVERY STREET, NEERABUP - ex H11109

"defers consideration of approval or refusal of a proposed electrified fence to be installed at Lot 14 Avery Road, Neerabup;

seeks a legal opinion from Council's Solicitors and comments from Council's insurers"

A legal opinion is being sought and a report will be submitted in due course.

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."

Further evaluation of the impact of design options has been provided by Main Roads Department. A report will be submitted to the 8 December meeting of Council.

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

"Council writes a letter to the owners of Lot 24 Kingsway requesting a response to this proposal."

A further 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.

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 December.

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."

CITY ENGINEER'S REPORT H11113

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."

CITY ENGINEER'S REPORT H11114

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."

CITY ENGINEER'S REPORT H11114

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

Cr Major stated his intention to declared an interest in this item.

"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.

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 is still being undertaken with the school. A report will be submitted when this evaluation is complete.

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."

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

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."

The questionnaire has been analysed and advice has been received from the developer and Department of Planning and Urban Development. A report will be presented to the 8 December meeting of Council.

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.

GRAFFITI - FORREST RESERVE, PADBURY ex H30943

"correspondence concerning graffiti problems at Forrest Reserve, Padbury be received and a report submitted to Council."

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

PETITION OBJECTING TO ROUNDABOUT - TAPPING WAY, QUINNS ROCKS - ex H91005

"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."

CITY ENGINEER'S REPORT H11113

PETITION REQUESTING CONSIDERATION OF FENCING CUL DE SAC, COMO PLACE, JOONDALUP - ex H91010

"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."

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

PETITION REQUESTING TREE BARRIER - NEMESIA COURT, DRUMMER WAY AND FORTESCUE LOOP, HEATHRIDGE - ex H91024

"the petition from residents of Nemesia Court, Drummer Way and Fortescue Loop, Heathridge requesting Council consideration of planting a barrier of trees and bushes, running parallel northwards, along Marmion Avenue to help alleviate the noise levels be received and referred to Engineering Department for a report to Council."

The residents have been advised that tree planting along the eastern verge of Marmion Avenue will be undertaken on completion of the roadworks towards the middle of 1994.

BROKEN FOOTPATH - MIRRABOOKA AVENUE, MIRRABOOKA - ex H91038

"a report be provided to Council on how the piece of footpath outside 52 and 62 Mirrabooka Avenue, Mirrabooka may have been damaged."

CITY ENGINEER'S REPORT H61112

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.

REHABILITATION BONDS - ex H91120

"a report be submitted to Council on the possibility of reviewing rehabilitation bonds to a level which reflects current costs."

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

TIMBERLANE PARK, WOODVALE TENNIS COURTS : CONTRACT NO 31-93/94 - ex H11105A

"consideration of recreation standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale, be deferred until the 24 November 1993 meeting of Council."

CITY ENGINEER'S REPORT H11124 & TOWN CLERK'S REPORT ITEM H91141

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."

CITY PARKS MANAGER'S REPORT H61118

PETITION - CRIME AT BLACKALL PARK, GREENWOOD - ex H91104

"petition from residents of Greenwood outlining crime at Blackall Park, Greenwood and requesting a meeting with Council representatives, be received and referred to the Parks Department for a report to Council."

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

VANDALISM - PENNISTONE BASKETBALL COURTS - ex H91103

"the letter from Ms Tang advising of vandalism at Pennistone Basketball Courts, be received and referred to the Parks Department for a report to Council."

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

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 Friday, 26 November 1993.

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 Department;
- 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, Gngara 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 Department."

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.

HEADWORKS CHARGES - ex H10318

"a report on the headworks costs of lot development be presented to Council following the study of Eastern States cities by Council's Co-ordinator of Strategic Planning."

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

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex H20406

"a further six monthly report on the Ocean Reef coastal land project be submitted to the October 1993 meeting of Council."

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

PETITION OBJECTING TO THE CLOSURE OF THE WALKWAY CONNECTING SUPERMARKET AREA TO PROFESSIONAL CENTRE, SHEPPARD WAY, MARMION - ex H91009 and H91105

"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."

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

PROPOSED RECODING, ST MARKS DRIVE, HILLARYS - ex H21005

"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."

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

LETTER OBJECTING TO DEVELOPMENT ADJACENT TO LOT 580 BAYPORT CIRCUIT, MINDARIE - ex H91023

"the letter objecting to the development taking place in the "lakes area" and green belt, adjacent to Lot 580 Bayport Circuit, Mindarie, be received and referred to Town Planning Department for a report to Council."

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

PROPOSED CHEMIST USE APPLICATION, LOT 719 (10) MINDARIE DRIVE, QUINNS ROCKS - ex H21101

"consideration of the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 (10) Mindarie Drive, Quinns Rocks be deferred, pending receipt of a further application."

CITY PLANNER'S REPORT H21128

PROPOSED EXTENSION TO HATCHERY LOC 1665 (1040) WANNEROO ROAD, WANNEROO ex H21102A

"consideration of the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo, be deferred;"

TOWN CLERK'S REPORT ITEM H911

OLYMPIC KINGSWAY SOCCER CLUB - ex H30917

"a report be submitted to Council on the maintenance costs associated with the Olympic Kingsway Soccer Club."

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

RECREATION ASSOCIATIONS - PROPOSED PROJECTS - ex H41008

"that Council authorises the City Recreation and Cultural Services Manager to formally discuss with the joining Recreation Associations the intent of the "Community and Recreation Strategic Planning Review Committee" and report back to Council accordingly."

A report on this matter will be presented to Council after a meeting has been held with the joint Recreation Associations to discuss this matter.

DOG DEFECACTION 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.

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".

MANAGER - MUNICIPAL LAW AND FIRE SERVICES' REPORT H61120

MOVED Cr Curtis, **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 GIRRAWHEEN/KOONDoola SENIOR CITIZENS CENTRE MANAGEMENT
Meeting held on 28 October 1993

B YANCHEP/TWO ROCKS RECREATION MANAGEMENT ASSOCIATION
Meeting held on 1 November 1993

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

CARRIED

ADVISORY COMMITTEES

- A CHILDREN'S SERVICES ADVISORY COMMITTEE
Meeting held on 11 October 1993
- B YOUTH ADVISORY COMMITTEE
Meeting held on 18 October 1993
- C MULTICULTURAL ADVISORY COMMITTEE
Meeting held on 26 October 1993

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

CARRIED

OTHER COMMITTEES

- A YANCHEP/TWO ROCKS RECREATION ASSOCIATION AGM
Meeting held on 11 October 1993
- B WHITFORD RECREATION ASSOCIATION
Meeting held on 18 October 1993
- C SORRENTO DUNCRAIG RECREATION ASSOCIATION
Meeting held on 19 October 1993
- D RURAL FLY WORKING PARTY
Meeting held on 20 October 1993
- E YANCHEP/TWO ROCKS RECREATION ASSOCIATION
Meeting held on 1 November 1993
- F AGED ACCOMMODATION TASK FORCE MEETING
Meeting held on 3 November 1993

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

CARRIED

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

Mr Terence Love of 92 Craigie Drive, Craigie has submitted the following questions:

- Q1 Can the Council please provide details of the traffic counter surveys undertaken on and around Eddystone Avenue and Craigie Drive since 1991? The details required are where the counters were placed, when were they used and the counts that were registered.

- Q2 Can the Council please give details on the cost-benefit or other methods that it has used to decide to pursue proposals for traffic management on Eddystone Avenue and beyond which have effects on Craigie Drive?
- Q3 Can the Council please explain its position on the use of the traffic study performed by Uloth and Associates and the Council's consideration of the conclusions of the Social and Environmental Assessment undertaken by Hocking, Patman Antill Pty Ltd?
- Q4 Can the Council explain its reasons for appearing to deviate from the "Residential Road Planning" policy document?
- Q5 Can the Council explain what action can be undertaken by residents of Craigie Drive to effectively lobby for diversion of through traffic on Craigie Drive and a reduction in traffic volume, speed and noise?
- Q6 Can the Council please explain how considerations of the financial viability of the Belridge Shopping Centre is weighted against the community implications of traffic planning in this area?
- A1-6 The questions are currently being assessed by the City Engineer and the Council's consulting engineer and it is anticipated answers will be given at the meeting of Council fixed for Wednesday 8 December 1993.

Mrs A Hine had submitted a number of questions. The Town Clerk suggested that in view of the number of questions it may be more appropriate for Mrs Hine to contact the Town Clerk direct in order to arrange a meeting with relevant officers to discuss her questions and concerns.

BUSINESS REQUIRING ACTION
H91133 TECHNICAL SERVICES

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

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

REPORTS

H11110 ELLENDALE AVENUE, HEATHRIDGE - PARKING EMBAYMENT - [510-2234]

CITY ENGINEER'S REPORT H11110

In August (Item H10817 refers) Council considered a report on the parking problems in Ellendale Avenue, Heathridge associated with the Edgewater Rail Station and resolved to construct formal embayments which would clearly identify parking areas while maintaining pedestrian safety. The cost of these works was estimated at \$18,000 and a cost sharing arrangement was sought from Transperth.

The City Engineer reports that Transperth has formally agreed to provide 50% of the cost of the project and seeks early construction of the works. He advises that funds are available for reallocation and recommends that the project be undertaken in this financial year.

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

- 1 constructs the parking embayment treatment in Ellendale Avenue, Heathridge as shown on Attachment 1 to Report H11110 with Transperth contributing 50% of the estimated construction cost of \$18,000;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds to the Ellendale Avenue Parking Embayment Project from the following sources:

32948 - Footpath Access to Train Stations	\$5,000
33066 - Traffic Management Treatments	
Various Locations	\$4,000

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix I refers

H11111 PARKING - SANDPIPER DRIVE, SEACREST - [510-1843, 30/1372]

CITY ENGINEER'S REPORT H11111

Lester Younghusband & Associates, on behalf of the proprietors of Seacrest Medical Centre, Sorrento has submitted a proposal for a 10 bay car park to be constructed on Tom Walker Park. This would alleviate parking problems associated with users of Tom Walker Park parking in Seacrest Drive and the Medical Centre Car Park.

The City Planner and the City Parks Manager have no objection to the proposed car park.

The City Engineer provides details of the cost of construction of the carpark and suggests a contribution of 50% by the proprietors of the Medical Centre would be appropriate as the parking facility will be of mutual benefit to the community visiting the Medical Centre or the park.

RECOMMENDATION

That Council:

- 1 lists for consideration in the draft 1994/95 Budget the construction of a car parking facility on Tom Walker Park, Sorrento as shown on Attachment 1 to Report H11111 subject to a 50% contribution towards the cost by the Seacrest Medical Centre;
- 2 advises the proprietors of the Seacrest Medical Centre accordingly.

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

- 1 CITY ENGINEER'S REPORT H11111 be received;
- 2 Council:
 - (a) lists for consideration in the draft 1994/95 Budget the construction of a car parking facility on Tom Walker Park, Sorrento as shown on Attachment 1 to Report H11111 subject to a 50% contribution towards the cost by the Seacrest Medical Centre;
 - (b) advises the proprietors of the Seacrest Medical Centre accordingly;

- (c) erects appropriate signage on site indicating that the car park is solely for users of Tom Walker Park.

WITHDRAWN

MOVED Cr Freame, **SECONDED** Cr Ewen-Chappell that Council:

- 1 lists for consideration in the draft 1994/95 Budget the construction of a car parking facility on Tom Walker Park, Sorrento as shown on Attachment 1 to Report H11111 subject to a 50% contribution towards the cost by the Seacrest Medical Centre;
- 2 advises the proprietors of the Seacrest Medical Centre accordingly. **LOST**

Appendix II refers

Cr Moloney left the Chamber at this point, the time being 7.55 pm.

H11112 YANCHEP BEACH CAR PARK - PROPOSED CLOSURE OF NORTHERN ENTRY - [510-444, 765-16-2, 330-9]

CITY ENGINEER'S REPORT H11112

The Yanchep/Two Rocks Recreation Association is seeking the closure of the northern entry to the carpark at Yanchep Beach due to a potentially dangerous traffic situation existing when drivers attempt to exit into Brazier Road.

The Engineering Department has circulated proposed modifications to the carpark to relevant Council Departments, local community organisations and the kiosk owners for comment. No objections have been received.

An alternative route has been suggested to tour bus operators to facilitate safe access and parking at Yanchep Beach.

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

- 1 closes the northern entry to the Yanchep Beach car park as shown on the plan at Attachment 1 to Report H11112;
- 2 advises the Yanchep/Two Rocks Recreation Association accordingly.

CARRIED

Appendix III refers

H11113 ROUNDABOUTS - TAPPING WAY, QUINNS ROCKS - [510-417]

CITY ENGINEER'S REPORT H11113

A 5-signature petition has been received from residents in Tapping Way objecting to the installation of a roundabout at the junction of Tapping Way with Morialta Avenue.

The City Engineer provides details of the locations of proposed roundabouts which will provide effective traffic calming along Tapping Way. Developer's approval for the subdivision of Lots 1 and 2 Marmion Avenue has been conditioned to the installation of these roundabouts.

He suggests that in view of the residents' concerns and the recorded traffic volumes on Tapping Way, the subdivision developer be authorised to provide the Morialta Avenue connection to Tapping Way as a standard "tee" junction with traffic island treatment.

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

- 1 authorises the subdivision developer of Lot 1 Marmion Avenue to construct the Morialta Avenue connection to Tapping Way, as a standard "tee" junction with a traffic treatment island;
- 2 lists the installation of roundabouts in Tapping Way, Quinns Rocks for future consideration on a priority ranking with other treatments in the Traffic Management Forward Plan;
- 3 advises the petitioners accordingly.

CARRIED

H11114 40 KPH SPEED LIMITS IN RESIDENTIAL AREAS - [313-7]

CITY ENGINEER'S REPORT H11114

The matter of speed limits on local roads was examined by a Government led task force in 1992. The Government subsequently endorsed the recommendations of the Task Force's report allowing for the provision of 40 km/h speed limits on an area wide basis under certain specified conditions.

The Main Roads WA has advised that the initiative to seek the introduction of lower speed limits rests with Local Authorities.

The City Engineer reports on the cost and feasibility of introducing a 40 km/h speed limit in new and existing subdivisions. He suggests that Council should defer requests for 40 km/h speed zoning, pending the State Government's consideration on the reduction of the current urban speed limit for built-up areas from 60 km/h to 50 km/h.

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

- 1 defers consideration of the implementation of 40 km/h speed limit precincts pending the State Government's consideration on the reduction of the current urban speed limit for built-up areas from 60 km/h to 50 km/h;
- 2 does not seek a 40 km/h speed zoning for Bannister Road, Padbury or Randell Crescent, Ocean Reef as these roads do not comply with the Main Roads WA requirements;
- 3 advises the petitioners accordingly.

CARRIED

H11115 PEDESTRIAN ACCESS - ANGOVE DRIVE TO HILLARYS BOAT HARBOUR - [510-1287, 510-1039]

CITY ENGINEER'S REPORT H11115

Cr Moloney entered the Chamber at this point, the time being 7.57 pm.

In October, Council resolved, inter alia, to defer construction of a dual use path on the eastern side of Whitfords Avenue, northwards from Angove Drive, to the entry road to the Whitfords Nodes car park and reallocate the budgeted funds of \$20,000 as follows:

- 1 approximately \$7,000 to the Duncraig Playgroup Storage Facility;
- 2 approximately \$13,000 to the construction of a footpath in Cliff Street between Ozone Street, Bettles Street and Gull Street, Marmion.

The Cliff Street footpath is estimated to cost \$7,000 and works are programmed for completion by mid November. An amount of

\$6,000 remains in Account No 31239 for works on the Whitfords Avenue and dual use path.

The City Engineer gives reasons why he considers the Whitfords Avenue path should be constructed with the provision of unexpended funds from other completed footpath projects.

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

- 1 constructs the dual use path in Whitfords Avenue, north from Angove Drive to the entrance to the Whitfords Nodes car park;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, reallocation of unexpended funds from the following footpath projects to the dual use path project in Whitfords Avenue, Hillarys:

Account No	Location	Amount
32944	West Coast Drive, Sorrento	\$2,388
32943	PAW, Greygum Crescent, Quinns Rocks	\$1,255
32945	PAW, Whitfield Drive, Two Rocks	\$1,143
32949	PAW, Evans Place, Two Rocks	\$ 468
32964	O'Leary Road, Padbury	\$1,316
32971	Freeman Way, Marmion	\$1,949
		\$8,519

AN

CARRIED BY

MAJORITY

ABSOLUTE

H11116 SAND QUARRY, LOCS 1271/2793 MADELEY STREET, LANDSDALE - [30/1016]

CITY ENGINEER'S REPORT H11116

Ion Services on behalf of Amatek Ltd trading as Rocla Quarry Products is seeking renewal of the Extractive Industry Licence and Development approval for the sand quarry on Locs 1271 and 2793 Madeley Street, Landsdale.

The City Engineer reports that the sand quarry has been operating for a number of years without any problems and a road maintenance contribution agreement is in place.

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

lapproves the application by Ion Services, on behalf of Amatek Ltd, to commence development of the sand quarry on Swan Locs 1271 and 2793 in accordance with the provision of its Town Planning Scheme, subject to:

- (a) the use of the land for quarrying purposes ceasing by 30 November 1995 unless a further approval is granted by Council. Renewal application should be submitted three months before the approval expires;
- (b) maintaining a water allocation or secure water supply for dust control;
- (c) all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded hardstanding area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- (d) submission of an annual, updated, site contour plan and rehabilitation report and quantity of material removed from the site;
- (e) the applicant maintaining the agreement with the City of Wanneroo, under Section 85 of the Road Traffic Act, to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the agreed rate, such payment to be made quarterly;
- (f) stabilising all stockpiles and using suitable dust suppression methods in work areas to prevent the generation of dust;
- (g) hours of quarry operation being restricted to:

Monday to Friday	0700 -
1900	
(except public holidays)	
Saturdays	0700 -
1500	
Sundays	(work
not permitted)	
Public Holidays	(work
not permitted)	

- (h) all site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;
- (i) there being a clear understanding that, regardless of the conditions imposed, no indemnity from the provisions of the Environmental Protection Act 1986 is implied or given;
- (j) maintaining a sealed crossover and sealing up to the first 30m of the quarry access road from the crossover to the satisfaction of the City engineer to stop dust and material being tracked onto the road;
- (k) operating in accordance with the submitted report and documentation accompanying the application for Development Approval, except as modified by Council's specific approval conditions;
- (l) no excavation within 20 metres of the property boundaries before submitting to Council a copy of consent from the adjoining property owner;
- (m) all fill areas shall be compacted to 95% modified maximum dry density when tested in accordance with AS1289 E2.1-1977 and certified by a NATA registered laboratory. Unless otherwise approved by the City Engineer, the fill material shall be placed in 300mm layers and each layer compacted and appropriately tested;
- (n) standard conditions;

2approves an Extractive Industry Licence for Amatek Ltd to operate a sand quarry on Swan Locs 1271 and 2793 with the following conditions:

- (a) Annual fee - \$300;
- (b) Period of Licence - 2 years to 30 November 1995;
- (c) Rehabilitation bond - \$20,000;
- (d) under By-law 21 of the Extractive Industry By-laws agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the agreed rate per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

CARRIED

**H11117 VEHICLE ADDITIONAL PURCHASES PROGRAMME TENDER NUMBERS
035, 038, 039 AND 041-93/94 - [208-6]**

CITY ENGINEER'S REPORT H11117

Tenders have been called for the provision of five additional vehicles.

The City Engineer reports on tender submissions received.

MOVED Cr Marwick, **SECONDED** Cr Gilmore that Council accepts the following tenders as outlined in Attachment 1 to Report H11117;

Tender No	Company	Price
035-93/94	Nuford	\$31,033.00
038-93/94	Midway Ford	\$23,925.00
039-93/94	Nuford	\$16,446.00
041-93/94	Prestige Toyota	\$30,938.00

CARRIED

**H11118 PLANT REPLACEMENT RESERVE PROGRAMME - TENDER NUMBER 037-
93/94 - [208-037-93/94]**

CITY ENGINEER'S REPORT H11118

Tenders have been called for the supply of four 6 cylinder SWB light attack fire units.

The City Engineer reports on the tender submissions received.

MOVED Cr Gilmore, **SECONDED** Cr Marwick that Council accepts Tender No 037-93/94 from Prestige Toyota for the supply and delivery of four (4) Toyota Landcruisers for the changeover price of \$96,840.00 as outlined in Attachment 1 to Report H11118.

CARRIED

Appendix IV refers

H11119 TENDER NO 029-93/94 RESURFACING OF TENNIS COURTS - [208-029-93/94]

CITY ENGINEER'S REPORT H11119

In the 1993/94 Budget Council allocated funds for the resurfacing of tennis courts.

The City Engineer advises that funds approved in the budget for the resurfacing of Yanchep Sports Club Tennis Courts were not reallocated and suggests that Montrose Park and Fenton Park be included.

Tenders have been called for the resurfacing of tennis courts and the City Engineer provides details of the tender submissions received.

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

- 1 resurfaces tennis courts A1 and A2 at Montrose Park and the tennis court at Fenton Park;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds from Account No 29395 - Yanchep Sportsman's Club - Resurface Two Tennis Courts to the following projects:

Montrose Park - Resurface Two Tennis Courts	\$7,744
Fenton Park - Resurface Tennis Court	\$2,140;

- 3 accepts the tender of \$35,242 as submitted by Sports Surfaces at Tender No 029-93/94 for the resurfacing of tennis courts at Kingsley, James Cook, Emerald, Montrose and Fenton Parks.

**CARRIED BY AN
ABSOLUTE MAJORITY**

H11120 RECYCLING SORTING CONTRACT - [508-4]

CITY ENGINEER'S REPORT H11120

The Recycling Sorting Contract for the Badgerup Road Recycling Sorting Plant expires at the end of November 1993. The late delivery of the recycling collection trucks means that the operating data on the recycling services does not reflect the ultimate collection volumes.

The City Engineer seeks Council approval to extend the current contract for a further six months.

MOVED Cr Rundle, **SECONDED** Cr Freame that Council approves a six month extension of Contract 10-91/92 Contract Sorting of Recyclable Materials.

CARRIED

H11121 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

CITY BUILDING SURVEYOR'S REPORT H11121

The City Building Surveyor reports on the number and value of building licences issued for the month of October, building control activity, Council Building Works Programme and the service of notices and prosecutions in relation to unauthorised pool installations.

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

- 1 endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to report H11121;
- 2 instigates prosecution proceedings against Aqua Technics (WA) Pty Ltd under Section 374(1)(a) of the Local Government Act for the installation of a pool at Lot 449 (4) Maitland Rise, Woodvale without a building licence;
- 3 instigates prosecution proceedings against Aqua Technics (WA) Pty Ltd under Section 374(1)(a) of the Local

Government Act for the installation of a pool at Lot 537 (40) Bainbridge Way, Currambine, without a building licence;

- 4 instigates prosecution proceedings against Aqua Technics (WA) Pty Ltd under Section 374(1)(a) of the Local Government Act for the installation of a pool at Lot 148 (4) Cliverton Court, Marmion, without a building licence.

CARRIED

Appendix V refers

H11122 MODIFICATION TO EXISTING PYLON SIGN: LOT 501 WHITFORDS AVENUE, HILLARYS - [30/300]

CITY BUILDING SURVEYOR'S REPORT H11122

Westfield Design and Construction Pty Ltd has applied to Council to modify an existing pylon sign at the Whitfords Shopping Centre, Lot 501 Whitfords Avenue, Hillarys.

The City Building Surveyor provides details of the dimensions and height of the proposed illuminated sign which he considers will affect the amenity and beauty of the area.

MOVED Cr Marwick, **SECONDED** Cr Gilmore that Council refuses the proposed modification of the existing pylon sign at Lot 501 Whitfords Avenue, Hillarys for the Whitford City Shopping Centre.

CARRIED

H11123 PHASING OUT HEPTACHLOR - [210-15]

CITY BUILDING SURVEYOR'S REPORT H11123

At the 27 October 1993 meeting Council requested that a report be submitted on the phasing out of the use of Heptachlor for the protection of buildings from subterranean termites (Item H90139 refers).

Investigations have revealed that both the previous and present Governments have indicated that they wish to phase out the use of chemical treatment of soil for buildings under construction by the end of 1994 subject to suitable alternative treatments being found.

The City Building Surveyor provides details of two alternative physical barriers which have been introduced. He considers that with the introduction of these physical barriers systems, Heptachlor and other organic chlorines should now be phased out.

RECOMMENDATION

That Council writes to the Minister for Local Government:

- 1 voicing its concerns about the use of Heptachlor;
- 2 advising that it considers that there is now a suitable system which can be used as a physical barrier for slab on ground construction and that there should be no reason for not phasing out the use of Heptachlor and any other organo chlorines as soon as possible;
- 3 seeking the appropriate amendments to the regulations.

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

- 1 CITY BUILDING SURVEYOR'S REPORT H11123 be received;
- 2 Council writes to the Minister for Local Government:
 - (a) voicing its concerns about the use of Heptachlor;
 - (b) advising that it considers that there is now a suitable system which can be used as a physical barrier for slab on ground construction and that there should be no reason for not phasing out the use of Heptachlor and any other organo chlorines as soon as possible;
 - (c) seeking the appropriate amendments to the regulations;
- 2 a report be submitted to Policy and Special Purposes Committee regarding the adoption of a policy similar to the City of Fremantle to discourage the use of organo chlorines.

CARRIED

H11124 TIMBERLANE PARK WOODVALE TENNIS COURTS: CONTRACT NO 31-93/94 - [061-390-3]

CITY ENGINEER'S REPORT H11124

Tenders have been called for the construction of two illuminated tennis courts adjacent to the existing tennis courts on Timberlane Park in Woodvale.

The Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard.

The City Engineer provides details of the costs involved in upgrading to competition lighting and gives reasons why Council should continue its policy of providing recreational lighting to the tennis courts at Timberlane Park.

He reports on the tender submissions received.

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

- 1 approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;
- 2 awards Contract No 31-93/94 for the construction of two illuminated tennis courts on Timberlane Park, Woodvale to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;
- 3 authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;
- 4 advises Kingsley Tennis Club of the extra costs for upgrading to competition standard of lighting, including all capital costs, future maintenance and extra power costs;
- 5 authorises the signing of the tender documents;
- 6 seeks a report from the City Recreation and Cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

CARRIED

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

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Cr Marwick declared an interest in Item H21109

REPORTS

H21109 DEVELOPMENT ASSESSMENT UNIT - 1 OCTOBER TO 21 OCTOBER 1993 - [290-1]

CITY PLANNER'S REPORT H21109

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit during 1 October to 21 October 1993.

Cr Marwick declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report H21109.

CARRIED

Cr Marwick abstained from voting.

H21110 PROPOSED WAREHOUSE/MOTOR VEHICLE AUCTIONS, LOT 109 (6A) BARETTA ROAD, WANGARA - [30/4550]

CITY PLANNER'S REPORT H21110

Colin Langer on behalf of Botril Pty Ltd and Langer Nominees Pty Ltd seeks Council approval for a warehouse to be developed on Lot 109 (6A) Barett Road, Wangara. The applicant intends using the premises to auction motor vehicles.

The City Planner reports on the background relating to the subject site and gives details of the development application for the proposed warehouse.

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

- 1 approves the application for a warehouse development on Lot 109 (6A) Barett Road, Wangara as submitted by Colin

Langer, on behalf of Botril Pty Ltd and Langer Nominees Pty Ltd, subject to:

- (a) a minimum number of 33 car parking bays being provided on site. Any shortfall will require a payment being made to Council in accordance with its Cash-in-Lieu of Car Parking Policy;
- (b) the provision of a suitably screened bulk bin area being provided to the satisfaction and specification of the City Engineer and City Environmental Health Manager;
- (c) a minimum of eight per cent of the site being landscaped to the specifications and satisfaction of the City;
- (d) standard and appropriate development conditions;

2 approves the use of the building to be erected on Lot 109 (6A) Baretta Road, Wangara for the auction of motor vehicles, subject to:

- (a) all operations associated with the business, including storage and display of vehicles, being confined to within the unit. The car park is for client and staff parking only;
- (b) standard and appropriate development conditions.

CARRIED

**H21111 PROPOSED LUNCH BAR: LOT 1 (79) BUCKINGHAM DRIVE,
WANGARA - [30/2838]**

CITY PLANNER'S REPORT H21111

Murray Parin on behalf of Parin Nominees Pty Ltd seeks Council approval to establish a lunch bar within an auto trade complex currently under construction on Lot 1 (79) on the corner of Buckingham and Hartman Drives, Wangara.

The City Planner reports that the Development Assessment Unit approved a petrol filling station, together with six industrial units for use as factories/showrooms and offices, currently under construction on the subject site.

He gives details of the proposal for the Lunchbar and advises that the Development Assessment Unit has assessed the proposal

advising that the design can accommodate the City's requirements for lunch bars including servicing.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council approves the application submitted by Murray Parin on behalf of Parin Nominees Pty Ltd for modifications to the approved design and the establishment of a lunch bar within Unit 7, Lot 1 (79) Buckingham Drive, Wangara subject to:

- 1 the use remaining within the confines of the definition of "Lunchbar" as stated in Town Planning Scheme No 1;
- 2 a minimum of 70 car parking bays being provided on site, or a cash payment to be paid to the City in lieu of any car parking bay shortfall in accordance with Council's Cash-in-lieu of Car Parking Policy;
- 3 standard and appropriate conditions of development.

CARRIED

H21112 WHITFORDS MEDICAL CENTRE PARKING FACILITIES, LOT 979 DAMPIER AVENUE, KALLAROO - [30/1763]

CITY PLANNER'S REPORT H21112

The City Planner reports on two separate applications from the Whitfords Avenue Medical Group, the first for a six bay car port on Lot 979 Dampier Avenue and the second, for extensions to the medical centre by means of three additional suites on Lot 951 Cromer Grove. The existing medical centre is located on Lot 979 Dampier Avenue, Kallaroo which abuts Lot 951 Cromer Grove.

He gives details on the background relating to the subject site and provides an assessment of the proposal.

MOVED Cr Rundle, **SECONDED** Cr Marwick that Council advises Dr S Jarvis that:

- 1 it does not support the proposal for the construction of a public car park on Reserve 33178 for the use of patrons of the medical centre on Lot 979 Dampier Avenue, Kallaroo;
- 2 the application for additions to the Whitfords Medical Centre on Lot 951 Cromer Grove, Kallaroo to be revised to accommodate an additional eight car parking bays to bring it into line with the City's Town Planning Scheme

prior to approval for advertising being granted by Council;

- 3 approval is granted for a six bay carport to be constructed on Lot 979 Dampier Avenue, Kallaroo subject to standard and appropriate development conditions.

CARRIED

H21113 PROPOSED CAPACITY UPGRADE, LOT 7 (136) WESCO ROAD, NOWERGUP - [30/3595]

CITY PLANNER'S REPORT H21113

Council received correspondence from the Environmental Protection Authority on 21 October 1993 requesting comment on the proposed capacity upgrade of the Quicklime plant and Limestone quarry at Lot 7 (136) Wesco Road, Nowergup.

The City Planner lists Council's main concerns during the consideration of the application for the construction and operation of a Quicklime plant on Lot 7 (136) Wesco Road, Nowergup.

He provides an assessment of the proposal and gives details of the Environmental Protection Authority's environmental commitment 18 to 20 referring to transport requirements around the site.

MOVED Cr Marwick, **SECONDED** Cr Nosow that Council submits comments to the Environmental Protection Authority reflecting the concerns and requirements identified in Report H21113.

CARRIED

H21114 MODIFICATION TO PARKING STANDARDS, LOT 740 (99) CARIDEAN STREET, HEATHRIDGE - [30/895]

CITY PLANNER'S REPORT H21114

Mr Simon Thomson seeks Council approval to construct additions to Shop 8 on Lot 740 (99) Caridean Street, Heathridge. The additions entail the enclosure of the existing yard area at the rear of the shop to extend the workshop.

The City Planner reports on the background relating to the subject site and provides an assessment of the proposal.

He makes reference to Council's Cash-in-Lieu of Car Parking Policy adopted by Council in February 1992 (Item G20250 refers) and advises that the applicant is required to provide additional parking or pay cash-in-lieu for the additional floor area provided.

RECOMMENDATION

That Council approves the application by Mr S Thomson for the enclosure of a 56m² yard area at the rear of Shop 8, Lot 740 Caridean Street, Heathridge subject to:

- 1 the provision of an additional four car parking bays or the payment of \$17,800 cash-in-lieu in accordance with Council's Cash-in-Lieu of Car Parking Policy;
- 2 standard and appropriate development conditions.

MOVED Cr Cooper, **SECONDED** Cr Waters that Council does not require the payment of \$17,800 cash-in-lieu of car parking from Mr S Thomson for the enclosure of a 56m² yard area at the rear of Shop 8, Lot 740 Caridean Street, Heathridge.

WITHDRAWN

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

- 1 CITY PLANNER'S REPORT H21114 be received;
- 2 a report be submitted to Policy and Special Purposes Committee reviewing Council's Cash-in-Lieu of Parking Policy;
- 3 consideration of the application by Mr S Thomson for the enclosure of a 56m² yard area at the rear of Shop 8, Lot 740 Caridean Street, Heathridge be deferred pending the above policy review.

CARRIED

H21115 USE APPROVAL FOR A RESIDENTIAL CHILDREN'S HOME ON LOT 163 (460) KINGSWAY, LANDSDALE - [30/2502]

CITY PLANNER'S REPORT H21115

Asia Securities (Aust) Pty Ltd on behalf of the Salvation Army seeks Council approval of a residential children's home on Lot 163 (460) Kingsway, Landsdale.

The City Planner gives details of the development proposal and provides an assessment of the proposal.

He advises that the proposed children's home will provide a valuable service for children in the area. It is designed to rebuild their self esteem and life skills to the point where they are able to feed back into the public high school system and eventually return to their own homes or foster homes.

RECOMMENDATION

That Council supports the application by Asia Securities (Aust) Pty Ltd to use Lot 163 (460) Kingsway, Landsdale for a residential children's home subject to:

- 1 an application for approval to commence development being submitted and approved before the use or any building commences;
- 2 not more than eight children being accommodated.

MOVED Cr Nosow, **SECONDED** Cr Wood that consideration of the application by Asia Securities (Aust) Pty Ltd to use Lot 163 (460) Kingsway, Landsdale for a residential children's home be deferred pending public advertising. **LOST**

MOVED Cr Rundle, **SECONDED** Cr Dammers that Council supports the application by Asia Securities (Aust) Pty Ltd to use Lot 163 (460) Kingsway, Landsdale for a residential children's home subject to:

- 1 an application for approval to commence development being submitted and approved before the use or any building commences;
- 2 not more than eight children being accommodated.

CARRIED

Crs Nosow and Wood dissented.

H21116 SUBDIVISION CONTROL UNIT FOR MONTH OF OCTOBER 1993 - [740-1]

CITY PLANNER'S REPORT H21116

The City Planner submits a resumé of the subdivision applications processed by the Subdivision Control Unit during

the month of October 1993. All applications have been considered in accordance with Council's adopted policy.

MOVED Cr Rundle, **SECONDED** Cr Marwick that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report H21116.

CARRIED

H21117 PROPOSED SUBDIVISION LOT 14 MARIGINIUP ROAD, MARIGINIUP - [740-91176]

CITY PLANNER'S REPORT H21117

Mr and Mrs Eindorf seek Council support for the subdivision of Lot 14 Mariginiup Road, Mariginiup into two lots of approximately 2 hectares each in a battleaxe formation.

The City Planner reports that Lot 14 is located within the minimum 4 ha lot size area in Council's Rural Subdivision Policy G3-33.

He advises that given that the proposed subdivision does not comply with the above policy, it is recommended that the application be refused.

MOVED Cr Rundle, **SECONDED** Cr Dammers that Council does not support the application submitted by Mr and Mrs Eindorf for the subdivision of Lot 14 Mariginiup Road, Mariginiup for the following reasons:

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

CARRIED

H21118 PROPOSED SUBDIVISION, LOT 4 GNANGARA ROAD, GNANGARA - [740-91188]

CITY PLANNER'S REPORT H21118

P J and G L McNamara seek Council support for the subdivision of Lot 4 Gngangara Road, Gngangara into two lots of approximately 1.7 ha each in a battleaxe formation.

The City Planner reports that Lot 4 is subject to Council's Rural Subdivision Policy G3-33 which specifies a minimum lot size of 4 ha for the vicinity.

He advises that as the current lot size is already below the 4 ha minimum, it is evident that further subdivision would be inconsistent with Council's Policy and, therefore, cannot be supported.

MOVED Cr Dammers, **SECONDED** Cr Marwick that Council does not support the application submitted by P J and G L McNamara for the subdivision of Lot 4 Gngangara Road, Gngangara 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 the locality;
- 2 the proposal represents a fragmentation of the rural area in this locality thus diminishing its rural integrity;
- 3 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

H21119 APPLICATION FOR MINING LEASES 70/810, 7/811, 70/667 RESERVES 8399 AND 27279 LAKE GNANGARA - [520-2]

CITY PLANNER'S REPORT H21119

The Department of Minerals and Energy has referred to Council for comment two applications for mining leases within and adjacent to Lake Gngangara. Boral Resources application for mining leases 70/810 and 70/811 is on Reserve 8399, which is adjacent to Lake Gngangara. Magic Soils application for mining lease 70/667 is located within Lake Gngangara on Reserve 27279.

The City Planner reports on similar applications within Lake Gngangara and advises on issues relating to Mining lease applications 70/810, 70/811 and 70/667.

MOVED Cr Rundle, **SECONDED** Cr Gilmore that Council advises the Department of Minerals and Energy that it:

- 1 opposes the applications for mining leases 70/810 and 70/811 on Reserve 8399, Lake Gngalara;
- 2 supports the application for mining lease 70/667 on Reserve 27279 Lake Gngalara.

CARRIED

H21120 UNAUTHORISED BUSINESS AT LOT 69 (36) WANBROW WAY, DUNCRAIG - MR P C GRAY - COMBINED GAS COMPANY - [727/69/36]

CITY PLANNER'S REPORT H21120 - WITHDRAWN

H21121 UNLAWFUL USE OF RESIDENTIAL LOT 410 (9) VISTA CLOSE, EDGEWATER FOR LIGHT INDUSTRIAL PURPOSES : MR G VAN LOON - [1225/410/9]

CITY PLANNER'S REPORT H21121

The City Planner reports on a complaint received concerning the operation of a furniture making business at a residential Lot 410 (9) Vista Close, Edgewater.

MOVED Cr Dammers, **SECONDED** Cr Marwick that Council refers the matter to its solicitors for immediate prosecution.

CARRIED

H21122 ROYCE COURT, LOT 65 (4) WINTON ROAD, JOONDALUP - BUILDING CANOPIES OVER PROPERTY BOUNDARIES - [30/2368, 730-8]

CITY PLANNER'S REPORT H21122

The City Planner reports on Royce Court and adjacent development applications.

He advises that the design guidelines require developments to incorporate a continuous pedestrian canopy along the front of the building extending 2.0 metres over the property boundary into Royce Court.

He reports on difficulties being experienced in obtaining strata approval for developments because Royce Court is not a dedicated road and advises that the best method of rectifying the

situation will be to grant easements over the relevant portions of Royce Court to accommodate access and the encroachment of the canopies.

MOVED Cr Rundle, **SECONDED** Cr Marwick that Council requires an easement agreement to be put in place for the portions of Royce Court (Lot 65 Winton Road, Joondalup) which accommodate the pedestrian canopies as a condition of development approval or as and when requested by individual owners of existing development, the preparation of the easement to be at no cost to Council.

CARRIED

H21123 PROPOSED RETAINING WALLS EXCEEDING TWO METRES IN HEIGHT - CURRAMBINE AND ILUKA - [740-93]

CITY PLANNER'S REPORT H21123

Beaumaris Land Sales seeks Council authorisation to the construction of retaining walls in excess of two metres in height throughout the remaining stages of its Currambine and Iluka.

The City Planner gives details of the "terraced" Land Sales and provides an assessment of the application.

He advises that given Beaumaris Land Sales' objective of providing flat terraced lots, the natural terrain, the existence of limestone in the area and the fact that the area is a relatively isolated broadacre subdivision, the request is considered acceptable.

MOVED Cr Marwick, **SECONDED** Cr Dammers that Council authorises the construction of subdivisional retaining walls greater than 2.0 metres in height for the remaining stages of Beaumaris Land Sales' Currambine and Iluka landholding in those instances deemed appropriate by the City Planner, City Engineer and City Building Surveyor, subject to:

- 1 the subdivision designs being approved by the Department of Planning and Urban Development;
- 2 the detailed design being signed by a practising structural engineer.

CARRIED

H21124 AMENDMENT NO 670: PROPOSED REZONING OF PT LOT 106 BERKLEY ROAD, MARANGAROO - [790-670]

CITY PLANNER'S REPORT H21124

Feilman Planning Consultants Pty Ltd on behalf of North Whitfords Estates seek Council approval for a rezoning of Pt Lot 106 Berkley Road, Marangaroo from "Residential Development R20" to "Residential Development, Special Zone (Additional Use) Corner Store".

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

He advises that given Council's support of the location of a corner store on the subject site, it is recommended that Council initiates Amendment No 670 and requests consent for advertising.

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

- 1 advises Feilman Planning Consultants Pty Ltd of its support for the proposed rezoning of Pt Lot 106 Berkley Road, Marangaroo;
- 2 forwards the documents of Amendment No 670 to the Minister for Planning for preliminary approval to advertise.

CARRIED

H21125 CLOSE OF ADVERTISING : AMENDMENT NO 658 CONCRETE BATCHING PLANTS - [790-658]

CITY PLANNER'S REPORT H21125

The City Planner reports that Amendment No 658 was initiated by Council at its July 1993 meeting (Item H20746 refers) and sought to include concrete batching plants within the interpretation of General Industry in Town Planning Scheme No 1.

The purpose of the amendment was to preclude concrete batching plants from the Joondalup City Centre and Joondalup Business Park. These areas are zoned "Joondalup City Centre" and "Service Industrial" respectively. In these zones, General Industries are prohibited.

He advises that advertising of the amendment, as approved by the Hon Minister for Planning, closed on 22 October 1993 and no submissions were received.

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

- 1 finally adopts Amendment No 658 to Town Planning Scheme No 1;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

CARRIED

H21126 CLOSURE OF PART OF GRIFFITHS ROAD, WANNEROO - [510-2281]

CITY PLANNER'S REPORT H21126

The City Planner reports on the closure of the unconstructed section of Griffiths Road, Wanneroo.

He advises that all of the servicing authorities have been consulted and have no objection to the closure.

The requested closure was advertised in the Wanneroo Times to gauge public reaction and no objections or other submissions were received in the period allowed.

MOVED Cr Marwick, **SECONDED** Cr Dammers that Council authorises the closure of the unconstructed section of Griffiths Road, Wanneroo between the cul-de-sac head and the southern boundary of Lot 50 Vincent Road.

CARRIED

H21127 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN KYLIE WAY AND GOOLLELAL DRIVE, KINGSLEY - [510-1492]

CITY PLANNER'S REPORT H21127

The City Planner reports on an application received to close the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley. The application is made on the grounds of the antisocial behaviour of some users of the accessway and the amount of vandalism being experienced by the adjoining property owners. The application was supported by a petition representing 12 households.

He gives details of the State Energy Commission's objection to the closure due to a 22,000 volt cable running through the accessway and the danger associated in someone digging up the area. He advises that relocation of the cable is not feasible in this instance.

MOVED Cr Rundle, **SECONDED** Cr Marwick that Council does not agree to the closure of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley.

CARRIED

H21128 PROPOSED CHEMIST USE APPLICATION, LOT 719 (10) MINDARIE DRIVE, QUINNS ROCKS - [30/4203]

CITY PLANNER'S REPORT H21128

BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd seek Council approval for the establishment of a Chemist on Lot 719 (10) Mindarie Drive, Quinns Rocks.

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

He advises that the current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone. Due to the proximity of the medical centre to the existing shopping centre, it is recommended that Council not approve this application.

RECOMMENDATION

That Council refuses the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 Mindarie Drive, Quinns Rocks on the grounds that:

- 1 the proposed use is not permitted in the Residential Development Zone;
- 2 the Quinns Rocks local shopping centre located at Lot 80 Quinns Road is in close proximity to the proposed medical centre on Lot 719 Mindarie Drive and this centre adequately services the Quinns Rocks area on a commercial basis.

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

- 1 CITY PLANNER'S REPORT H21128 be received;
- 2 City Planner's Recommendation **NOT BE ADOPTED** - Item H21128 refers.

H21128A PROPOSED CHEMIST USE APPLICATION, LOT 719 (10) MINDARIE DRIVE, QUINNS ROCKS - [30/4203]

Cr Freame tabled the following letter of support from Drs Mulroney and Gallagher of Medipoint, Suite 1, 334 Wanneroo Road, Nollamara:

"We wish to support Mr John Miller (Real Estate Developer) of Gamehill's application for a pharmaceutical dispensary at Medipoint Quinns.

Our reasons being - to provide a complete medical service team - a medical centre which includes primary care (GP's), pathology, physiotherapy, dental and radiology services. Our aim is to provide an extended after hours emergency service seven days a week. Therefore ready access to prescriptions would be essential to patients particularly the elderly and informed who find it difficult to travel."

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

- 1 initiates Amendment No 676 to Town Planning Scheme No 1 to rezone Lot 719 (10) Mindarie Drive, Quinns Rocks from "Residential Development" to "Special Zone Additional Use Pharmacy";
- 2 forwards the documentation for Amendment No 676 to the Minister for Planning for preliminary approval to advertise.

CARRIED

H91135 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Crs Gilmore, Wood and Dammers declared an interest in Item H31105.

REPORTS

H31103 OUTSTANDING GENERAL DEBTORS - OCTOBER 1993 - [020-0]

CITY TREASURER'S REPORT H31103

Cr Dammers left the Chamber at this point, the time being 8.50 pm.

The City Treasurer reports on the outstanding general debtors at the end of October 1993. He makes comments on the action being taken with long outstanding accounts and the write-off of debts totalling \$1,084.56 which are considered to be irrecoverable.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council writes out of its general debtors ledger an amount of \$1,084.56 representing debts considered irrecoverable as detailed in Attachment B to Report H31103.

CARRIED

H31104 DEBT RESTRUCTURE PROPOSAL - [015-0]

CITY TREASURER'S REPORT H31104

Cr Dammers entered the Chamber at this point, the time being 8.55 pm.

The City Treasurer reports that with lower interest rates prevailing in the financial market, Treasury officers have, for some time, been investigating the feasibility and cost effectiveness of refinancing Council's loan portfolio at lower rates. The current 5 year borrowing rate is 6.75% and the weighted average cost of Council's existing borrowings is 11.9%.

He gives details of a proposal received from United Pacific Finance Pty Ltd to act as intermediary between Council and various lending institutions to negotiate a refinancing of Council's loan portfolio.

He then lists the benefits to Council of proceeding with the restructure/refinancing proposal.

RECOMMENDATION

That Council:

- 1 awards United Pacific Finance Pty Ltd the exclusive mandate to arrange the restructure and re-finance of Council's loan portfolio until revoked in writing;
- 2 authorises United Pacific Finance Pty Ltd to contact all loan creditors and negotiate payouts of all existing

loans in order that the re-finance can be settled in line with Council requirements;

- 3 acknowledges the confidentiality of all information provided and to be provided by United Pacific Finance Pty Ltd and undertakes not to disclose any of the information to third parties without the prior consent of United Pacific Finance Pty Ltd;
- 4 refers with the approval of United Pacific Finance Pty Ltd the final negotiated loan restructure/refinancing proposal to Council's auditor Deloitte Touche Tohmatsu for comment;
- 5 advises Council's bankers, National Australia Bank Ltd, of Council's intention.

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

- 1 CITY TREASURER'S REPORT H31104 be received;
- 2 consideration of restructure and re-finance of Council's loan portfolio be deferred and referred to Policy and Special Purposes Committee for further discussion;
- 3 City Treasurer contact Eastern State Councils outlined in Attachment B to Report H31104 and provide further details to the Policy and Special Purposes Committee.

CARRIED

H31105 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 OCTOBER 1993 - [021-1]

CITY TREASURER'S REPORT H31105

The City Treasurer submits a Warrant of Payments for the period ending 31 October 1993, covering Voucher Nos 104047-105380 relating to Treasurer's Advance Account No 1. Voucher Nos 002926-002934 relating to Municipal Fund and various vouchers relating to Trust and Town Planning Schemes Nos 5, 6, 7A and 21, the total sum expended was \$14,849,778.30.

Crs Gilmore, Wood and Dammers declared an interest in this item.

MOVED Cr Marwick, **SECONDED** Cr Cooper that Council passes for
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Warrant
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Payments
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778.30:

Funds	Vouchers	Amount - \$
Advance Account No 1	104047 - 105380	\$5,846,590.32
Municipal	002926 - 002934	\$8,797,286.16
Trust	013701 - 013701A	\$8,115.00
TPS No 5	000092 - 000092A	\$101.75
TPS No 6	000104 - 000105A	\$55,765.41
TPS No 7A Stage 2	000380 - 000380A	\$301.75
TPS No 7A Part B Stage 4	287595 - 287595A	\$301.75
TPS No 21	000211 - 000212B	\$141,316.16
		\$14,849,778.30

CARRIED

Crs Gilmore, Wood and Dammers abstained from voting.

Appendix VI refers

H31106 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT H31106

The City Treasurer submits a schedule of requests for authorisation to reallocate funds within the adopted 1993/94 Budget.

The net result of these reallocations and adjustments on a budget deficit of \$38,223.

MOVED Cr Cooper, **SECONDED** Cr Marwick that Council authorises, 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 - 24 November 1993.

CARRIED BY

AN

ABSOLUTE

MAJORITY

H31107 SURPLUS OFFICE EQUIPMENT - [010-0]

CITY TREASURER'S REPORT H31107

The City Treasurer reports that due to a recent refitting of offices within the Administration Centre Council has a number of desks which are surplus to requirements.

He advises that the Scarborough Parish of the Uniting Church of Australia through its Secretary, John Jodrell has requested the donation of a surplus office desk to assist in the running of a community outreach group.

Asset No 0343 is considered suitable for donation. This is an old office desk which was purchased in June 1977 and has been fully depreciated and is unlikely to be required by the City in the future.

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

- 1 donates the surplus office desk, Asset No 0343 to the Scarborough Parish of the Uniting Church of Australia;
- 2 makes the necessary entry in the Asset Register to reflect the disposal of this item.

CARRIED

H31108 ORDERS FOR GOODS AND SERVICES - APPROVING/REQUISITIONING OFFICERS - [010-1]

CITY TREASURER'S REPORT H31108

The City Treasurer reports on the authorisation of specific officers to sign purchase orders.

He advises that the City Recreation and Cultural Services Manager has requested that the recently created position of Administration Officer be authorised to requisition goods and services to a limit of \$1,000, and the expenditure limit of \$1,500 for the existing position of Heritage Officer be amended to \$1,000.

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

- 1 includes the Administration Officer on the Register of officers authorised to requisition goods and services to a limit of \$1,000;
- 2 amends the expenditure limit of the Heritage Officer to \$1,000.

CARRIED

H31109 DONATIONS - [009-1]

CITY TREASURER'S REPORT H31109

The City Treasurer gives details of the following request for financial assistance from Council:

Miss Jesam Stewart of Woodvale - National Music Camp, Melbourne

Peter and Julie Richardson of Greenwood - National Softball Tournament, Perth

Laura and Trevor Hoy of Girrawheen - National Allstyles Karate Tournament, Melbourne

RECOMMENDATION

That Council donates:

- 1 \$50.00 to Miss Jesam Stewart to assist with offsetting costs to compete in the National Musical Camp to be held in Melbourne in January 1994;
- 2 \$100.00 to Peter and Julie Richardson to participate in the National Softball Tournament to be held at the Mirrabooka Stadium in January 1994;

- 3 \$100.00 to Laura and Trevor Hoy to assist with costs to compete in the National Allstyles Karate Tournament to be held in Melbourne on 28 November 1993;

such donations to be from Account No 29470 - Donations - Recreation Control.

MOVED Cr Nosow **SECONDED** Cr Gilmore that:

- 1 CITY TREASURER'S REPORT H31109 be received;

- 2 Council donates:

- (a) \$50.00 to Miss Jesam Stewart to assist with offsetting costs to compete in the National Musical Camp to be held in Melbourne in January 1994;
- (b) \$100.00 to Laura and Trevor Hoy to assist with costs to compete in the National Allstyles Karate Tournament to be held in Melbourne on 28 November 1993;

such donations to be from Account No 29470 - Donations - Recreation Control;

- 3 consideration of the request for financial assistance from Peter and Julie Richardson to participate in the National Softball Tournament to be held at the Mirrabooka Stadium in January 1994 be deferred and referred back to Council with the provision of further information.

CARRIED

H31110 STAFF AND OUTSIDE WORKERS' OVERTIME - OCTOBER 1993 - [404-10]

CITY TREASURER'S REPORT H31110

The City Treasurer reports on staff overtime for the month of October 1993, together with details of the outside workers' overtime for the same period.

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year.

MOVED Cr Marwick, **SECONDED** Cr Gilmore that CITY TREASURER'S REPORT H31110 be received.

CARRIED

H91136 COMMUNITY SERVICES

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

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

REPORTS

H41112 PETITION - NOISE COMPLAINT - [841/45/3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41112

Council has received a 28-signature petition from surrounding residents regarding loud music emanating from a property in Santa Way, Wanneroo.

The City Environmental Health Manager reports that a Noise Officer has visited the residents of the subject home and explained their responsibilities under the Environmental Protection Act 1986.

MOVED Cr Marwick, **SECONDED** Cr Dammers that Council refers the petition received regarding noise emanating from Lot 45 (3) Santa Way, Wanneroo to Council's Health Department for administrative action.

CARRIED

H41113 AQUA ATTACK SWIMMING CLUB - PROPOSED SWIMMING CLASSIC - [690-1]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H41113

Council has received a request for support from Aqua Attack Swimming Club to host an annual swimming event to be known as City of Wanneroo Swimming Classic.

The City Recreation and Cultural Services Manager provides details of the proposed event which will be held at Aquamotion on 19 February 1994 outside of regular trading hours.

All four swimming clubs based in the City of Wanneroo will be invited to participate and the Club envisages the involvement of approximately 100 competitors and 200 spectators.

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

- 1 Council requests Aqua Attack Swimming Club to invite the three remaining swimming clubs based in the City of Wanneroo to become involved in the City of Wanneroo Swimming Classic event;
- 2 subject to involvement from all four clubs (namely Aqua Attack, Aquamotion Swim Club, Breakers Swim Club and Wanneroo Swim Club) Council support be as follows:
 - (a) nominates the Mayor as patron for the City of Wanneroo Swimming Classic;
 - (b) offers the Club's Special Events Committee financial sponsorship for five perpetual trophies, valued at a maximum of \$100 each, consistent with the policy outlined in Report H51116.

CARRIED

H41114 DOG ACT APPEAL - MRS P CANSFIELD, 8 MONTESSORI PLACE, KINGSLEY - [1915/4/8]

MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT H41114

In September, Council refused an application by Mrs P Cansfield of 8 Montessori Place, Kingsley to keep three dogs at her residence.

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

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

CARRIED

H41115 DOG ACT APPEAL - MRS V GILL, 54 KOONDOOLA AVENUE, KOONDOOLA - [843/213/54]

MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT H41115

In September, Council refused an application by Mrs V Gill of 54 Koondoola Avenue, Koondoola to keep three dogs at her residence.

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

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

CARRIED

H41116 DOG ACT APPEAL - REVEREND COLLINSON, ST STEPHEN'S SCHOOL, 112 DOVERIDGE DRIVE, DUNCRAIG - [961/ /112]

MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT H41116

In September, Council refused an application by Reverend Collinson, Principal of St Stephen's School, 112 Doveridge Drive, Duncraig to keep three dogs at the school caretaker's residence.

The Manager, Municipal Law & Fire Services advises that the Minister for Local Government has upheld an appeal and granted an exemption to Reverend Collinson under Section 26(5) of the Dog Act to keep three dogs at the premises subject to specified conditions.

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

CARRIED

H41117 APPOINTMENT OF HONORARY BEACH INSPECTORS - MULLALOO SURF LIFE SAVING CLUB - [313-5]

MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT H41117

The Mullaloo Surf Life Saving Club has nominated Mr Stephen Brian Dargie of 149 Caridean Street, Heathridge and Mr Jeffrey Alexander Davidson of 13 Taylor Way, Hillarys to be authorised as Honorary Beach Inspectors for the Mullaloo Beach Reserve area.

In accordance with Clause 16 of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons made under the Local Government Act, Council may appoint officers to these honorary positions.

MOVED Cr Gilmore, **SECONDED** Cr MacLean that Council approves the appointment of Mr Stephen Brian Dargie and Mr Jeffrey Alexander Davidson as Honorary Beach Inspectors attached to the Mullaloo Surf Life Saving Club for a period of 12 months, subject to renewal, such authority to be contained to the Mullaloo Beach Reserve area.

CARRIED

H41118 PROVISION OF DOMESTIC CLEANING SERVICES - COMMUNITY OPTIONS PROGRAMME - [880-8-6]

MANAGER WELFARE SERVICES' REPORT H41118

The Community Option Service is seeking Council's approval to contract its home cleaning service to a private personal care agency.

The Community Options Service receives funding through the Home and Community Care Programme to provide personal care and home support to frail aged and disabled persons living in the City of Wanneroo.

The Manager, Welfare Services reports on the background relating to the subject and the results of a call for Expressions of Interest to provide a domestic care service for the frail aged and disabled persons.

A submission by Total Care Nursing Service is recommended as the agency is well known to the Welfare Department has provided services for individual clients on numerous occasions.

ADDITIONAL INFORMATION

The Acting Manager Welfare Services advised of an error in Council Report H41118, Attachment 1 - Conditions of Appointment - Item 5.

The Item should read:

VENUE

The services will be performed at a venue determined by the Principal (within the City boundaries).

MOVED Cr Freame, **SECONDED** Cr Rundle that Council approves a contract agreement for a period of one year with Total Care Nursing Service to provide a domestic cleaning service to frail aged and disabled clients registered with the Welfare Service.

CARRIED

H91137 BUSINESS FOR INFORMATION

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

CARRIED

DECLARATIONS OF PECUNIARY INTEREST

Nil

REPORTS

H61108 DEVELOPMENT ENQUIRIES : OCTOBER 1993 - [290-0]

CITY PLANNER'S REPORT H61108

The City Planner lists the development enquiries received during October 1993, together with a resumé of advice given to the enquirer.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY PLANNERS'S REPORT H61108 be received.

CARRIED

H61109 LOT 662 BAYPORT CIRCUIT, MINDARIE - LAKES AREAS - [740-89020]

CITY PLANNER'S REPORT H61109

The City Planner reports on concerns over the development of the Lakes area, Lot 662 Bayport Circuit, Mindarie.

He advises that the subject land is zoned for residential purposes and therefore, can be developed as such. The allegation of misleading information being given to purchasers of land in the area is an issue between the selling agents and the purchasers to resolve.

Discussions are currently being held with Gumflower Pty Ltd to determine what course of action it proposes to take with respect to the Lakes. When these negotiations have been concluded, a further report will be submitted.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY PLANNER'S REPORT H61109 be received.

CARRIED

H61110 CURRENT TRENDS FOR THE EXCISION OF SITES FROM RESERVES VESTED IN COUNCIL - [320-3]

CITY PLANNER'S REPORT H61110

The City Planner reports on the current trends of the excision of Council reserves and the maintenance of the reserves.

He advises that once a portion of land is excised from a reserve vested in Council and a new reserve is created and vested in another organisation, the new reserve is no longer the responsibility of Council. Therefore, maintenance of the new reserve is the sole responsibility of the authority holding the vesting order.

If access across the main reserve which remains in Council's control is required by the new vestee, then some maintenance agreement to preserve the access route would need to be negotiated between Council and the authority concerned.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY PLANNER'S REPORT H61110 be received.

CARRIED

H61111 COMMONWEALTH GOVERNMENT REGIONAL DEVELOPMENT TASK FORCE - [200-2]

CITY PLANNER'S REPORT H61111

The City Planner reports that the Cities of Wanneroo, Stirling and Perth have recently forwarded a submission to Canberra in response to the Commonwealth Government Task Force on Regional Development.

He gives details on the key issues in identifying how regional Australia can best contribute to national economic growth, together with the key initiatives of the regional presentation and submission.

He advises that in support of the broader regional submission, and to ensure that the Task Force is aware of Wanneroo's enormous and somewhat unique potential for growth, industry and employment, the City has also forwarded its own supplementary submission to the Task Force. This submission prepared by Deloittes looks at the vision for growth in Wanneroo, the demographics, the existing enterprises to assist industry, and the opportunity available to further encourage growth in Wanneroo's industries.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY PLANNER'S REPORT H61111 be received.

CARRIED

H61112 FOOTPATH DAMAGE - MIRRABOOKA AVENUE, KOONDOOLA - [510-168]

CITY ENGINEER'S REPORT H61112

The City Engineer reports on the results of an on-site inspection of damaged slab footpath in Mirrabooka Avenue at House Nos 52 and 62.

The cracked slabs at 52 were well seated and did not warrant maintenance. The damaged to the pavement outside No 62 indicated possible traverse of a small vehicle. The residents

will be advised of the provisions of the Local Government Act in relation to property access from a paved road.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY ENGINEER'S REPORT H61112 be received.

CARRIED

H61113 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 31 OCTOBER 1993 - [002-3]

CITY TREASURER'S REPORT H61113

The City Treasurer submits financial statements for the period 1 July 1993 to 31 October 1993.

He advises that Council's income and expenditure is within budget estimates for this time of the year. No significant adverse income or expenditure trends have emerged which will prevent Council achieving budget estimates.

Declining interest rates and slower collection of debts requires officers to work harder to achieve similar interest returns and rates and other debt collection levels to last year.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY TREASURER'S REPORT H61113 be received.

CARRIED

H61114 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

CITY TREASURER'S REPORT H61114

The City Treasurer submits a comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year.

He advised that it should be noted that whilst a project may be physically completed, final costings may yet need to be processed. Therefore, a project's job status indicator will not show 'completed' until financial transactions are complete.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY TREASURER'S REPORT H61114 be received.

CARRIED

H61115 CRAIGIE LEISURE CENTRE MONTHLY REPORT - OCTOBER 1993 - [680-1]

CITY TREASURER'S REPORT H61115

The City Treasurer gives details of the financial aspects of operations at Craigie Leisure Centre during the month of October 1993.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY TREASURER'S REPORT H61115 be received.

CARRIED

H61116 AQUAMOTION MONTHLY REPORT - OCTOBER 1993 - [690-1]

CITY TREASURER'S REPORT H61116

The City Treasurer gives details of the financial aspects of operations at Aquamotion during the month of October 1993.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY TREASURER'S REPORT H61116 be received.

CARRIED

H61117 MONTHLY REPORT FOR OCTOBER 1993 - PARKS DEPARTMENT - [201-5]

CITY PARKS MANAGER'S REPORT H61117

The City Parks Manager reports on the major areas of work undertaken by the Parks groundstaff during October.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY PARKS MANAGER'S REPORT H61117 be received.

CARRIED

H61118 COMPUTERISED RETICULATION SYSTEM - [250-6]

CITY PARKS MANAGER'S REPORT H61118

Council resolved in August that a report be provided outlining expected cost savings that could be expected from:

- 1 installation of the computerised reticulation system;
- 2 increasing the minimum area of Public Open Space that can be reticulated from 1.6 ha to 4 ha.

The City Parks Manager outlines the goals and aims in installing a computerised reticulation system throughout the Municipality.

He discusses the savings expected in relation to energy costs and reductions in manpower and labour charges.

The City Parks Manager advises that it would be difficult to put a dollar value on cost savings from raising the minimum area of Public Open Space that can be reticulated from 1.6 ha to 4 ha. He outlines reasons for changes in Policy and provides comparative figures for six parks of different sizes. He advises that the price per hectare for maintenance charges remains approximately the same regardless of size.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY PARKS MANAGER'S REPORT H61118 be received.

CARRIED

H61119 PERCY DOYLE COMPLEX: ELECTRICAL AND HYDRAULIC SERVICES TO SORRENTO TENNIS CLUB - [061-285, 30/1286]

CITY BUILDING SURVEYOR'S REPORT H61119

Council, at its September 1993 meeting, considered a request from the Sorrento Tennis Club for approval for extensions and concerns about adequately servicing the project with power and water (Item H10910A refers).

The City Building Surveyor advises the Council Consulting Engineers, Electrical Technology Consultants, and Hydraulic Consultant, W R Bury, separately investigated their respective service supplies.

The City Building Surveyor outlines the findings and advises of the need for new fire service which will need to be met by the Sorrento Tennis Club in accordance with the requirements of the Building Code of Australia.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY BUILDING SURVEYOR'S REPORT H61119 be received.

CARRIED

H61120 PROTECTIVE CLOTHING FOR RANGERS - [905-1]

MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT H61120

Council resolved in June 1993 that a report be provided on the feasibility of providing protective padded clothing for rangers for use during dog catching.

The Manager, Municipal Law & Fire Services advises that enquiries made with the Cities of Canning, Nedlands and Stirling show that none of these Councils provide specialised clothing to rangers. Butchers' metal gauntlets have been used previously at the City of Wanneroo without much success.

The Manager, Municipal Law & Fire Services advises that currently Rangers are issued with a hollow metal pole with a rope noose which can be dropped over an aggressive dog's head, thereby impounding the dog.

MOVED Cr Wood, **SECONDED** Cr Freame that **MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT H61120** be received.

CARRIED

H61120A PROTECTIVE CLOTHING FOR RANGERS - [905-1]

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

- 1 Manager Municipal Law and Fire Services seek the views of Council's rangers with respect to protective clothing during dog catching duties;
- 2 a report be provided to Council outlining the views of Council's rangers.

CARRIED

H61121 RECREATION DEPARTMENT MONTHLY REPORT FOR OCTOBER/NOVEMBER 1993 - [260-0]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H61121

The City Recreation and Cultural Services Manager provides details of the activities of the Recreation Department for the period October/November 1993.

He outlines the Out of School Care Services as well as Youth Services and gives details of activities at Craigie Leisure Centre, Warwick Leisure Centre, Sorrento/Duncraig Recreation Centre, Wanneroo Recreation Centre and Aquamotion.

The City Recreation and Cultural Services Manager also gives details of the Second Perry's Paddock Picnic Day which was held on 24 October 1993. He advises the day was a huge success and drew a crowd of about 7,000 people.

MOVED Cr Wood, **SECONDED** Cr Freame that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H61121 be received.

CARRIED

H91138 TOWN CLERK'S REPORT

MOVED Cr Marwick, **SECONDED** Cr MacLean that the Town Clerk's Report be received.

CARRIED

H91139 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Deed of Release
Parties: City of Wanneroo and The State Housing Commission
Description: Loc 2378 Wanneroo Road, Greenwood
Purpose: Finalisation of Town Planning Scheme No 6
Date: 8.11.93

Document: Deed
Parties: City of Wanneroo and F P & R M Seragusana and S & L Contibali
Description: 324 Kingsway, Landsdale
Purpose: Deed precludes owners from applying for a subdivision
Date: 10.11.93

Document: Deed

Parties: City of Wanneroo and S & K I Halversen
 Description: Lots 1 & 3 Waterford Drive, Hillarys
 Purpose: Reciprocal Access
 Date: 15.11.93

Document: Lease
 Parties: City of Wanneroo and Undercroft Bridge Club Inc
 Description: Pt Percy Doyle Reserve 33894, Duncraig
 Purpose: Club Premises
 Date: 15.11.93

Document: Caveat and Withdrawal of Caveat
 Parties: City of Wanneroo and P S Hope & T G Williams
 Description: 10 Tifway Place, Carabooda
 Purpose: To enable a mortgage to be registered
 Date: 15.11.93

Document: Agreement
 Parties: Minister for Community Welfare and City of Wanneroo
 Description: Funding - Spec. Needs Vocation Care Programme - Oct 1993
 Date: 15.11.93

Document: Deed of Release
 Parties: City of Wanneroo & Development Underwriting Ltd
 Description: Lot 2441 Warwick Road, Greenwood
 Purpose: Finalisation of Town Planning Scheme No 6
 Date: 16.11.93

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

CARRIED

H91140 DEVELOPMENT ASSESSMENT UNIT - [290-1]

The City Planner submits a resumé of the development applications for the period 5 November to 18 November 1993.

ADDITIONAL INFORMATION

The City Planner has requested that a further six items be included in the list of development approvals for the period 5 November to 18 November 1993. These additional items are outlined on Appendix VIII.

MOVED Cr Marwick, **SECONDED** Cr MacLean that Council adopts the recommendations in the list of development applications processed for the period 5 November to 18 November 1993 and outlined on Appendix and approves the applications, subject to standard and appropriate conditions of development.

CARRIED

Appendices VII and VIII refer

**H91141 TOUR AND DEPUTATION - BEAUMARIS LAND SALES - CURRAMBINE
AND ILUKA ESTATE - [740-93]**

INTRODUCTION

On 15 November 1993 a tour and deputation was held with Beaumaris Land Sales in respect of its Currambine and Iluka landholding. This was initiated by Beaumaris Land Sales in order to show Councillors its estate, as constructed to date, and to discuss a number of unresolved issues. This report is further to the City Planner's memorandum dated 12 November 1993.

DISCUSSION

The following comments are presented in response.

Street Lighting

A submission from Beaumaris Land Sales for a feature street lighting scheme for the Iluka Estate was considered by Council at its August 1993 meeting (Item H50816 refers).

This report by the City Engineer addressed the issues associated with the installation of non-standard (ornamental) street lighting for the Iluka Estate and implications throughout the Municipality. Council resolved to adopt the recommendation to not approve the installation of non standard street lighting. In this regard, the previous report's recommendation is still supported by the City Engineer.

However, in view of the developer's further submission, should Council resolve to now approve the introduction of non-standard street lighting, the approval should be subject to conditions indicated in the previous report (Appendix II refers). The following resolution is offered for consideration.

That Council:

3rescinds part (4) of its Resolution H50816 that it "does not approve the installation of non-standard (ornamental) street lighting for the Iluka subdivision;"

4approves the installation of non standard street lighting where it can be demonstrated to be part of an overall enhanced subdivision development, subject to:

- (a) the developer being responsible for the maintenance of poles, lighting components, luminaires and lamps for a period of five years following the installation of the approved street lighting scheme;
- (b) the developer to mount six of each different pole type proposed for an approved lighting scheme at a site to be determined by the City Engineer prior to completion of the five year maintenance period;
- (c) the developer to supply five of each approved luminaire, lamp control gear and diffuser to Council prior to completion of the five year maintenance period;
- (d) the pole locations and lighting standard be to the satisfaction of the City Engineer and in conformity with SECWA requirements;

5approves the installation of non-standard ornamental street lighting for the Iluka Estate subject to the above conditions and the developer agreeing that the single outreach residential and double outreach median street lighting poles can be available for common use as one of three standard combinations approved throughout the City;

6authorises the City Engineer to appoint a consultant to prepare a report on suitable pole luminaire and lamp fitting combinations from which three standard combinations can be approved for use throughout the City of Wanneroo;

Red Coloured Asphalt Pavements

The Engineering Department has widely approved the use of crushed laterite asphalt to help define local streets and highlight road features. This coloured pavement material is

considered appropriate for local classes of roads and helps with the definition of the road hierarchy.

Other than the Joondalup City Centre, which is considered unique in the City of Wanneroo, approval has not been given to the use of crushed laterite asphalt on district distributor type roads.

The function of these roads are as "traffic carriers" in urban subdivisions and black asphalt has been specified to help define this function of the distributor roads. It is important to provide a distinction between local streets and distributor roads. This distinction has been reinforced in Wanneroo by specifying black asphalt for distributor roads and allowing brick paving and crushed laterite asphalt pavements for local streets.

Also crushed laterite asphalt has been approved in local roundabouts with different traffic loadings to enable an evaluation of this asphalt type under the more severe trafficked turning movements. There has been concern, including that from the Asphalt Industry, about the performance of widespread use of crushed laterite asphalt surfaces.

With this widespread use of the material, there is a need for a technical review of the effects and appropriate mix designs. It is proposed that, in consultation with the Industry, a suitable traffic threshold be established for this material's use, taking into consideration traffic volumes (special uses such as bus routes) and the road hierarchy.

With regard to the Iluka subdivision, the use of red asphalt on local roads will continue to be approved.

The use of this material on Shenton Avenue and Burns Beach Road, which are not local roads, is not supported.

Dual Use Paths

The location of footpaths and dual use paths in the verge is a contentious issue.

The Engineering Department has generally adopted the recommended treatment, as indicated in the Bike West guidelines and National Association of State Road Authorities Technical Report (1988), to separate the path from the pavement. The basis of these reports is that the overriding consideration is the safety of the path user.

With the path located immediately adjacent to the kerb, including at traffic treatments such as roundabouts, the safety concerns need to be addressed with Bike West, Main Roads WA and the Police Department. It has been suggested that a wider path (min width of 2.4m) will satisfy some of these concerns.

With regard to the Iluka subdivision, it is proposed that the alignment of individual paths be carefully considered and determined with the Consulting Engineer, pending the detailed study evaluation.

Enhanced Standards for Subdivisions

It is evident that enhancement of general standards adopted for subdivisions will continue to be sought by developers for specific projects.

A number of implications need to be addressed in considering such developments.

The City Engineer suggests that a report be submitted to the Policy and Special Purpose Committee on Enhanced Standards for Individual Subdivisional Estates.

RETAINING WALLS IN EXCESS OF 2 METRES IN HEIGHT

A separate report has been prepared (H21123) for consideration by Council at its meeting on 24 November 1993, seeking delegated powers to the City Planner, City Engineer and City Building Surveyor to approve retaining walls in excess of two metres in height throughout the remaining stages of Beaumaris Land Sales' Currambine and Iluka landholding. If approved by Council this delegation will improve the subdivision approval process for Beaumaris Land Sales. This is consistent with Beaumaris Land Sales' request.

UNIFORM FENCING

Council's recently adopted Uniform Fencing Policy (H20836) provides for the construction of an open style of fencing at the interface of subdivisional and regional roads. This form of fencing should merely act as a barrier to vehicles. The most common form of fence used in such instances has been pine bollards.

The reason for an open style of fencing is primarily:

- 1 to provide a visual break to continuous sections of fencing along regional roads;
- 2 to provide convenient pedestrian/cycle access to proposed dual use paths along regional roads.

Beaumaris Land Sales has requested a modification to this policy in order to provide a 900mm high wall at the interface of subdivisional and regional roads. This request is made on the basis of safety and purchaser preference.

Given:

- 1 that Beaumaris Land Sales' structure plans for Currambine and Iluka were specifically assessed and where required amended to ensure that an acceptable length of subdivisional roads directly abutted regional road reserves for the reasons set out in Points 1 and 2 above;
- 2 that any fencing at these locations would require a break to enable pedestrian/cycle access to the dual use path network along adjacent regional roads. A solid style of fencing would not therefore deny the opportunity for children, pets etc to access adjacent regional roads;
- 3 a 900mm high wall is unlikely to reduce traffic noise emanating from the adjacent regional road;
- 4 several requests for solid fencing at these interfaces have been denied to date. Approval in this instance would create a precedent.

It is not considered appropriate that the solid style of fencing proposed by Beaumaris Land Sales should be approved. Beaumaris Land Sales is, however, investigating alternatives that could include railing etc, so long as such alternatives are of a low, open style and durable construction.

FORESHORE KIOSK

In October 1992 (G21004) Council was advised of an overall design for the coastal foreshore reserve adjacent to Iluka (Appendix III refers). Part of this proposal included a kiosk and an alfresco cafe. At that time Council approved the first stage of works including dune stabilisation, an access road and car park, picnic facilities and a dual use path.

The second stage of the foreshore development which involved further dune stabilisation works and pathways, was supported by the Development Assessment Unit in September 1993 and approved by the Department of Planning and Urban Development in the following month.

The principle of a kiosk on the foreshore could be supported and the general location as proposed in 1992 is suitable. The precise site will, however, need to be more accurately identified.

The preferred location would be on the northern point above the only section of sandy beach between Ocean Reef Boat Harbour and the Burns Beach Caravan Park. This segment of beach is subject to seasonal sand movement, however, it is one of the few locations where the public can congregate to enjoy the beach.

REMOVAL OF ROCKS AT FORESHORE

Beaumaris Land Sales has made application to the National Parks and Nature Conservation Authority for approval to remove some rocks from the beach area to enhance safety of two small swimming areas. The request has been refused by that Authority.

Beaumaris Land Sales advises that the Authority was primarily concerned with creating a precedent rather than having concern over the environmental impact of this proposal. Beaumaris Land Sales is seeking Council's formal support to this proposal to enable it to request the Authority to review its previous decision.

I believe that there is an opportunity to create several small rocky pools by the removal of some protruding rocks. It is appreciated that the National Parks and Nature Conservation Authority (Department of Conservation and Land Management) is concerned about a precedent however, there will ultimately be a substantial urban community on this site and several small pocket beaches and rock pools would be of great benefit to that community.

The City Planner believes that Council could support the request and seeks reconsideration by the National Parks and Nature Conservation Authority.

Council support would need to be subject to any necessary assessment being carried out by the applicants and only if the proposed swimming areas can be made safe by the removal of these rocks.

It is also essential that the rocks are removed by a mechanical device such as a back hoe or Kato.

REINFORCEMENT OF RESTRICTIVE COVENANTS

Beaumaris Land Sales is seeking Council's assistance to ensure improved enforcement of restrictive covenants on lots within its estate. While it is not Council's responsibility to enforce covenants and Beaumaris Land Sales accepts this, the City Building Surveyor advises that a list of Building Licence applications could be provided to Beaumaris Land Sales, at a cost yet to be determined. This would enable it to determine whether Building Licence applications received by Council had been considered by them.

GENERAL COMPLIANCE WITH BY-LAWS

Beaumaris Land Sales appears to be seeking some relaxation of Council Policies so as to vary Council's established position to various infrastructure matters such as materials used, location of facilities, landscaping standards etc. Such issues should be addressed on an ongoing basis as they arise.

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

- 1 rescinds part (4) of its Resolution H50816 that it "does not approve the installation of non-standard (ornamental) street lighting for the Iluka subdivision;"
- 2 approves the installation of non standard street lighting where it can be demonstrated to be part of an overall enhanced subdivision development, subject to:
 - (a) the developer being responsible for the maintenance of poles, lighting components, luminaires and lamps for a period of five years following the installation of the approved street lighting scheme;
 - (b) the developer to mount six of each different pole type proposed for an approved lighting scheme at a site to be determined by the City Engineer prior to completion of the five year maintenance period;
 - (c) the developer to supply five of each approved luminaire, lamp control gear and diffuser to

Council prior to completion of the five year maintenance period;

- (d) the pole locations and lighting standard be to the satisfaction of the City Engineer and in conformity with SECWA requirements;

- 3 approves the installation of non-standard ornamental street lighting for the Iluka Estate subject to the above conditions and the developer agreeing that the single outreach residential and double outreach median street lighting poles can be available for common use as one of three standard combinations approved throughout the City;
- 4 authorises the City Engineer to appoint a consultant to prepare a report on suitable pole luminaire and lamp fitting combinations from which three standard combinations can be approved for use throughout the City of Wanneroo.

CARRIED

MOVED Cr Dammers, **SECONDED** Cr Marwick that Council, with respect to Beaumaris Land Sales' Currambine and Iluka landholding:

- 1 authorises the City Engineer to:
 - (a) approve dual use footpaths adjacent to the kerb on appropriate roads as determined by the City Engineer in consultation with the Developer's Consultant within the Iluka Subdivision subject to the paths being not less than 2.4 metres in width;
 - (b) prepare a report for consideration at the Policy and Special Purposes Committee for a policy for the provision of footpaths and dual use footpaths to be prepared in conjunction with the Main Roads WA, Police Department and Bikewest;
- 2 endorses the actions of the City Engineer in approving the use of red asphalt on local roads within the Illuka Subdivision.
- 3 authorises the City Engineer to prepare a comprehensive report for consideration by the Policy and Special Purposes Committee on Enhanced Standards for individual Estates;

- 4 refuses the proposal for 900mm high walls at the interface of subdivisional and regional roads, however, will accept alternatives to bollards, provided such alternatives are of a low, open style and are durable, to the satisfaction of the City Planner and City Engineer;
- 5 supports the principle of a kiosk/alfresco cafe within the foreshore reserve adjacent to Iluka in the general location shown on Appendix X, subject to the City Planner approving the precise site;
- 6 supports Beaumaris Land Sales' application to the National Parks and Nature Conservation Authority for the removal of protruding rocks from the beach area adjacent to Iluka, subject to:
- (a) assessment of the proposal being carried out to the satisfaction of the City Planner;
 - (b) it being demonstrated to the satisfaction of the City Planner that the swimming areas can be made safe by the removal of rocks;
 - (c) the rocks being removed by mechanical device only;
- 7 authorises the City Building Surveyor to:
- (a) provide Beaumaris Land Sales with a weekly list of Building Licence applications, subject to all costs associated with this service being met by Beaumaris Land Sales, to the satisfaction of the City Building Surveyor;
 - (b) in conjunction with the City Planner, submit a report to Policy and Special Purposes Committee on alternatives for formalising the administration and enforcement of Restrictive Covenants;
- 8 advises Beaumaris Land Sales that it will only consider relaxations to its established Policy and By-Laws upon application as issues arise;
- 9 approves the installation of non standard street lighting where it can be demonstrated to be part of an

overall enhanced subdivision development, subject to the developer mounting six of each different pole type proposed for an approved lighting scheme at a site to be determined by the City Engineer prior to completion of the five year maintenance period.

CARRIED

Appendices IX and X refer.

H91142 CONTRACT NO 31-93/94 - CONSTRUCTION OF TWO ILLUMINATED TENNIS COURTS AT TIMBERLANE PARK - [31-93/94]

Council deferred considered of Contract No 31-93/94 for the construction of two illuminated tennis courts at Timberlane Park to 24 November 1993 to enable a meeting between Council officers and Kingsley Tennis Club to discuss the standard of lighting (Item H11105A and H11124 refer).

The Kingsley Tennis Club Committee considered this matter at its meeting on 15 November and resolved that the Club was not in a financial position to commit to the capital cost for the upgrade of lighting to competition standard.

The Club has requested that the construction of two new courts with recreational lighting be expedited. A copy of the correspondence is attached.

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

- 1 approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;
- 2 awards Contract No 31-93/94 for the construction of two illuminated tennis courts on Timberlane Park, Woodvale to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;
- 3 authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;
- 4 authorises the signing of the tender documents.

CARRIED

Appendix XI refers.

H91143 STATE GOVERNMENT GRAFFITI LAUNCH - [210-7]

The State Government's Project Co-ordinator - Mr Terry Murphy - met the Engineering Administration Section on 15 November 1993, to discuss the launch of its metropolitan wide graffiti programme and the implications for staff.

The Premier will officially launch the Government's Graffiti Programme at the Murray Street Mall, 12.45 pm on Monday, 22 November 1993. A follow up media segment is scheduled on Tuesday 23 November 1993 using the 6PR Sattler File radio programme.

A segment of this programme, held on 15 November 1993, is reported to have jammed the station switchboard. It is predicted that Wanneroo ratepayers will actively respond to the launch, as many calls during the Council pilot study signalled intense interest in the Government's and Council's intentions to combat the problem.

Terry Murphy advises that the State Government intends to provide all community groups with an information sheet outlining its objectives and offering advice on the various graffiti preventative measures.

The Government is keen to receive calls from ratepayers who wish to become involved in graffiti removal, either as a co-ordinator of works or as a working participant. Where groups or individuals register interest, paint will be supplied free of charge.

Council is requested to assist in the following manner:

- 1 receive and redirect calls for painting assistance;
- 2 mow accessway and road reserve fence lines where requested by painting groups;
- 3 support the Government initiatives through a positive commitment with any ratepayer contact;
- 4 complete weekly Graffiti Report Forms at 3 sites to be documented, commencing 19 November 1993;

It is anticipated that ratepayers will respond overwhelmingly to this programme. The level of resources to be committed requires identification.

The Engineering Department has drafted a report for Council in response to its resolutions in March and April this year, for an assessment of the Mural Programme and the worth of establishing an in-house crew, to remove graffiti from Council property.

The report is scheduled for tabling at the 8 December 1993 Council meeting.

MOVED Cr Marwick, **SECONDED** Cr MacLean that the information in relation to the State Government Graffiti Launch be received.

CARRIED

**H91144 RECORDS MANAGEMENT ASSOCIATION CONVENTION - HOBART -
REPORT OF RECORDS OFFICER - [202-1-1]**

Provision was made in the 1993/94 budget for Council's Records Officer, Mrs D Newton to attend the Records Management Association Convention. The Convention was held in Hobart over the period 6-8 September 1993 and following is Mrs Newton's report on her attendance.

"I am pleased to report that my attendance at the Records Management Association Convention in Hobart, Tasmania was a rewarding and thought provoking three days.

The theme for the convention was "Records, the Heart of Management". We were treated to papers from Electronic Storage to The Effects of Freedom, the Impact of FOI Legislation on the Effectiveness of Records Systems.

One of the most productive sessions of the conference was the Local Government Workshop where some 40 records officers from across Australia worked through case studies and stated the successes and failures of their records systems. I spoke on the support that management has given to our records section and that I felt once FOI legislation was being put into practice that our Council would look even further into electronic storage and retrieval systems.

A paper presented on the last day was one of the most thought provoking. It was titled Capturing Communications and dealt with present and future computer technology and pointed out that in the very near future some employees will not need to travel to the office but can deal from home via computer/fax/mobile phone etc. In council already we have officers transmitting mail via the computer, but is a record being kept?

My attendance at this convention has highlighted the need to put into practice certain procedures on dealing with the electronic transfer of information within the organisation plus a more detailed look at Disaster recovery plan for the records management area. I plan to seek input from several officers within Council for my information gathering sessions in the very near future.

May I take this opportunity to thank Council for the chance of attending this convention and assure them that it was money well spent just in contacts and ideas plus promises of material on FOI from several Councils."

MOVED Cr Marwick, **SECONDED** Cr Gilmore that Council's Records Officer, Mrs D Newton's report on the Records Management Association Convention, held in Hobart from 6-8 September 1993, be received.

CARRIED

H91145 PROPOSED EXTENSION TO HATCHERY, LOC 1665 (1040) WANNEROO ROAD, WANNEROO - [30/58]

INTRODUCTION

Council considered the extension to a hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo at its meeting on 10 November 1993 (H21102) and 13 October 1993 (H21003). (Appendix V refers).

BACKGROUND

At Council's meeting on 10 November 1993 it was resolved that:

- 1 consideration of the proposed extensions to the hatchery be deferred, and;
- 2 a meeting be held with representatives of Inghams Enterprises to discuss the long term operation of the poultry sheds on Loc 1665 Wanneroo Road, Wanneroo.

ASSESSMENT

A meeting was held on 17 November 1993 and was attended by Dr Bill Hopkinson and Mr Des Cain of Inghams Enterprises, Cr Arnold Dammers and Cr Rita Waters.

The existing feedmill has a ten year lifespan remaining. Once this lifespan has been reached the machinery and process will be

obsolete and unable to be upgraded on site. Relocation of this use would be necessary to an appropriate industrial area.

The existing sheds have a remaining life of 20 years. Their present relocation cost is \$4-5 million. It was suggested, and agreed, however, that their removal would be feasible in ten years, in consideration of future hatchery expansion. There is no objection to the existing hatchery component or its future expansion.

In relation to the draft structure plan, the hatcheries, existing and proposed, on the site are compatible with residential development. The rezoning of portion of the lot for the hatcheries, to a zone compatible with the existing use, could be achieved without compromising the overall aim and intent of the draft structure plan.

IMPACT OF SHEDS ON DEVELOPMENT

The Department of Planning and Urban Development is preparing a policy dealing with residential development within the 500 metre Environmental Protection Authority buffer zone of poultry farms.

When this policy is available Council will be able to address the effects of future residential areas locating within this buffer area.

RECOMMENDATION

That Council:

- 1 approves the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo submitted by Dr W I Hopkinson on behalf of Inghams Enterprises, subject to standard and appropriate conditions;
- 2 confirms the arrangement in writing with the applicants about the removal of the remaining sheds in approximately ten (10) years and the future accommodation of the hatcheries.

Cr Waters tabled the following letter received from Inghams Enterprises, Pty Ltd:

"Here are our recollections of the above meeting. The initial meeting started with Arnold, Oscar, Bill and myself. I expressed my strongest feelings about the article in the Wanneroo Times that morning. We were then joined by yourself for the remainder of the meeting.

The main points covered were:

- 1 Company appreciated that the Wanneroo Council would like to expand its town-site and had seen a copy of the proposed residential sub-division.
- 2 The Company had a commitment to feed the people of Western Australia and had an investment of \$20m on the site. We had been good corporate citizens during the 30 years we had been there.
- 3 Approximately \$4m was tied up in the broiler shed building towards the back of the block. Contrary to Arnold's press statement these could not be moved, however, silos and equipment may be moved.
- 4 Oscar pointed out the difficulty that the Council and other developers had in planning for the future due to the EPA's 500-metre regulation surrounding farms.
- 5 As per his suggestion in the Press of a 10-year life on the sheds and then commence re-location, I pointed out the difficulty of finding suitable land with water licences to produce the 300,000 chickens grown each batch.
- 6 The Hatchery expansion had been agreed upon two years before on the condition that we demolish the old sheds on Farm 1. This had been done and, but for the recession, the Hatchery would have been built.
- 7 We discussed then the expansion of the first stage of the Hatchery which will give us capacity to 1998 and then the second stage through to about the year 2005. Councillors and Planners agreed that the Hatchery development was compatible with residential and it was suggested that a road deviation could be considered on the plan. We also discussed the location of other Hatcheries in Western Australia surrounded by homes and similar hatcheries in New South Wales and South Australia.
- 8 I queried compensation and we discussed the Gosnells problem with Byatt and other growers. These matters are now being tackled by the Government through Derek Tomlinson and the Planning Minister.
- 9 We pointed out to recover the costs of re-locating the feedmill and chicken farm would need an enormous amount per building block from our site. Oscar suggested that to assist re-location, land developers surrounding our 100-acre site could be levied an amount per block to go towards the cost of re-location. An amount was not fixed but as we had a value of \$4m on the site such a suggestion was appreciated.
- 10 I outlined my previous involvement with Kevin Sullivan (dec'd) and various committees and the problem with the

Servite land. For this reason, we would be pleased to co-operate but would not be driven off the site for their benefit or for other developers.

In summary,

- Total site value - \$20m
- Feedmill - possible finite life of 10 years.
- Hatchery expansion - compatible with residential and desirable.
- \$4m broiler farm - commence re-location after 10 years.
- Compensation from adjoining land owners."

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

1 CITY PLANNER'S REPORT H91145 and letter from Inghams Enterprises be received;

2 Council:

- (a) approves the proposed extensions to the hatchery on Loc 1665 (1040) Wanneroo Road, Wanneroo submitted by Dr W I Hopkinson on behalf of Inghams Enterprises, subject to standard and appropriate conditions;
- (b) confirms the arrangement in writing with the applicants about the commencement of the removal of the remaining sheds in approximately ten (10) years and the future accommodation of the hatcheries.

CARRIED

Appendix XII refers

H91146 REQUEST FOR TRANSCRIPTS - CR H M WATERS - [702-0]

Cr Waters has requested a transcript of discussion concerning Item H21102 - Proposed Extension to Hatchery, Location 1665 (1040) Wanneroo Road, Wanneroo and Items H30732, H90824, H90923 and H81001, all relating to the sale of Lots 12 & 13 Griffiths Road, Wanneroo.

MOVED Cr Cooper, **SECONDED** Cr Moloney that in accordance with Council's policy the transcript of discussion concerning H21102 - Proposed Extension to Hatchery Location 1665 (1040) Wanneroo Road, Wanneroo and Items H30732, H90824, H90923 and H81001 relating to the sale of Lots 12 and 13 Griffiths Road, Wanneroo, requested by Cr Waters, be provided.

CARRIED

**H91147 REQUEST FOR TRANSCRIPT - INGHAMS ENTERPRISES PTY LTD -
[702-0]**

A request has been received from Mr W Hopkinson, Farming & Technical Services Manager of Inghams Enterprises Pty Ltd for a transcript of all discussions during Council's meeting of Wednesday 10 November 1993 relating to the Inghams site at Wanneroo Road, with particular reference to the chicken farm and hatchery proposal.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that in accordance with Council policy, the transcript of all discussions during Council's meeting of Wednesday 10 November 1993, relating to the Inghams site at Wanneroo Road, requested by Mr W Hopkinson, Farming and Technical Services Manager of Inghams Enterprises Pty Ltd, be provided.

CARRIED

**H91148 BELRIDGE HIGH SCHOOL - ACADEMIC EXCELLENCE AWARD -
[703-4]**

A request has been received from the Belridge High School for Council's sponsorship of an Academic Excellence Award presented annually to a student of Belridge High School. The Award in past years has been in a form of a \$50 voucher for the recipient and Council's continued support is requested.

MOVED Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council provides sponsorship of an Academic Excellence Award to Belridge High School, in the form of a \$50 voucher.

CARRIED

**H91149 CHANGEOVER AND UPGRADING OF MAYORAL CAR - [702-3-2;
507-1]**

I have received a report from the Mayor in respect of the changeover and upgrading of the Mayoral car. At the Mayor's request, I submit the report in full for Council's consideration.

When the mayoral car is changed over I would like the vehicle to be replaced by a much more fuel efficient model.

This would reflect the Council's image as an energy conscious organisation, and our real commitment to national and international obligations and objectives to reduce fossil fuel consumption. It would also set a lead in overcoming

Perth's smog problem, now acknowledged as being one of the worst in Australia.

Council action in these respects could be reported in a submission to the National Energy Awards for 1994.

The odometer reading is now almost 39,000 km, which means Council can very shortly take advantage of the artificially contrived sales tax credit which cuts in at 40,000 km. This sales tax credit also has the side effect, probably unintended, of justifying the purchase of bigger than necessary cars by government agencies. However, the net advantage is not as great as presumed at first glance.

I have kept a log of fuel consumption over a reasonably long period, from 19.7.93 to 1.11.93. In that 5 months, 7906 km were travelled and 943 litres of petrol consumed.

This equates to 13.44 litres per 100 km, or 51% more than the Australian national average fuel consumption (NAFC) of 8.9 litres per 100 km. NAFC is a sales-weighted average fuel consumption of all cars sold on the Australian market. The figure is dropping annually.

To merely keep up with Australian standards, the mayoral car should consume no more than 8.9 litres of fuel per 100 km of travel. My own preference is for Council to be better than the Australian average by say 20% - a very easily met request. And for good measure, provided fuel economy is the same, I would select the one with the highest Australian manufactured content.

The quantity and cost of fuel involved in running the present Ford LTD car is quite large.

Assuming the same rate of usage, consumption over a full year would be 3308 litres, or 1556 litres more than would be used by a satisfactory fuel efficient vehicle (1752 litres at 7.12 litres per 100 km).

In the 6 months since taking over the mayoral car in May 1993, there has rarely been any other person in the car. Although I have not kept a record of passengers, there have been so few that it is easy to recall most occasions - other Council staff twice, other councillors no more than 2 or 3 times, two roadside pickups of motorists at broken down cars, and my wife on a significant number of times attending council functions - all hardly justification for burning an extra 1556 litres of petrol per year.

No long distance driving is involved either.

Large cars and other conspicuous consumer items together with large unit energy consumption are both the reality and the symbols of undeveloped economies; rather out-dated images these days for the modern world.

To give just one example, in China only 3% of Beijing's households had refrigerators in 1982; six years later, 81% did. Unfortunately, a typical Chinese refrigerator uses 365 kilowatt-hours of electricity per year, whereas a South Korean model of the same size uses 240 kilowatt-hours and a Danish one needs less than 100 kilowatt-hours.

Please consider.

RECOMMENDATION

That Council

- 1 changes over the Mayoral car to a vehicle with the rated fuel consumption of less than 8 litres per 100 km and with maximum Australian content;

2submits an

MOVED Cr Waters, **SECONDED** Cr Cooper that consideration of the changeover and upgrading of the Mayoral car, be referred to Policy and Special Purposes Committee for further discussion.

CARRIED

H91150 TRAFFIC TREATMENT - WHITFORD CITY SHOPPING CENTRE, BANKS AVENUE, HILLARYS - [510-390]

A local resident has requested a deputation with Council to discuss aspects of the proposed new entrance at Banks Avenue to the Whitford City Shopping Centre.

The approved extensions to the Whitford City Shopping Centre incorporates an access to the south western corner connecting onto Banks Avenue.

This access is located opposite Venus Way and concerns have been expressed about the operational and traffic aspects.

At its August meeting, Council considered a report on this matter and resolved to require the Whitford City Shopping Centre

to install traffic island treatments at its proposed western access to Banks Avenue to prevent right hand turn out movement from the centre car park and eliminate cross movements from or to Venus Way.

This entrance is currently not operational and has been fenced as part of the overall site works. The access pavement has been constructed to a bitumen seal standard but the traffic island treatment work has not been implemented.

At this stage, it is considered that until the access is operational and can be evaluated accordingly, a deputation on other suggested traffic treatments for Venus Way should be deferred. An on site meeting has been arranged with the resident and Senior Design staff to explain the proposed traffic treatment strategy.

RECOMMENDATION

That Council:

- 1 defers consideration of a deputation on the traffic treatment for the Whitford City Shopping Centre's western access to Banks Avenue, pending evaluation of the operational aspects of this entrance;
- 2 advises the local resident accordingly.

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

- 1 CITY PLANNER'S REPORT H91150 be received;
- 2 City Planner's recommendation - **NOT BE ADOPTED** - Item H91150A refers.

CARRIED

H91150A TRAFFIC TREATMENT - WHITFORD CITY SHOPPING CENTRE, BANKS AVENUE, HILLARYS - [510-390]

MOVED Cr Freame, **SECONDED** Cr Cooper that Council holds a deputation with the residents of Banks Avenue, Whitford to discuss the current situation with respect to traffic treatments for the Whitford City Shopping Centre's western access to Banks Avenue.

CARRIED

H91151 CONCRETE BATCHING PLANT : QUINNS ROAD, NEERABUP - [30-1547]

Council, at its 13 October 1993 meeting, received advice that a site inspection on 12 October 1993 revealed that construction work had commenced without the authority of a building licence on the concrete batching plant at mining lease 70/717; located south of Quinns Road, Neerabup, Item H91016 refers. In accordance with Council policy, the applicant was requested to explain why the works had commenced without approval.

Mr L Buckeridge of the Buckeridge Group of Companies advised, among other things, that they were not required to secure a building licence for the construction of the concrete batching plant, but submitted drawings as a matter of courtesy, see Attachment A. The application (drawings) was received from HomeStyle Pty Ltd (one of the Buckeridge Group of Companies) on 30 September 1993 and further information on 22 October 1993.

Advice has been sought from Councils Solicitors, McLeod and Company and indicates that:

"What Mr Buckeridge seems to be relying upon is the fact that s.373(3) of the Local Government Act 1960 ("LG Act") provides -

"The provisions of this Part shall not apply to buildings owned or occupied by, or under the control or management of the Crown in right of the State, or a department, agency, or instrumentality of the Crown in right of the State."

The intent of that subsection is clearly to exempt the Crown from obligations, such as the obligation to obtain and comply with a building licence, which arise under Part XV of the LG Act. What may be the critical part of the subsection for present purposes is the use of the disjunctive "or" between the words "owned" and "occupied". Even if a building is occupied by a private company, and the private company operates a business from the building, if the building is owned by the Crown, then it seems to follow that it is exempt from the provisions of Part XV.

Under the general principles of land law, fixtures to land become part of the land. Consequently where a fixture is built or erected on land, the owner of the

land owns the fixture. We presume that the concrete batching plant erected by Mr Buckeridge's company on the subject land is in the nature of a fixture, and does not amount to a moveable or transportable building. If the building might be regarded as moveable or transportable, then you should let us know, as that may very well affect our ultimate advice. It must be remembered however that even a building which was erected from prefabricated modules and was transported to the site in a prefabricated form may still become a fixture by virtue of its bulk and weight and its ultimate immovability after installation.

The point which Mr Buckeridge seems to have fixed upon is that the building having been affixed to the subject land becomes the property of the Crown. Even if Mr Buckeridge's company erected the plant and paid for the whole of the erection of the plant itself, once the plant is erected it is merged with the land, and as a matter of law would be considered to be owned by the Crown, as we understand from your letter of instructions that the subject land is Crown land."

It now appears that the commencement of construction prior to the obtaining of a building licence is not a breach of the requirements of the Local Government Act.

With respect to the building licence application and the question of the issue of a licence, Council has a role in ensuring that buildings are built in accordance with the requirements of the Building Code of Australia. It is not uncommon for approvals to be issued, where technically the applicant could claim exemption as the land is owned by the Crown. The application for the concrete batching plant is ready for issue, subject to Councils endorsement.

RECOMMENDATION

That Council with respect to the construction of the Concrete Batching Plant at Mining Lease 70/717, south of Quinns Road, Neerabup without the authority of a building licence:

- 1 notes the legal advice that the project is exempt from the need to obtain a building licence as the project is located on Crown land; and
- 2 issues the building licence.

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

1 CITY PLANNER'S REPORT H91151 be received;

2 City Planner's recommendation - **NOT BE ADOPTED** - Item
H91151A refers.

CARRIED

H91151A CONCRETE BATCHING PLANT : QUINNS ROAD, NEERABUP - [30-1547]

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

1 Council, with respect to the construction of the
Concrete Batching Plant at Mining Lease 70/717, south of
Quinns Road, Neerabup without the authority of a
building licence notes the legal advice that the project
is exempt from the need to obtain a building licence as
the project is located on Crown land;

2 in view of the legal advice and as construction has
commenced, the Minister for Planning, Hon Richard Lewis,
JP, MLA be asked to ensure/confirm that the project will
comply with the requirements of the Building Code of
Australia.

CARRIED

H91152 GRATUITY PAYMENTS - [404-0]

Council approval is sought for the following gratuity payments:

1 Chas Warrilow

Mr Warrilow, Supervisor (Workshop) within the
Engineering Department has tendered his resignation
effective from 10 December 1993.

Mr Warrilow has been employed by Council since 20 June
1978 and is resigning due to long term illness.

The City Engineer confirms that Mr Warrilow has been a
loyal, dedicated employee over the past fifteen years
and regrets that his resignation has been brought about
by illness.

In accordance with adopted policy, Mr Warrilow is
entitled to a gratuity payment of \$500 nett value.

2 Mrs Dixie Raykos

Mrs Raykos, Clerk/Typist in the Town Planning Department, is expecting her first child in March 1994 and has tendered her resignation effective 26 November 1993.

Mrs Raykos has been employed by Council since 25 September 1978, mainly within the Town Planning Department and in accordance with adopted policy is entitled to a gratuity payment of \$500 nett value.

The City Planner confirms that Mrs Raykos has been a loyal and dedicated employee over the past years.

It is therefore recommended that Council approve payment of these gratuities in accordance with adopted policy.

MOVED Cr Marwick, **SECONDED** Cr Waters that Council, in accordance with adopted policy:

- 1 approves a gratuity payment of \$500 to Mr Warrilow, Supervisor (Workshop), Engineering Department on his resignation on 10 December 1993;
- 2 approves a gratuity payment of \$500 to Mrs Raykos, Clerk/Typist, Town Planning Department, on her resignation on 26 November 1993.

CARRIED

H91153 CHRISTMAS/NEW YEAR CLOSING - [240-2]

It is proposed to close the libraries over the Christmas/New Year period as follows -

- . 12.30 pm Friday 24 December 1993 to Tuesday 28 December 1993 inclusive.
- . 8.30 pm Friday 31 December 1993 to Tuesday 4 January 1994 inclusive.

Although the Libraries closed at 5.30 pm last New Year's Eve, they were open the Saturday morning between the Friday and Monday holidays. This year, the holiday period runs from Friday to Tuesday inclusive so it would seem appropriate to close New Year's Eve at the normal time of 8.30 pm.

The libraries which would normally be closed 29 December 1993 and 5 January 1994 will be open to ensure the public is not inconvenienced more than is necessary.

Suitable publicity will be given to these arrangements.

MOVED Cr Gilmore, **SECONDED** Cr Moloney that the information in relation to the closure times for the Libraries over the Christmas/New Year period, be received.

CARRIED

**H91154 ALKIMOS/EGLINTON MAJOR METROPOLITAN REGIONAL SCHEME
AMENDMENT - [319-7-1, 790-566]**

The Town Clerk advised that the City Planner had prepared a report on the Alkimos/Eglinton Major Metropolitan Regional Scheme Amendment. In view of the need for discussion, he felt it appropriate to convene a special meeting to form a recommendation for consideration by Council.

MOVED Cr Dammers, **SECONDED** Cr Davies that an Occasional Committee meeting to discuss the Alkimos/Eglinton Major Metropolitan Regional Scheme Amendment be convened for 5.30 pm, Monday 29 November 1993, comprising Crs Major, Dammers, Waters, Nosow, Rundle and Davies, together with any other Councillors who wish to attend as observers.

CARRIED

MOTIONS FOR FURTHER ACTION

**H91155 APPOINTMENT OF DEPUTY TO ARTS ADVISORY COMMITTEE -
[702-3]**

Cr Freame requested that a deputy be appointed to the Arts Advisory Committee.

Cr Ewen-Chappell nominated herself.

MOVED Cr Freame, **SECONDED** Cr Marwick that Cr Ewen-Chappell be appointed as Deputy to the Arts Advisory Committee.

CARRIED

MOTIONS FOR REPORT

H91156 APPOINTMENT OF HONORARY BEACH INSPECTORS - [765-1]

Cr Waters reported on the problems associated with owners of horses and dogs using beaches not allocated to animals, and requested that a report be submitted to Council on the possibility of Honorary Beach Inspectors being appointed from persons living within beach areas.

RESOLVED that a report be submitted to Council on the possibility of Honorary Beach Inspectors being appointed from persons living within beach areas.

Cr Dammers left the Chamber at this point, the time being 9.54 pm.

H91157 COUNCIL EMPLOYEES' SUPERANNUATION FUND - [015-0]

Cr Gilmore noted that Council's superannuation is currently with National Mutual and requested that a report be submitted to Council investigating another form of investment for Council's employees and better relocation of funds.

RESOLVED that a report be submitted to Council investigating another form of investment for Council's employees and better relocation of funds regarding superannuation.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

Cr Dammers entered the Chamber at this point, the time being 10.00 pm.

PUBLIC QUESTION/COMMENT TIME

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

CONFIDENTIAL BUSINESS

Nil

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 8 DECEMBER 1993.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 10.15 pm, the following Councillors being present at that time:

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

H11100A

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H11110

CITY OF WANNEROO REPORT NO H11110

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-2234

SUBJECT: ELLENDALE AVENUE, HEATHRIDGE
PARKING EMBAYMENT

Council considered a report at its August 1993 meeting on parking problems in Ellendale Avenue, Heathridge, associated with the Edgewater Rail Station (Item H10817 refers). This report outlined details of a questionnaire survey involving residents and rail commuters, undertaken in order to establish a community acceptable solution. A formal embayment concept, allowing clearly identifiable parking areas while maintaining pedestrian safety standards was considered the preferred solution. A copy of the proposal is shown at Attachment 1.

It was resolved that construction of these embayments, at an estimated cost of \$18,000, be included in the Capital Roadworks Forward Plan and a 50/50 cost sharing arrangement be sought with Transperth.

Transperth has formally agreed to cost share the project on a 50 : 50 basis and seeks the early construction of the parking embayments and footpath connection. As there is no guarantee that these funds will be made available in subsequent years, it is recommended that the project be brought forward to this financial year.

Funds are available for reallocation from the following related accounts:

32948	- Footpath Access to Train Stations	\$5,000
33066	- Traffic Management Treatments	\$4,000
	Various Locations	

RECOMMENDATION

That Council:

7constructs the parking embayment treatment in Ellendale Avenue, Heathridge, as shown on Attachment 1 to Report No H11110 with Transperth contributing 50% of the estimated construction cost of \$18,000;

8authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds to the Ellendale Avenue Parking Embayment Project from the following sources:

32948	- Footpath Access to Train Stations	\$5,000
33066	- Traffic Management Treatments	\$4,000
	Various Locations	

R T McNALLY
City Engineer

DRB:AT
Aere1116
H11111

CITY OF WANNEROO REPORT NO H11111

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-1843, 30/1372

SUBJECT: PARKING - SANDPIPER DRIVE, SEACREST

Lester Younghusband and Associates, on behalf of the proprietors of the Seacrest Medical Centre, Sorrento, has submitted a

proposal for a 10 bay car park to be constructed on Tom Walker Park. A plan of this proposal is shown at Attachment 1.

It has been indicated by the proprietors that the users of Tom Walker Park, and in particular the playground equipment near the Seacrest Drive/Sandpiper Street intersection, are forced to park in either Seacrest Drive or the Medical Centre car park because of the parking prohibitions in Sandpiper Street. The practise of utilising the Medical Centre car park restricts parking provision for patients of the Centre. A copy of the parking prohibitions is shown at Attachment 2.

The parking prohibitions were installed by Council in December 1988 (Item C11116 refers) to encourage patients of the Seacrest Medical Centre to use the internal car park rather than the adjoining street and verges. The street/verge parking caused congestion in the local streets, damage to verges and posed a danger to young children using Tom Walker Park.

The City Planner and City Parks Manager have no objection to the proposed car park on Tom Walker Park. From an Engineering point of view, the access to the proposed car park is located safely away from street intersection and the car park can be constructed with minimal impact on the reserve.

The proprietors are willing to contribute towards the cost of this facility. In 1987, Council accepted a contribution from the owners of Northern Suburbs Medical Centre for the construction of a car park on James Cook Reserve (Item B10909 refers). As the parking facility will be of a mutual benefit of the community who visit the Medical Centre or Tom Walker Park, a contribution of 50% is considered appropriate. The estimated construction cost of the car park is \$17,000.

RECOMMENDATION

That Council:

9lists for consideration in the draft 1994/95 Budget, the construction of a car parking facility on Tom Walker Park, Sorrento, as shown at Attachment 1 to Report No H11111 subject to a 50% contribution towards to cost by the Seacrest Medical Centre;

10advises the proprietors of the Seacrest Medical Centre accordingly.

R T McNALLY
City Engineer

DRB:AT
Aere1112
H11112

CITY OF WANNEROO REPORT NO H11112

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-444, 765-16-2, 330-9

SUBJECT: YANCHEP BEACH CAR PARK - PROPOSED CLOSURE OF
NORTHERN ENTRY

In March 1993 Council's Engineering Department received a request from the Yanchep/Two Rocks Recreation Association to close the northern entry to the car park at Yanchep Beach due to the number of motorists ignoring the "no exit" sign.

A potentially dangerous traffic situation exists when drivers attempt to exit right or left into Brazier Road from the northern car park entry. The road geometry and adjacent hillside and bushes make this a hazardous manoeuvre with sight distances being as low as 10 metres.

Similarly, sight distances for the legal left turn into the car park from Brazier Road are also poor. Two alternative entry/exit points exist further to the south near the kiosk.

The proposed modifications, as shown at Attachment 1, have been circulated to the relevant Council Departments, local community

organisations and the owners of the Yanchep Beach Kiosk. No objections have been raised to the closure of the northern entry with all respondents indicating support for the proposal.

A potential problem has been identified by the kiosk owners with regard to tourist bus operators who currently use Brazier Road and the northern car park entry to access the beach car park. They then leave via the southern most exit with a "u" turn manoeuvre back up Brazier Road.

This problem could be overcome by recommending to the tourist bus operators that they alter their route from Yanchep Beach Road by approaching the car park along Wilkie Avenue to the southern most entry and utilising the limestone top car park as a turnaround area and leaving again by Wilkie Avenue. The kiosk owners have been provided with a plan to advise bus drivers of the above proposal.

RECOMMENDATION

That Council

- 1 closes the northern entry to the Yanchep Beach car park as shown on the plan at Attachment 1;
- 2 advises the Yanchep/Two Rocks Recreation Association accordingly.

R T McNALLY
City Engineer

MR:EMT
Aere1121
H11113

CITY OF WANNEROO REPORT NO H11113

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-417

SUBJECT: ROUNDABOUTS - TAPPING WAY,
QUINNS ROCKS

A five signature petition has been received from residents in Tapping Way opposite the new subdivisional road of Morialta Avenue objecting to a roundabout at this junction. (Item H91005 refers).

The petitioners have indicated that the construction of the proposed roundabout will have a significant impact on safety with regard to access to their properties. One of the residents has also provided medical advice of a restricted neck movement which makes reversing manoeuvres difficult.

As part of the ongoing subdivision of Lots 1 and 2 Marmion Avenue, the developer's approval has been conditioned to install roundabouts in Tapping Way at the proposed access roads at Morialta Avenue, south of Piper Street, and at Nicholas Avenue. The proposed roundabouts and connecting subdivisional roads are shown on Attachment 1.

The strategic location of these roundabouts, at the more well used future connecting subdivisional roads, is considered to provide for the effective traffic calming along Tapping Way. Morialta Avenue will connect to a Local Distributor road having access to Marmion Avenue. The location of these roundabouts was addressed in August 1992 when Council considered a 10 signature petition from residents of Tapping Way seeking roundabouts at the junctions of Balwarra Street and Piper Street as a form of "traffic calming" (Item G10811 refers).

Council deferred consideration of the installation of the roundabouts at the Balwarra Street and Piper Street junctions pending development of the adjacent subdivision and associated installation of roundabouts at the connecting access roads.

The Morialta Avenue junction, with Tapping Way, is currently being constructed. The pavement layout has been designed to accommodate a roundabout and the subdivisional road reserve truncations widened accordingly. The developer's Engineering

Consultant has deferred the roundabout installation pending resolution of this matter.

Along this section, Tapping Way has been constructed as a 7.4 metre pavement within a 20 metre road reserve. It is recognised that the construction of a roundabout will impact on the adjacent properties including a reduction in the verge width at 105 Tapping Way.

It is common experience that the location of roundabouts in existing roads does require special design considerations with regard to access and street furniture. However, the particular site constraints at this junction does not readily accommodate vehicular turnarounds on the western verge.

The Piper Street junction is located approximately 80 metres to the north of Morialta Avenue. The structure planning for the adjacent subdivision indicates future public open space on the eastern verge. Preliminary assessment indicates it is feasible to construct a roundabout at this junction. However, the programming of this work is likely to be the responsibility of Council. Also, there may need to be minor improvements to the crest in Tapping Way, north of Piper Street, to satisfy engineering considerations.

Currently, the recorded traffic volumes of 800 vpd in Tapping Way would, under current traffic assessment parameters, create a low priority in the Engineering Department's traffic management programme for the installation of a roundabout at Piper Street.

In view of the adjacent residents' concerns and submissions, it is considered that the subdivision developer can be authorised to construct the Morialta Avenue connection to Tapping Way as a standard "tee" junction with a traffic island treatment.

The installation of roundabouts in Tapping Way can be listed, on a priority ranking, in the Traffic Management Forward Plan.

RECOMMENDATION

That Council:

11authorises the subdivisional developer of Lot 1 Marmion Avenue to construct the Morialta Avenue connection to Tapping Way, as a standard "tee" junction with a traffic treatment island;

12lists the installation of roundabouts in Tapping Way, Quinns Rocks for future consideration, on a priority ranking with other treatments in the Traffic Management Forward Plan;

13advises the petitioners accordingly.

R T McNALLY
City Engineer

DRB:AT
Aerell120
H11114

CITY OF WANNEROO REPORT NO H11114

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 313-7

SUBJECT: 40 KPH SPEED LIMITS IN RESIDENTIAL AREAS

The matter of speed limits on local roads was one of the issues examined by a Government-led task force in 1992. (Items G11208 and G10817 refers). The task force comprised representation from the Main Roads WA, Police Department, West Australian Municipal Association and the Traffic Board.

The Government subsequently endorsed the principal recommendations of the Task Force's report. In the context of local streets, provision of 40km/h speed limits on an area-wide basis, under certain specified conditions, was recommended.

Legislation is now in place to allow area-wide speed limits to be installed.

The Main Roads WA has advised that the initiative to seek the introduction of lower speed limits rests with Local Authorities using the principles covered in the Guidelines for Local Area Traffic Management (LATM) publication. This publication was supplied to Council in 1990 and the interim procedure for the approval of local traffic area (40km/h) signs for urban areas is shown on Attachments 1 and 2. Main Roads WA has indicated that for this speed zoning assessment, determination of traffic precincts is critical. Therefore, individual streets will not be considered in isolation.

It should be noted that the responsibility for determining whether the speed zoning requested is appropriate remains with Main Roads WA as the sign erecting authority. Any LATM devices installed by Council to induce driver compliance with lower operating speeds, must also be acceptable to Main Roads WA. This is essentially a continuation of past practices.

Council has previously supported the principle of 40 km/h speed limits within residential zones. (Item F10922 refers). However, with further consideration of the implications of this proposal, Council supported a position paper of the Local Government Engineers Association Australia to advise the Minister of Transport that a general urban speed limit reduction from 60km/h to 50km/h was more appropriate (G11113 refers). Such a reduction was considered to have considerable safety benefits and be consistent with proposals for uniformity of speeds throughout Australia. It was acknowledged there is considerable community support for the adoption of a 40km/h speed limit on local roads. Unfortunately extensive traffic treatments to physically restrict vehicle speeds will need to be introduced in a majority of areas, particularly the more established older suburbs.

With newer subdivisions designs within the City, there are precincts that can, at this time, be considered appropriate for lower speed zoning. One example is the recent Woodvale Waters Estate subdivision in Woodvale where a series of roundabouts, traffic islands and brick-paved areas are considered to conform to a traffic calmed 40 Km/h environment. A fundamental factor is the spacing of traffic treatments at 140-180m intervals.

In established areas, numerous ongoing requests are received from local residents to control the speed of motorists along the streets. Recent reports to Council about this matter include

Bannister Road - Padbury, Randell Crescent - Ocean Reef and Littorina Avenue, - Heathridge.

However, the estimated cost to traffic calm a precinct such as around Bannister Road, Padbury, is likely to exceed \$140,000. Also, the cost to traffic calm the overall area of Padbury is likely to exceed \$1,000,000.

Accordingly, Council's current traffic management strategy mainly involves the installation of roundabouts at strategic intersections on Local Distributor roads throughout the municipality (G10810 refers). This policy has enabled traffic treatments, based upon traffic and safety parameters, to be constructed on an ongoing programme throughout the City. Public reaction has generally been supportive of this policy to modify driver behaviour on these more well used roads. These treatments will not, however, in isolation, create an environment for a general speed limit reduction to 40km/h. Currently the expenditure for this traffic management programme is in the order of \$500,000 per annum.

Another important aspect of Council's traffic management strategy has been directed towards safety around schools. In conjunction with the Ministry of Education, the Engineering Department has been installing traffic treatments around schools at an annual cost in excess of \$60,000. This programme receives very wide community support. Currently a revamped Schools Crossings and Road Safety Committee is examining the feasibility of introducing 40km/h speed limits in roads around school's. Though no schools are being trialled within Wanneroo, traffic survey data from recent investigations has been forwarded to this committee for its information.

With the approval of the legislation which enables area wide speed limits to be installed, there may be considerable community expectations for 40 km/h speed limit to be introduced. However, there are significant implications in implementing this scheme with a major factor being the expenditure required to treat a precinct.

In this regard, and consistent with previous strategies on lower speed limits, it is considered that Council should defer requests for 40 km/h speed zoning, pending the State Government's consideration on the reduction of the current urban speed limit for built-up areas from 60 km/h to 50 Km/h.

RECOMMENDATION

That Council:

14defers consideration of the implementation of 40 Km/h speed limit precincts pending the State Government's consideration on the reduction of the current urban speed limit for built-up areas from 60 Km/h to 50 Km/h;

15does not seek a 40 Km/h speed zoning for Bannister Road, Padbury or Randell Crescent, Ocean Reef as these roads do not comply with the Main Roads WA requirements;

16advises the petitioners accordingly.

R T McNALLY
City Engineer

PP:AT
Aerell104
H11115

CITY OF WANNEROO REPORT NO H11115

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-1287, 510-1039

SUBJECT: PEDESTRIAN ACCESS - ANGOVE DRIVE TO HILLARYS
BOAT HARBOUR

At its 13 October 1993 meeting, Council resolved, inter alia, to defer construction of a dual use path on the eastern side of Whitfords Avenue, northwards from Angove Drive, to the entry road to the Whitfords Nodes car park and reallocate the budgeted funds of \$20,000 as follows:

- (a) approximately \$7,000 to the Duncraig Playgroup Storage Facility;

- (b) approximately \$13,000 to the construction of a footpath in Cliff Street between Ozone Street, Bettles Street and Gull Street, Marmion.

The Cliff Street footpath is estimated to cost \$7,000 and works are programmed for completion by mid November. An amount of \$6,000 remains in Account No 31239 for works on the Whitfords Avenue and dual use path.

The Whitfords Avenue commitment was originally inserted in the Forward Plan in March 1992 when Council received a 24 signature petition from residents (Item G10312 refers).

Preparatory administrative work undertaken each year, prior to Draft Budget compilation, involves contact with the ratepayers affected by projects that are being contemplated for full budget consideration.

Hillarys residents were informed of this project ranking and many have received confirmation of its successful inclusion in the 1993/94 document. Construction withdrawal will not be appreciated by the residents in view of the information provided to the contrary.

Council may consider the option of allocating unexpended funds from the following completed 1993/94 footpath/footway commitments to bring forward the construction of the Whitfords Avenue pathway:

ACCOUNT NO	LOCATION	AMOUNT
32944	West Coast Drive, Sorrento	\$2,388
32943	PAW, Greygum Cres, Quinns Rocks	\$1,255
32945	PAW, Whitfield Drive, Quinns Rocks	\$1,143
32949	PAW, Evans Place, Two Rocks	\$ 468
32964	O'Leary Road, Padbury	\$1,316
32971	Freeman Way, Marmion	\$1,949

		\$8,519
		=====

The construction estimate for the pathway is \$18,000 and any shortfall in funding for this project can be accommodated from Account No 31215 - Dual Use Paths - Various Localities.

RECOMMENDATION

That Council:

17constructs the dual use path in Whitfords Avenue, north from Angove Drive to the entrance to the Whitfords Nodes car park;

18authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, reallocation of unexpended funds from the following footpath projects to the dual use path project in Whitfords Avenue, Hillarys.

ACCOUNT NO	LOCATION	AMOUNT
32944	West Coast Drive, Sorrento	\$2,388
32943	PAW, Greygum Cres, Quinns Rocks	\$1,255
32945	PAW, Whitfield Drive, Two Rocks	\$1,143
32949	PAW, Evans Place, Two Rocks	\$ 468
32964	O'Leary Road, Padbury	\$1,316
32971	Freeman Way, Marmion	\$1,949

	\$8,519	
	=====	

R T McNALLY
City Engineer

ABW:AT
Aerell117
H11116

CITY OF WANNEROO REPORT NO H11116

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/1016

SUBJECT: SAND QUARRY, LOCS 1271/2793 MADELEY STREET,
LANDSDALE

Ion Services has applied, on behalf of Amatek Ltd trading as Rocla Quarry Products, for renewal of the Extractive Industry Licence and Development Approval for the sand quarry on Locs 1271 and 2793 Madeley Street, Landsdale. (Refer Attachment 1)
The excavation is part of the recontouring associated with the Landsdale Industrial Area.

The sand quarry has been operating for a number of years without any problems. There is a road maintenance contribution agreement in place for this quarry.

Several areas have been over excavated to obtain special sand grades. A compaction condition has been included in the recommendations to cover the filling of these areas.

RECOMMENDATION

That Council:

19approves the application by Ion Services, on behalf of Amatek Ltd, to commence development of the limestone quarry on Swan Locs 1271 and 2793 in accordance with the provision of its Town Planning Scheme, subject to:

- (a) the use of the land for quarrying purposes ceasing by 30
- (b) maintaining a water allocation or secure water supply for
- (c) all fuel storage on site being in approved underground tanks in accordance with Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- (d) submission of an annual, updated, site contour plan and
- (e) the applicant maintaining the agreement with the City of the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the agreed rate, such payment to be made quarterly;

- (f) stabilising all stockpiles and using suitable dust suppression
- (g) hours of quarry operation being restricted to:
 - Monday to Friday 0700 - 1900
(except public holidays)
 - Saturdays 0700 - 1500
 - Sundays (work not permitted)
 - Public Holidays (work not permitted)
- (h) all site equipment being suitably soundproofed so as to
- (i) there being a clear understanding that, regardless of the
- (j) maintaining a sealed crossover and sealing up to the fire
- (k) operating in accordance with the submitted report and do
- (l) no excavation within 20 metres of the property boundaries
- (m) all fill areas shall be compacted to 95% modified maximum dry density. The Engineer, the fill material shall be placed in 300mm layers and each layer compacted and appropriately tested;
- (n) standard conditions.

20approves an Extractive Industry Licence for Amatek Ltd to operate a sand quarry on Swan Lacs 1271 and 2793 with the following conditions:

- (a) Annual fee - \$300;
- (b) Period of Licence - 2 years to 30 November 1995
- (c) Rehabilitation bond - \$20,000
- (d) under By-law 21 of the Extractive Industry By-laws agree to repair and maintaining roads under its control in the neighbourhood of the proposed excavation at the agreed rate per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

R T McNALLY
City Engineer

RWE:EMT
Aere1111
H11117

NOT FOR PUBLICATION

CITY OF WANNEROO : REPORT NO H11117

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 208-6

SUBJECT: VEHICLE ADDITIONAL PURCHASES PROGRAMME
TENDER NUMBERS: 035, 038, 039 AND 041-93/94

Tenders were advertised on 16 and 19 October 1993 for the supply and delivery of the following:

Tender No

035-93/94	Two (2)	One tonne vans (no trade).
038-93/94	One (1)	4 cylinder 4WD extended cab utility (no trade).
039-93/94	One (1)	6 cylinder utility (no trade).
041-93/94	One (1)	15 seater bus (no trade).

Tenders closed at 11.00am on Friday, 5 November 1993 and tenders received are as per the attached schedule.

Generally tenders confirming to Council specification and providing the lowest changeover are recommended.

Tender No: 035-93/94

This tender provides for a library courier van and a long wheel base reticulation van.

The longer wheelbased Ford Econovan (4.7M), as offered by Nuford, is the preferred vehicle for use in reticulation maintenance.

In comparison with the low tender of Titan Ford for the supply of two (2) 4.0M wheelbase vans, the tender of Nuford also provides the best economical deal with a gross price difference of \$6,656.00 being reduced to \$931.00 after discount.

Tender No: 038-93/94

This tender provides for a 4WD extended cab utility with fibreglass canopy for use by an additional ranger for animal control.

The low tender of Midway Ford for the supply of a Ford Courier Super Cab is recommended.

Tender No: 039-93/94

This tender provides for a standard utility for the new Parks Supervisor to assist with supervision of new parks and the developing northern area.

The low tender of Nuford for the supply of Ford Falcon longreach utility is recommended.

Tender No 041-93/94

This tender provides for an additional 15 seater bus for use by the Welfare Department.

The low tender of Prestige Toyota for the supply of a Toyota Commuter bus is recommended.

RECOMMENDATION

That Council accepts the following tenders as outlined in Attachment 1 to Report No H11117:

Tender No	Company	Price
035-93/94	Nuford	\$ 31,033.00
038-93/94	Midway Ford	\$ 23,925.00
039-93/94	Nuford	\$ 16,446.00
041-93/94	Prestige Toyota	\$ 30,938.00

R T McNALLY
City Engineer

BD:PRG
dre112
H11118

NOT FOR PUBLICATION

CITY OF WANNEROO : REPORT NO H11118

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 208-037-93/94

SUBJECT: PLANT REPLACEMENT RESERVE PROGRAMME - TENDER
NUMBER - 037-93/94

Tender Number 037-93/94 was advertised on 16 and 19 October 1993 for the supply and delivery of four (4) 6 cylinder SWB light attack fire units.

Trade vehicles are generally of similar specification to that required and are detailed below:

Plant No	Registration	Make	Delivery
----------	--------------	------	----------

95075	WN25779	Toyota Landcruiser Fire Engine	15/07/88
95076	WN25780	Toyota Landcruiser Fire Engine	15/07/88
95109	WN28484	Toyota Landcruiser Fire Engine	00/05/91
95110	WN28472	Toyota Landcruiser Fire Engine	03/05/91

The tender closed at 11.00am on Friday, 5 November 1993 and is as per the attached schedule.

The low tender of Prestige Toyota conforms to Council specification and is recommended accordingly.

RECOMMENDATION

That Council accepts Tender Number 037-93/94 from Prestige Toyota for the supply and delivery of four (4) Toyota Landcruisers for the changeover price of \$96,840.00 as outlined in Attachment 1 to Report No H11118.

R T McNALLY
City Engineer

BD:PRG
dre111
H11119

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO H11119

TO:	TOWN CLERK
FROM:	CITY ENGINEER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	24 NOVEMBER 1993
FILE REF:	208-029-93/94
SUBJECT:	TENDER NO 029-93/94 RESURFACING OF TENNIS COURTS

Council, as part of the 1993/94 Budget, allocated funds to the resurfacing of the following tennis courts:

ACCOUNT NO	DESCRIPTION	BUDGET
29392	Kingsley Reserve Resurface 2 tennis courts	\$10,000
29394	James Cook Park Resurface 2 tennis courts	\$10,000
29395	Yanchep Sports Mens Club Resurface 2 tennis courts	\$10,000
29396	Emerald Park, Edgewater Resurface 2 tennis courts	\$10,000
TOTAL		----- \$40,000 =====

In July Council considered a report in relation to the resurfacing of Yanchep Sports Club tennis courts and resolved to refuse the application by the Yanchep Sports Club for Council to resurface these courts. The funds approved in the Budget for this project were not reallocated and it is now suggested that they be used on other courts requiring resurfacing.

Tenders were called in October for the resurfacing of tennis courts at Kingsley, James Cook, and Emerald Parks and in place of Yanchep Sports Club Tennis Courts, the next two projects, listed in the Five Year Capital Works Programme, namely Montrose Park and Fenton Park.

Four tenders were received and are listed as follows:

NAME OF TENDERER TENDER VALUE

Sports Surfaces	\$35,242
Tapps Surface Coating	\$52,995
Davesta Pty Ltd	\$31,653
Sportcoat	\$31,429

During the 1992/93 financial year, both Sportcoat and Sport Surfaces carried out resurfacing works for Council with the greater majority being undertaken by Sport Surfaces.

Approximately twelve months ago four courts were resurfaced at the Elliott Park tennis complex, two by Sportcoat and two by Sports Surfaces. An inspection this month highlighted that the repair and resurfacing works by Sports Surfaces have been more effective and are of a higher quality.

Sports Surfaces has also offered a three year warranty period which is over and above the specified twelve month warranty period.

Davesta Pty Ltd has advised that it proposes to utilise Sportcoat's materials and has carried out work as a sub-contractor to Sportcoat. Council has not had any direct dealings with this tenderer in the past and it is suggested that this tender, along with Sportcoat's tender, not be considered.

A summary of the Sports Surfaces' tender prices for each set of courts is outlined below:

Kingsley Park	\$8,493
James Cook Park	\$7,495
Emerald Park	\$9,370
Montrose Park	\$7,744
Fenton Park	\$2,140

RECOMMENDATION

That Council:

- 1 resurfaces tennis courts A1 and A2 at Montrose Park and the tennis court at Fenton Park;
- 2 authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, the reallocation of funds from Account No 29395 - Yanchep Sportsman's Club - Resurface Two Tennis Courts to the following projects:

Montrose Park - Resurface Two Tennis Courts	\$7,744
Fenton Park - Resurface Tennis Court	\$2,140
- 3 accepts the tender of \$35,242, as submitted by Sports Surfaces at Tender No 029-93/94 for the resurfacing of tennis courts at Kingsley, James Cook, Emerald, Montrose and Fenton Parks.

R T McNALLY
City Engineer

GR:AT:EMT
Aerell110

H11120

CITY OF WANNEROO REPORT NO H11120

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 508-4

SUBJECT: RECYCLING SORTING CONTRACT

The Recycling Sorting Contract for the Badgerup Road Recycling Sorting Plant expires at the end of November 1993. The late delivery of the recycling collection trucks means that operating data on the recycling services does not yet reflect the ultimate collection volumes. The lack of reliable data makes it desirable to delay calling tenders for the new contract.

The sorting of recyclables is relatively labour intensive. Reliable information is essential for accurate pricing by tenderers. Alternatively, the risk of uncertainty is covered by a higher tender price.

The current contractor is keen to have the contract retendered, but has agreed to an extension of the current contract for no longer than six months.

RECOMMENDATION

That Council approves a six month extension of Contract 10-92/92, Contract Sorting of Recyclable Materials.

R T McNALLY
City Engineer

RWE:EMT
Aere1119
H11121

CITY OF WANNEROO : REPORT NO H11121

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 22 NOVEMBER 1993
FILE REF: 201-0
SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of October 1993 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in October 1993 was 5% less than the number of permits issued in October 1992 and the value was 23 % more. Compared to the four year average, the number of permits is 114% and the value is 160 %.

The financial analysis of licence receipts is set out below:

	1993/94		1992/93	1993/94		
	1992/93					
	Month's		Month's	Year to Date		Y-T-D
Month	Actual	Budgeted	Actual	Actual	Budgeted	
Actual						
	\$	\$	\$	\$	\$	\$

JUL	129,088	103,000	171,517	129,088	103,000
	171,517				
AUG	162,488	110,000	102,011	291,576	213,000
	273,528				
SEPT	152,497	113,000	117,867	444,073	326,000
	391,395				
OCT	128,591	124,000	126,888	572,664	450,000
	518,283				

Actual year-to-date receipts to the end of October 1993 are 27% more than the budgeted receipts.

The number of permits approved from July to October 1993 was 15% more than in July to October 1992 and the value was 15% more as shown on Attachment A.

NOTICES AND PROSECUTIONS

Unauthorised
Pool Installation

Aqua Technics (WA) Pty
Ltd

Lot 449 (4)
Maitland Rise
Woodvale

Background: File No:
2512/449/4

Following a telephone call from the owner of Lot 449 (4) Maitland Rise, Woodvale, an inspection revealed that a fibreglass swimming pool had been installed without the authority of a building licence.

The pool installation company is well aware that a pool shall not be installed until the building licence has been collected and validated.

Unauthorised Pool
Installation

Aqua Technics WA Pty
Ltd

Lot 537 (40)
Bainbridge Mews
Currambine

Background: File No: 3579/537/40

An inspection of Lot 537 (40) Bainbridge Mews, Currambine, revealed that a fibre glass swimming pool had been installed without the authority of a building licence.

It is considered that the pool

company is fully aware that the installation of a pool without a building licence is an offence.

Unauthorised Concrete Pool Installation

Background: File No:1238/148/4

Aqua Technics WA Pty
Ltd

An inspection of Lot 148 (4) Cliverton Court, Marmion, as a routine check of applications being held pending, revealed that a concrete swimming pool has been installed without the authority of a building licence.

Lot 148 (4)
Cliverton Court
Marmion

The application submitted was for a concrete pool, details of which were requested but not received. It is considered that this company is fully aware of Council's requirements and that the installation of the pool without a building licence is an offence.

BUILDING CONTROL ACTIVITY

This month 780 building applications were received and 698 building licenses were prepared for issue. Seven site instructions for building infringements were issued and 3 matters were satisfactorily resolved. It should be explained that many building infringements are rectified immediately by the builder and a site instruction is not required.

Swimming pool inspections resulted in no site instructions issued and no matters were required to be resolved from 46 inspections. 351 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 5842.

COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1992/93 is set out in Attachment C.

RECOMMENDATION

That Council:

- a) endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report H11121;
- b) instigate prosecution proceedings against Aqua Technics (WA) Pty Ltd under Section 374 (1)(a) of the Local Government Act for the installation of a pool without a building licence.
- c) instigate prosecution proceedings against Aqua Technics WA Pty Ltd under Section 374 (1)(a) of the Local Government Act for the installation of a pool at Lot 537 (40) Bainbridge Mews, Currambine, without a building licence.
- d) instigate prosecution proceedings against Aqua Technics WA Pty Ltd under Section 374 (1)(a) of the Local Government Act for the installation of a pool at Lot 148 (4) Cliverton Court, Marmion without a building licence.

R FISCHER
City Building Surveyor

LC:SE

bre110002
H11122

CITY OF WANNEROO REPORT NO: H11122

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/300

SUBJECT: MODIFICATION OF EXISTING PYLON SIGN: LOT 501
 WHITFORDS AVENUE, HILLARYS

APPLICATION

An application has been received from Westfield Design and Construction Pty Ltd to modify an existing pylon at the Whitfords Shopping Centre, Lot 501 Whitfords Avenue, Hillarys.

BACKGROUND

The existing pylon is located near the main entrance of the shopping centre, is 17.0 metres high and has a surface area of 42.75m^2 (refer Attachment A). The sign was included in the approval for the original shopping centre.

The proposed modification of the pylon sign increases the height of the sign to 22.5m with a surface area of 70.5m^2 (see Attachment B).

COUNCILS BY-LAWS

Councils By-laws relating to Signs, Hoardings and Billposting restricts pylon signs at large shopping centres to a height of 20.0m with a maximum surface area of 10.0m^2 . The existing sign is 32.75m^2 in excess of this requirement and the proposed modification exceeds this requirement by 60.5m^2 .

Clause 3.1.5(a) of the By-Law permits Council to refuse a sign application where, in its opinion, the sign would be injurious to the amenity or natural beauty of the area. The size has a large impact on the surrounding residential area and any increase in size would increase this impact. The sign is illuminated and the proposed modifications will increase this illumination.

PROPOSED AMENDMENTS

There is currently a proposal before Council to increase the surface area of pylon signs at major shopping centres to 25m^2 . The existing and proposed sign is far in excess of the proposed modifications to the Signs By-Laws.

RECOMMENDATION

That Council refuses the proposed modification of the existing pylon sign at Lot 501 Whitfords Avenue, Hillarys for the Whitfords City Shopping Centre.

R FISCHER
City Building Surveyor

RS:SE

bre11007

H11123

CITY OF WANNEROO REPORT NO: H11123

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 210 - 15

SUBJECT: PHASING OUT HEPTACHLOR

REPORT

At its meeting on 27 October, 1993, Council requested that a report be submitted on the phasing out of the use of Heptachlor for the protection of buildings from subterranean termites (Item H90139 refers).

BACKGROUND

Investigations have revealed that both the previous and the present Governments have indicated that they wish to phase out the use of chemical treatment of soil for buildings under construction by the end of 1994 subject to suitable alternative treatment being found.

The City of South Perth recently attempted to phase out the use of chemical treatments and was given legal advice that it did not have the authority to do so. The Council was advised that it could only prevent the use of chemicals in buildings that were under its direct control (Council Buildings).

REQUIREMENT

It should be noted that termite treatment is only required when structural timber is used, for example, if a roof frame was constructed of steel, no treatment would be required. The Building Code of Australia does not seek to prevent termite damage to furniture and fittings.

BUILDING CODE OF AUSTRALIA

The Building Code of Australia calls up two Australian Standards, AS 2057 - 1986 Protection of Buildings from Subterranean Termites - Chemical Treatment of soil for buildings under construction; and

AS 1694 - 1974 Physical Barriers used in the protection of Buildings against subterranean termites.

A new Standard AS3660 -1993 has been recently produced and is on order. The new Standard amalgamates the previous Codes and is expanded to include the use of stainless steel mesh. This new standard has not yet been adopted in the Building Code of Australia.

PHYSICAL BARRIERS

Australian Standard 1694 - 1974 indicates that physical barriers are more suited for buildings with raised floors, using antcaps or continuous antcapping over footings or sub-walls. The standard does not address slab on ground construction.

Two new systems of physical barriers for slab on ground construction have recently been introduced. One method is to lay a bed of crushed basalt under the building to be constructed. The voids between the basalt granules is reputed to prevent entry of termites. A trench surrounding the building filled with the basalt granules is also required. Advice received indicates that the only basalt granules which will be suitable for WA conditions must come from South Australia at an approximate cost of \$3000.00.per dwelling.

The second system is the use of stainless steel mesh (Termimesh) developed by a Perth businessman. All tests to date indicate that the mesh is a suitable barrier, however it has not yet been accepted in the Building Code of Australia. The City Building Surveyor has permitted the use of 'Termimesh' under certain conditions.

There is no reason to indicate that the new Australian Standard AS3660-1993 will not be adopted by the Australian Uniform Building Regulations Co-ordinating Council. The stainless steel mesh method has been included in the new standard and provides for either a full application where the total area of the foundation is covered with mesh or a partial application where the mesh is only used in the brick cavities and as a surround for service pipe penetrations through the floor slab.

RECOMMENDATION

That Council write to the Minister for Local Government:

- 1 voicing it's concerns about the use of Heptachlor;
- 2 advising that it considers that there is now a suitable system which can be used as a physical barrier for slab on ground construction and that there should be no reason for not phasing out the use of Heptachlor and any other organo chlorines as soon as possible;
- 3 seeking the appropriate amendments to the regulations.

R FISCHER
City Building Surveyor
H11124

LC:lc/brell006

CITY OF WANNEROO REPORT NO H11124 EX H11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK, WOODVALE
TENNIS COURTS : CONTRACT NO 31-93/94

Council has approved funds of \$65,000 in the 1993/94 Budget, Account No 29399, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale.

Tender No 31-93/94 for the construction of two illuminated tennis courts, adjacent to the existing tennis courts on Timberlane Park in Woodvale, was advertised on 25 and 28 September 1993.

The location of the proposed tennis courts on this reserve, in relation to the existing courts, is shown on Attachment 1. Tender submissions are shown on Attachment 2.

Lighting Standard

Council normally provides a recreational standard of lighting for all new courts. However, Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard. The club has also requested the cost to upgrade four existing courts to competition standard lighting. The tender submissions for these items are also shown on Attachment 2.

Upgrading to competition standards of lighting incorporates the following costs:

Increased Capital Costs :	Depends on the court location and existing supply.
Replacement Luminary Costs :	Approximately one third higher irrespective of type purchased.
Power Costs :	Double the cost of Recreational Lighting

The Parks Department has indicated its concerns for setting a precedent in upgrading tennis court lighting standards to competition standards.

The Department has been requested, by various groups, to upgrade existing facilities to competition standards of lighting. The number of requests involve 54 courts out of a total of 69 courts

supplied by Council. The capital and associated running costs in carrying out this upgrading would be extreme. Council would normally ask any group requiring specific competition lighting to fund all the installation and associated operational costs. Due to the high costs associated with maintenance of the facilities, the average club is unable to meet these requirements.

With respect to this particular installation at Timberlane Park, the proposed courts are the furthest away from the clubroom but closer to housing development. Even with environmental type lighting fittings, the extra illuminance produced by a competition standard of lighting could be obtrusive.

The apparent trend towards evening tennis competitions and the need to upgrade the standard of court lighting requires further detailed evaluation by Council's Recreation and Cultural Services Department. There are a number of tennis clubs now operating within the City and the upgrading of court lighting to competition standard will be a substantial expense to these clubs. The type of lighting fixtures needs to be carefully assessed to ensure that the impact on adjoining residences is minimal.

It is recommended that Council continues with its policy of providing recreational lighting to the tennis courts at Timberlane park and any further upgrading be subject to a report by the City Recreation and Cultural Services Manager.

Power Supply Upgrade

Recent discussions with SECWA highlighted a deficiency in the existing power supply to Timberlane Park. To accommodate the proposed tennis courts and oval reticulation, a total upgrade of the existing SECWA cabinet is required. The cost of carrying out this work is \$7,396. As the upgrade involves the proposed tennis court lights, a half share of \$3,698 should be allocated from Engineering Account No 29399 - Timberlane park - Construction of Two Illuminated Tennis Courts. The balance of the cost will be accommodated from Account No 29194 - Timberlane Park - Oval Development.

Tender Evaluation

The lowest tender received was from Sportcoat at \$50,112, which included recreational standard of lighting. This company has previously constructed tennis courts for Council and its work has been considered satisfactory. Sportcoat has included in its

tender, the use of Spectra Tennis Ace luminaires which are of the environmental type. The computer generated illumination diagram, submitted with the tender, shows that the illumination levels of the court will be above the minimum specified requirements. This tender is therefore recommended.

The tender option from Sportcoat for the two tennis courts with competition lighting is the only tender which conforms with Council's specification. The tender price of \$62,440 for this option highlights additional cost of \$12,328 for the upgrading of court lighting.

It is recommended that Kingsley Tennis Club be advised of the extra costs required for upgrading to competition standard of lighting, including initial capital costs as well as associated maintenance and running costs.

RECOMMENDATION

That Council:

21approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;

22awards Contract No 31-93/94, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale, to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;

23authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;

24advises Kingsley Tennis Club of the extra costs for upgrading to competition standard of lighting, including all capital costs, future maintenance and extra power costs;

25authorises the signing of the tender documents;

26seeks a report from the City Recreation and cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

R T McNALLY
City Engineer

MR:AT:EMT
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H21100A

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H21109

CITY OF WANNEROO : REPORT NO: H21109

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 290-1

SUBJECT: DEVELOPMENT ASSESSMENT UNIT - 1 OCTOBER TO
21 OCTOBER 1993

Overleaf is a resumé of the development applications processed by the Development Assessment Unit from 1 October to 21 October 1993.

RECOMMENDATION:

That Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report H21109.

O G DRESCHER
City Planner

pre923
1.9.93
H21110

CITY OF WANNEROO REPORT NO: H21110

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/4550

SUBJECT: PROPOSED WAREHOUSE/MOTOR VEHICLE AUCTIONS, LOT
109 (6A) BARETTA ROAD, WANGARA

METRO SCHEME: Industrial

LOCAL SCHEME: Light Industrial

APPLICANT/OWNER: Botril Pty Ltd/Langer Nominees Pty Ltd

CONSULTANT: Colin Langer

INTRODUCTION

An application has been received from Colin Langer on behalf of Botril Pty Ltd and Langer Nominees Pty Ltd, seeking Council's approval for a warehouse to be developed on Lot 109 (6A) Baretta Road, Wangara. The applicant intends using the premises to auction motor vehicles.

BACKGROUND

Lot 109 consists of 1200m² of site area and is located within the Wangara industrial estate. It is currently a vacant site.

The land is zoned Light Industrial under Council's Town Planning Scheme No 1 where a warehouse is a "P" use (a use that is

permitted under the Scheme) and vehicle sales is an "AA" use (a use that is not permitted unless approval is granted by Council).

ASSESSMENT

1. DEVELOPMENT APPLICATION - PROPOSED WAREHOUSE

The development proposes 991m² of gross floor area (GFA) as one unit. Based on Council's Town Planning Scheme No 1 car parking for this type of development is one bay per 30m² GFA, a minimum of 33 bays are required. Thirty-two bays are identified on the plans submitted. The applicant has the option of providing the extra bay or making a payment to Council in accordance with its Cash-in-Lieu of Car Parking Policy. (This policy was introduced, inter alia, to provide an option for developers for the development of on-site parking).

Apart from the provision of a bin storage area and increasing the landscaping component to 8%, the development generally complies with all other requirements and can be approved subject to standard and appropriate development conditions.

2. PROPOSED USE

The applicant advises that the premises will accommodate a motor vehicle auction business currently operating from a development in Mt Hawthorn. The business, called Mt Hawthorn Auto Wholesalers, involves a wholesale auction activity and is anticipated to operate for a two hour period, bi-monthly. Approximately 50 motor vehicles will be auctioned.

The business will employ four people and the vehicles will be kept within the premises. Both the general public and motor dealers will be permitted to attend. Approximately 40 to 50 people are expected to attend each auction.

The applicant has indicated that on some occasions on-site client parking may be inadequate and some street parking may take place. This is not normally tolerated, however, in this particular case it is considered acceptable.

Given the applicant's attendance figures (40 to 50 people) the majority of clients will be accommodated on site (32 bays). It must be remembered that the number of expected clients does not necessarily equate to an equivalent amount of vehicles. Therefore, proposed on-site parking should cope and any addition street parking is likely to be in conformity with what is considered to be normal in the area. Furthermore, the auctions

only occur twice a month for a two hour period and therefore the street parking issue becomes even less important.

RECOMMENDATION:

THAT Council:

1. approves the application for a warehouse development on Lot 109 (6A) Baretta Road, Wangara, as submitted by Colin Langer, on behalf of Botril Pty Ltd and Langer Nominees Pty Ltd, subject to:
 - (a) a minimum number of 33 car parking bays being provided on site. Any shortfall will require a payment being made to Council in accordance with its Cash-in-Lieu of Car Parking Policy;
 - (b) the provision of a suitably screened bulk bin area to be provided to the satisfaction and specification of the City Engineer and City Environmental Health Manager;
 - (c) a minimum of eight percent of the site is to be landscaped to the specifications and satisfaction of the City;
 - (d) standard and appropriate development conditions;
2. approves the use of the building to be erected on Lot 109 (6A) Baretta Road, Wangara for the auction of motor vehicles, subject to:
 - (a) all operations associated with the business, including storage and display of vehicles, being confined to within the unit. The car park is for client and staff parking only;
 - (b) standard and appropriate development conditions.

tk:gm
prel131
8.11.93
H21111

CITY OF WANNEROO REPORT NO: H21111

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/2838

SUBJECT: PROPOSED LUNCH BAR : LOT 1 (79) BUCKINGHAM
DRIVE, WANGARA

METRO SCHEME: Industrial

LOCAL SCHEME: Light Industry, Service Station

APPLICANT/OWNER: Parin Nominees Pty Ltd

CONSULTANT: Mr M Parin

INTRODUCTION

An application has been received from Murray Parin, on behalf of Parin Nominees Pty Ltd, seeking Council's approval to the establishment of a lunchbar within an auto trade complex currently under construction on Lot 1 (79) on the corner of Buckingham and Hartman Drives, Wangara.

BACKGROUND

On 22 July 1992 the Development Assessment Unit approved a petrol filling station, together with six industrial units for use as factories/showrooms and offices.

The development is currently under construction.

PROPOSAL

The application proposes to divide an approved showroom/office unit to create Unit 7 for use as a 75m² lunchbar. The design of

the remaining units and car parking area has been modified slightly to incorporate this change. Total gross floor area over the entire site, excluding the petrol filling station, has increased by approximately 100m² to 1992m² and the total car parking provision has increased by three bays to a total of 66 bays.

The lunchbar is proposed to be located over the portion of the site zoned Light Industry and will have exposure to Hartman Drive.

ASSESSMENT

Under Town Planning Scheme No 1 a lunchbar is classified as a use not permitted unless approved by Council (an AA use) in a Light Industrial Zone.

In accordance with Council's Advertising of Planning Proposals Policy, this application has not been advertised as lunchbars are considered to be an acceptable land use within industrial areas.

A total of ten lunchbars have been approved within the Wangara Light Industrial area to date. In the past, Council has not generally considered the economic viability of development proposals, rather it has left this decision for the entrepreneur to assess.

The City's operative Town Planning Scheme and associated policy requires one car bay for every 30m² of gross floor area used for industrial purposes and one car bay for every 12.5m² of gross leasable area used for the lunchbar. The scheme does not require any formal car parking for the petrol filling station as the refuelling positions generally cater for this demand. According to these requirements the present design, incorporating the lunchbar component, requires a total of 70 car bays, however, only provides for a total of 66 car bays. If Council approves this lunchbar a shortfall of four car bays will exist.

Council's Town Planning Scheme and associated policy provides for the option of a cash payment in lieu of car parking, provided at least 75% of the required car parking is provided on site.

Based on current figures, the cash payment for a four bay shortfall in a Light Industrial Zone would equate to \$11,800.

The Development Assessment Unit has assessed the proposal and advises that the design can accommodate the City's requirements for lunchbars including servicing.

RECOMMENDATION:

THAT Council approves the application submitted by Murray Parin on behalf of Parin Nominees Pty Ltd for modifications to the approved design and the establishment of a lunchbar within Unit 7, Lot 1 (79) Buckingham Drive, Wangara, subject to:

1. the use remaining within the confines of the definition of 'Lunchbar' as stated in Town Planning Scheme No 1;
2. a minimum of 70 car parking bays being provided on site, or a cash payment to be paid to the City in lieu of any car parking bay shortfall in accordance with Council's Cash-in-Lieu of Car Parking Policy;
3. standard and appropriate conditions of development.

O G DRESCHER
City Planner

rmp:gm
pre1132
9.11.93
H21112

CITY OF WANNEROO REPORT NO: H21112

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/1763

SUBJECT: WHITFORDS MEDICAL CENTRE PARKING FACILITIES,
LOT 979 DAMPIER AVENUE, KALLAROO

METRO SCHEME: Urban

LOCAL SCHEME: Special Development A

APPLICANT/OWNER: Dr P Jarvis

CONSULTANT:

B J Service Drafting

INTRODUCTION

Two separate applications have been received from the Whitfords Avenue Medical Group, the first for a six bay car port on Lot 979 Dampier Avenue and the second, for extensions to the medical centre by means of three additional suites on Lot 951 Cromer Grove. The existing medical centre is located on Lot 979 Dampier Avenue, Kallaroo which abuts Lot 951 Cromer Grove (see Attachment No 1).

The medical centre previously carried out minor alterations without Council approval which has come to light with this application. As the popularity of the centre has increased it has also become apparent that the centre has an under-provision of parking. This parking issue required addressing prior to any further approvals being granted to increase the area of the centre.

BACKGROUND

The Whitfords Medical Centre was approved by Council in December 1986 with a total of 48 parking bays; this was calculated at a ratio of three bays per practitioner. The original application was designed with an atrium in the centre of the building; this has since been enclosed to allow for a larger area for consulting rooms, the enclosure was carried out without Council approval.

Council's Town Planning Scheme requires a parking ratio of six bays per practitioner which would require a total of 72 car bays.

A number of on site inspections have revealed that the centre has a parking problem due to the under-provision of bays. Patrons are parking on the verge fronting Dampier Avenue at all times.

When the current applications were received Dr Jarvis was requested to address the parking problem prior to an approval being issued for either application. Dr Jarvis' response was to request approval from Council to construct a public parking area on the Parks and Recreation Reserve 33178 located opposite the medical centre (see Attachment No 1). Dr Jarvis would finance the development of the parking area which he believes would have an overall benefit with public access to the reserve being improved increasing utilisation. It would also help with supplying extra area at low public utilisation times for parking for the medical centre opposite on week days.

A memo was forwarded to the City Parks Manager and the City Engineer for their comments regarding the location of a public car park on Reserve 33178. The response from the City Parks Manager was that from the Parks Department's point of view the car park is not required. The park is a reticulated, passive area of public open space and does not draw large numbers of people. The Parks Manager added that he does not believe Council should give up public open space solely for a private business car park.

The City Engineer advises that the car park could be constructed in that location with access off Dampier Avenue, however, comment would be required from land owners adjoining the lot. This scheme would have to be approved by the City Parks Manager.

PROPOSAL

The proposed six bay carport application does not directly affect the current parking problems experienced by the medical centre. The carport will be covering six existing car bays and will be used by the medical practitioners. This part of the application should not be held any longer due to this parking issue.

The proposed additions to the medical centre consist of three suites on Lot 951 Cromer Grove with an additional sixteen parking bays being provided. Council has been advised that there will be no additional practitioners employed at the centre, the proposed additions are to provide additional space for the existing practices.

With the additional 16 bays the parking of the whole centre would require a further eight bays to bring it into line with Council's parking requirements.

Although previous alterations have been carried out without Council approval there has been no increase in the number of practitioners employed on site. The current shortfall of parking is as a result of Council's previous approval not being in accordance with policy. As the medical centre is now proposing to increase its floor area and will have the potential to employ additional practitioners the overall development should be brought into line with the full parking requirements of Council, in this way alleviating the existing parking problem.

For this application to be acceptable to Council, Lot 951 would have to be amalgamated with Lot 979. Both lots are currently zoned Special Development A and have a density code of R20. Consulting rooms in a residential zone are an AA use under

Councils Town Planning Scheme and therefore require approval of Council. The application would require advertising on site for 30 days and also in a newspaper, to allow residents in the area sufficient time to comment on the application.

Council's policy regarding the location of consulting rooms in residential areas requires that they be located in or adjacent to shopping centres. This development is opposite the Whitford City Shopping Centre which has an area large enough to accommodate an additional medical centre.

Lot 951 has a frontage to Cromer Grove, a residential cul-de-sac and also to Whitfords Avenue, the latter frontage is bounded by a pedestrian accessway restricting access from that side. The pedestrian accessway also extends along the western side boundary. Access to the lot for this application is proposed to be via Lot 979 through the car park of the medical centre. No access is proposed to Cromer Grove. The medical centre insists that it requires additional area for the operation of the practitioners of the centre, however, they have not fully addressed the parking requirements for the centre.

Dr Jarvis application to construct a public car park on Council's recreation reserve is unnecessary when considering his application for additions to the medical centre on Lot 951. A reduction in the floor area of the proposed additions would allow for the additional parking requirements to be accommodated on Lot 951. This would then bring the number of parking bays into line with Council's Town Planning Scheme requirements and alleviate the existing parking problem.

RECOMMENDATION:

THAT Council advises Dr S Jarvis that:

27it does not support the proposal for the construction of a public car park on Reserve 33178 for the use of patrons of the medical centre on Lot 979 Dampier Avenue, Kallaroo;

28the application for additions to the Whitfords Medical Centre on Lot 951 Cromer Grove, Kallaroo to be revised to accommodate an additional eight car parking bays to bring it into line with the City's Town Planning Scheme prior to approval for advertising being granted by Council;

29approval is granted for a six bay carport to be constructed on Lot 979 Dampier Avenue, Kallaroo, subject to standard and appropriate development conditions.

O G DRESCHER
City Planner

mb:gm
pre1119
4.11.93
H21113

CITY OF WANNEROO REPORT NO: H21113

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/3595

SUBJECT: PROPOSED CAPACITY UPGRADE, LOT 7 (136) WESCO ROAD, NOWERGUP

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Swan Portland Cement Ltd

CONSULTANT: Kinhill

INTRODUCTION

Council received correspondence from the Environmental Protection Authority on 21 October 1993 requesting comment on the proposed capacity upgrade of the Quicklime plant and Limestone quarry at Lot 7 (136) Wesco Road, Nowergup.

BACKGROUND

Council may recall in June 1992, the Minister for the Environment issued approval for the construction and operation of a Quicklime plant on Lot 7 (136) Wesco Road, Nowergup. The approval was subject to a number of environmental conditions set by the Environmental Protection Authority.

Council's main concerns during the consideration of the above application were:

1. Traffic generation on Gibbs Road, which was identified as the access road.
2. Availability of groundwater to sustain the estimated consumption.
3. Use of the site over the 30 year time period and the appropriate zoning and planning approvals.
4. Management programmes with respect to noise and dust from the operation of the facility.

ASSESSMENT OF PROPOSAL

The Environmental Protection Authority has requested Council's comments for the increase of the production capacity of its plant from the approved Quicklime production rate of 230,000 tonnes per annum (T/A) to 460,000 T/A and to increase the rate of limestone quarrying from the approved 450,000 T/A to approximately 1,000 000 T/A. The report detailing the revised proposal is available in the Councillors' reading room.

The report prepared for the revised proposal identifies that the increase in production will not require additional power or water supplies.

The zoning of the site remains Rural, however, given that the use of the site is estimated for 30 years, it is considered appropriate that the site be rezoned to General Industrial. It is noted that a Development Application for the proposal is yet to be approved by Council, thus the matter of inappropriate zonings should be addressed at this stage.

The management of noise and dust during operating hours are subject to conditions imposed by the EPA. Council's Health Department has also investigated the matter and recommended that the plant could operate 24 hourly, seven days a week, however, the quarrying would only be acceptable Monday to Saturday, 7.00 am to 7.00 pm. Although these specifications were not identified

as conditions of operation by the EPA, the above requirements could be imposed by Council at development approval stage.

Since previous consideration of the proposal, a number of additional concerns have been raised.

The calciner tower will increase an additional 24 metres higher than the approved project. The total height of the proposed stack will be approximately 89 metres. It is noted that the approved height impacts considerably on the proposed location of the aerodrome facilities and the proposed increase would compound the effect

It is also noted that a number of environmental considerations which were subject to EPA conditions in the previous approval have not been addressed in this report.

In particular, identified stands of Eucalyptus "argutifolia" were to be preserved and mining was not to occur within a certain distance of the stands to avoid disturbance. It is considered important, in Council's response, to ensure that the previous conditions with respect to their preservation will also be placed on the revised proposal.

TRAFFIC COMMENT

The EPA has prepared a list of environmental commitments applicable to the approved project. Commitments 18 to 20 in the revised report refer to transport requirements around the site.

Commitment 18 recognises Gibbs Road would no longer be used to transport limestone to Rivervale once the Pinjar lease quarry and quicklime plant become operational. The road is currently the subject of an Area Traffic Study (H10309 and H10512 refers). Residential opinion supports the construction of EW10 (Nowergup Road).

Commitment No 19. In short term, and until access between the revised plant site and Flynn Drive has been constructed, Swan is prepared to use the Wattle Avenue East, Pinjar Road and Flynn Drive to Wanneroo Road for the transportation of quicklime if necessary.

Table 5.1 to the report gives the estimated vehicle numbers as 164-212 and erroneously concludes, based on MRD figures that the approved project would generate 3.4-3.9% additional traffic and the revised proposal 4.4-5.8%. Based upon Council traffic data, these percentages should be 34-37% and 40.6-46.7%. Pinjar Road,

Wesco Road and Wattle Avenue East will require reconstruction within the next five years. Current costs are approximately \$290,000 per kilometre or \$2,784,000.

Commitment 20. Prior to development of North Wesco lease, negotiations would be held with the City of Wanneroo concerning possible temporary diversion of Wesco Road and other measures to avoid conflict with public road users.

RECOMMENDATION:

THAT Council submits comments to the Environmental Protection Authority reflecting the concerns and requirements identified in the above report.

O G DRESCHER
City Planner

pje:gm
prell14
26.10.93
H21111

CITY OF WANNEROO REPORT NO: H21111

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/895

SUBJECT: MODIFICATION TO PARKING STANDARDS, LOT 740
(99) CARIDEAN STREET, HEATHRIDGE

METRO SCHEME: Urban

LOCAL SCHEME: Special Zone (Restricted Use) Commercial

APPLICANT/OWNER: Mr S Thomson

INTRODUCTION

An application has been received from Mr Simon Thomson to construct additions to Shop 8 on Lot 740 Caridean Street, Heathridge. The additions entail the enclosure of the existing yard area at the rear of the shop to extend the workshop.

BACKGROUND

The subject lot is zoned Special Zone, Restricted Use for Commercial under Council's Town Planning Scheme No 1. The existing centre was established in 1988 with a total of 109 car parking bays. The development consists of 11 shops facing Caridean Street,

An application to enclose the yard area of Shop 8 was received in June 1992 however the applicant was advised that he would be required to pay cash in lieu of parking for the additional area of floor space. The applicant did not proceed. In October this year, the application has been re-submitted and the applicant now requests that Council considers waiving the cash in lieu requirement.

PROPOSAL

The applicant proposes to enclose the 56m² yard area at the rear at Shop 8 to increase the work and storage area of his bicycle shop. The extension is proposed to be sympathetic with the existing development with access to the rear parking area as well as the existing front access.

Mr Thomson's reasons for requesting Council to waive the cash in lieu parking requirement are as follows.

1. The existing car parking is never more than 50% full at the front of the centre, and the rear parking bays never have to be used. There is, therefore, no justification for having any more car parking bays.
2. The argument that the use of the retail areas may change in the future is quite valid, however, it is not a valid argument that a parking problem will occur in the future. The most likely scenario is that more of the retail space will be used for after hours trading, which will in fact make more parking bays available during normal trading hours.

3. There will never be a supermarket in the centre, and therefore the car parking bays needed per square retail metre must obviously be decreased accordingly.
4. The proposed extension is for storage and workshop use only and will therefore not create any more retail space.
5. The original plan for building the shopping centre was approved by Council on the condition that there was a reciprocal car parking agreement with the shopping centre adjoining the proposed application. This condition was not enforced by the Council as it should have been had this condition been fulfilled there would be no need for extra parking bays to be created.

ASSESSMENT

In the assessment of the request, reference needs to be made to Council's Cash-in-Lieu of Car Parking Policy adopted by Council at its meeting on 26 February 1992 (G20250). One of the objectives of the policy is to provide an option for developers in the form of a cash payment in lieu of their provision of on-site car parking. The policy requires a payment of \$4,450 per bay shortfall on commercial land.

With the calculation of parking bays being required at one per 12.5m² of gross leasable area this application would have a shortfall of four bays therefore requiring the payment of a total \$17,800 cash in lieu.

The cash-in-lieu policy was first brought into being due to developers requesting reductions in the number of parking bays required for developments. The policy was a means of securing money for the Council to meet future parking demands and to assist in providing Council parking facilities for the benefit of the community as a whole.

Council should be aware that recently a number of appeals have been made to the Minister regarding the payment of cash-in-lieu for parking and the Minister has upheld these appeals.

A number of on-site inspections have been carried out for this application and at no time has there been a large number of cars parked in the parking area.

No reciprocal car parking agreement exists between this shopping centre and the one adjoining it. As a result, there is no surplus parking in addition to that required for the existing

floor area of the shopping centre. In accordance with Council's cash-in-lieu policy the applicant is therefore required to provide additional parking or pay cash-in-lieu for the additional floor area provided.

RECOMMENDATION:

THAT Council approves the application by Mr S Thomson for the enclosure of a 56m² yard area at the rear of Shop 8, Lot 740 Caridean Street, Heathridge, subject to:

1. the provision of an additional four car parking bays or the payment of \$17,800 cash-in-lieu in accordance with Council's Cash-in-Lieu of Car Parking Policy;
2. standard and appropriate development conditions.

O G DRESCHER
City Planner

mb:gm
prel112
26.10.93
H21115

CITY OF WANNEROO REPORT NO: H21115

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/2502

SUBJECT: USE APPROVAL FOR A RESIDENTIAL CHILDREN'S HOME
ON LOT 163 (460) KINGSWAY, LANDSDALE

METRO SCHEME:
LOCAL SCHEME: Rural
APPLICANT/OWNER: Salvation Army
CONSULTANT: Asia Securities (Aust) Pty Ltd

INTRODUCTION

An application has been received from Asia Securities (Aust) Pty Ltd on behalf of the Salvation Army, for a use approval of a residential children's home on Lot 163 (460) Kingsway, Landsdale.

ISSUES

The subject lot is zoned Rural and is 2.036 ha in size. The proposed use is defined under an "Institutional Home" in Town Planning Scheme No 1 and is classified "AA" (ie a use not permitted without Council approval).

"INSTITUTIONAL HOME" (A380 - 11.12.1987) means a building appropriately designed and operated to provide accommodation which the Council considers acceptable in a residential neighbourhood or rural area for children, the aged or infirm, state wards, orphans, or persons who are physically or mentally handicapped.

It is proposed that the property be owned and operated by the Salvation Army for occupation by a division of that organisation known as "Crossroads West".

Crossroads West provides a service to "at risk" children and adolescents aged between 12 to 18 years of which there are units currently operating at Nedlands and at Mirrabooka.

The programme provides an opportunity for children who have had a very disadvantaged start in life to develop basic life skills and regain their self esteem through the provision of a home environment.

The children in the proposed facility will be aged between 12 to 15 years old. The maximum number of children to be housed on the subject lot would be four girls and four boys. The home will be staffed 24 hours a day by properly qualified guidance officers of which the normal number of staff on site at any one time will be two, with a maximum of four during shift changeovers.

The length of stay for the children varies; however, it is envisaged that the average stay will be between six and eighteen months.

DEVELOPMENT PROPOSAL

The subject lot was previously used for the keeping of horses, it contains five horse paddocks and two brick horse shelters. The site has been unkept and the paddocks are very overgrown.

Located towards the rear of the site (and not visible from the road) is a four bedroom, two bathroom brick and tile house. Both the garden and the house are in need of maintenance.

The applicant proposes to develop an addition of five bedrooms and one bathroom to the existing house with an intention to create two x four bedroom wings with four girls on one side and four boys at the other side with the living room and staff bedroom area in between.

The applicant also proposes to develop an outdoor building with toilet facilities, for use as a life skills teaching area. The Salvation Army prefers to keep the teaching activities away from the house so as to maintain a home environment in the house and to restrict its use to the more normal household activities.

The site provides sufficient parking facilities, with a double lock-up garage and a limestone based area in front of the house. A passenger van will also be provided for transporting the children.

The applicant states that the site will be completely upgraded, including some levelling, surfacing of the driveway and landscaping, all in keeping with the rural nature of the area.

ASSESSMENT

The two facilities currently operating in Nedlands and Mirrabooka, have been there for some years now. The applicant identifies how successful the programme is operating in these areas with no adverse effect on the privacy and lifestyle of the surrounding neighbours. Both these facilities are located within a residential area whereas the proposed use is to be located on a rural site.

A need for advertising under Town Planning Scheme No 1 (Clause 3.14) is necessary when a proposal is considered to have an effect on the land which is subject to the application or an effect on land or residents in the vicinity.

The proposed use is to be located on a rural site of which the house is situated a fair distance from the road and from the neighbouring residents. The proposed extensions will be in keeping with the existing house and the site will be upgraded and maintained to a much higher standard than at present. As such, the proposed use will have no adverse effect on the area or surrounding residents, therefore, advertising is not recommended.

However, to provide an opportunity for the residents in the immediate vicinity to comment on the proposed use, I suggest that when a development application is received by Council, the applicants are notified of such and are invited to comment.

CONCLUSION

The proposed children's home will provide a valuable service for children in the area. It is designed to rebuild their self esteem and life skills to the point where they are able to feed back into the public high school system and eventually return to their own homes or foster homes.

RECOMMENDATION:

THAT Council supports the application by Asia Securities (Aust) Pty Ltd to use Lot 163 (460) Kingsway, Landsdale, for a residential children's home subject to:

1. an application for approval to commence development being submitted and approved before the use or any building commences;
2. not more than eight children being accommodated.

O G DRESCHER
City Planner

sk:gm
pre1129
8.11.93
H21116

CITY OF WANNEROO : REPORT NO H21116

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-1

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF
OCTOBER 1993

Overleaf is a resume of the Subdivision Applications processed by the Subdivision Control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the State Planning Commission
- 3.3 Applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council
- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

RECOMMENDATION:

THAT Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report H21116.

O G DRESCHER
City Planner

gap:rp
pre1127
8.11.93
H21117

CITY OF WANNEROO REPORT NO: H21117

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-91176

SUBJECT: PROPOSED SUBDIVISION LOT 14 MARIGINIUP ROAD,
MARIGINIUP

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr E and Mrs H Eindorf

CONSULTANT: Mr E and Mrs H Eindorf

INTRODUCTION

An application has been received from Mr and Mrs Eindorf seeking Council's support for the subdivision of Lot 14 Mariginiup Road, Mariginiup into two lots of approximately 2 hectares each in a battleaxe formation (see Attachment No 2).

BACKGROUND

The subject lot is zoned Rural under both the Metropolitan Region Scheme and the City's Town Planning Scheme No 1. It has an overall site area of 4 ha and is located on the eastern side of Mariginiup Lake.

The lot currently accommodates a residence, and garage and remains largely undeveloped.

The applicant has given no explanation in support of the application.

ASSESSMENT

Lot 14 is located within the minimum 4ha lot size area under the Council's Rural Subdivision Policy G3-33. This policy was adopted by Council in the interests of retaining land for active rural use adjacent to the North West Urban Corridor.

Given that the proposed subdivision does not comply with the above policy, it is recommended that the application be refused.

RECOMMENDATION:

THAT Council does not support the application submitted by Mr and Mrs Eindorf for the subdivision of Lot 14 Mariginiup Road, Mariginiup for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in the locality;
2. the proposal represents a fragmentation of the rural area in this locality, thus diminishing its rural integrity;
3. support for the proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

tk:gm
pre1123
5.11.93
H21118

CITY OF WANNEROO REPORT NO: H21118

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-91188

SUBJECT: PROPOSED SUBDIVISION, LOT 4 GNANGARA ROAD,
GNANGARA

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: P J and G L McNamara

CONSULTANT: P J and G L McNamara

INTRODUCTION

An application has been received from P J and G L McNamara seeking Council's support for the subdivision of Lot 4 Gngangara Road, Gngangara into two lots of approximately 1.7 ha each in a battleaxe formation (see Attachment No 2).

BACKGROUND

The subject lot is zoned Rural under both the Metropolitan Region Scheme and Council's Town Planning Scheme No 1. It has an overall site area of 3.4697 ha and is currently undeveloped (see Attachment No 1).

The applicant has not given an explanation in support of the subdivision.

Council is advised that the current owners have made three previous applications for subdivision which were similar to the current proposal. In all instances the applications were not supported by the Council and were subsequently refused by the Department of Planning and Urban Development. The applicant also appealed against the decision of the original application, however, the Hon Minister did not uphold the appeal.

ASSESSMENT

Lot 4 is subject to Council's Rural Subdivision Policy G3-33 which specifies a minimum lot size of 4 ha for the vicinity. This policy was adopted by Council in the interests of retaining land for active rural use adjacent to the North West Urban Corridor.

As the current lot size is already below the 4 ha minimum it is evident that further subdivision would be inconsistent with Council's Policy and therefore cannot be supported.

RECOMMENDATION:

THAT Council does not support the application submitted by P J and G L McNamara for the subdivision of Lot 4 Gngara Road, Gngara 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 locality;
2. the proposal represents a fragmentation of the rural area in this locality thus diminishing its rural integrity;
3. support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

tk:gm
prel126
5.11.93
H21119

CITY OF WANNEROO REPORT NO: H21119

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 520-2

SUBJECT: APPLICATION FOR MINING LEASES 70/810, 70/811,
70/667 RESERVES 8399 AND 27279 LAKE GNANGARA

METRO SCHEME: Rural

LOCAL SCHEME: Recreation Reserve

APPLICANT: Boral Resources, Magic Soil Pty Ltd

INTRODUCTION

The Department of Minerals and Energy has referred to Council for comment two applications for mining leases within and adjacent to Lake Gnangara. Boral Resources application for mining leases 70/810 and 70/811 is on Reserve 8399, which is adjacent to Lake Gnangara. Magic Soils application for mining lease 70/667 is located within Lake Gnangara on Reserve 27279. The mining lease areas are shown on Attachment 1. Both reserves are vested in Council for recreation.

BACKGROUND

In the past, Council has considered similar applications within Lake Gnangara. At its February 1992 meeting (Item G20242) Council advised the Department of Mines that it did not object to an application for mining lease 70/704 on reserve 42558, in Lake Gnangara (Attachment 1). The recommendation was made on the basis that approval of the mining lease did not constitute the go ahead to commence mining operations.

At its April 1990 meeting (E20405) Council resolved to approve an application from Magic Soil Pty Ltd to develop a diatomite mine (mining lease 70/473) on Reserve 27279 Lake Gnangara (Attachment 2) for a seven year period, subject to a number of conditions. This application was formally assessed and approved by the Environmental Protection Authority.

ISSUES

Mining lease applications 70/810 and 811 cover most of Reserve 8399 which contains Marri and Banksia woodland. Remnant Banksia woodland is rare and in the Perth metropolitan area is not secure. Sand mining on this reserve would destroy most of the woodland. Although approval of the mining lease application

would not constitute approval to commence mining operations, it would give the applicant the expectation that Council would be in favour of mining on this reserve. Therefore Council is advised not to support mining lease applications 810/811.

Approval of mining lease application 70/667 does not mean that the applicant can commence mining diatomite. Development approval would be necessary and it is likely that application would be formally assessed by the Environmental Protection Authority.

RECOMMENDATION:

THAT Council advises the Department of Minerals and Energy that it,

30opposes the applications for mining leases 70/810 and 70/811 on Reserve 8399, Lake Gngangara;

31supports the application for mining lease 70/667 on Reserve 27279 Lake Gngangara.

O G DRESCHER
City Planner

lk:rp
pre1049

H21120 - WITHDRAWN

H21121

CITY OF WANNEROO REPORT NO: H21121

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 1225/410/9

SUBJECT: UNLAWFUL USE OF RESIDENTIAL LOT 410 (9) VISTA
CLOSE, EDGEWATER FOR LIGHT INDUSTRIAL
PURPOSES: MR G VAN LOON

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER:
CONSULTANT:

Council is advised that on 10 September 1993 a complaint was received from Mr Van Loon's neighbour complaining that he was operating a furniture making business at his home and in the process creating continual excessive noise by the use of industrial machinery and regularly creating unacceptable odours caused by the application of lacquers.

An inspection on 16 September 1993 revealed that Mr Van Loon is using two single garages on his lot solely for the purpose of manufacturing furniture. At the time of the initial inspection he was operating a band saw, engaged in the manufacture of a number of chairs; the garages were equipped with woodworking machinery normally expected to be found in the industrial zone.

Mr Van Loon made no attempt to deny that he was operating a business from home and stated that he has been operating there for four years; has made furniture for a number of near neighbours except for the complainant who wants the business removed to the correct location because of noise and fumes.

Mr Van Loon was fully advised that he must relocate his business and promised to do so within one week.

Since that date, however, two further complaints have been received and on 14 October 1993 Mr Van Loon was again interviewed and his property inspected, when both sheds were in use, chairs were in the process of manufacture and a dining table almost completed. All of the activities were clearly visible from the road. The total operations can only be described as fully industrial.

Mr Van Loon was told that there is now no other option but to refer the matter to Council and that as he has been given ample time to relocate and has not done so, the only recommendation that can be made is to prosecute.

RECOMMENDATION:

THAT Council refers the matter to its solicitors for immediate prosecution.

O G DRESCHER
City Planner

jhw:gm
pre1103
19.10.93
H21122

CITY OF WANNEROO REPORT NO: H21122

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/2368, 730-8

SUBJECT: ROYCE COURT, LOT 65 (4) WINTON ROAD, JOONDALUP
BUILDING CANOPIES OVER PROPERTY BOUNDARIES

METRO SCHEME: Urban

LOCAL SCHEME: Special Zone (Restricted use) Car park

APPLICANT/OWNER: City of Wanneroo

INTRODUCTION/BACKGROUND

Several reports have been presented to Council regarding Royce Court and adjacent development applications.

As Council is aware, Royce Court is developed as a public car parking area with lots directly abutting its northern and southern boundaries. Development is required to have a nil setback to Royce Court for the objective of creating a

traditional business strip area (see Attachment No 1). All client parking is proposed to be accommodated within Royce Court.

The subject lots are serviced by Lincoln Lane and Lago Place. On site development requires a minimum setback of 15 metres to these roads to accommodate servicing requirements, staff parking and landscaping.

Design guidelines have been prepared (by the Joondalup Development Corporation) to control development in this area. Development must also comply with the requirements of the City's Town Planning Scheme No 1.

BUILDING CANOPIES OVERHANGING PROPERTY BOUNDARIES

The design guidelines require developments to incorporate a continuous pedestrian canopy along the front of the building extending 2.0 metres over the property boundary into Royce court.

Recent correspondence from an adjacent landowner advises that difficulties are being experienced in obtaining strata approval for their development because Royce Court is not a dedicated road, it is a separate lot owned in fee simple by the City.

This problem may arise with other developments in the area and consequently the best method of rectifying the situation will be to grant easements over the relevant portions of Royce Court to accommodate access and the encroachment of the canopies.

RECOMMENDATION:

THAT Council requires an easement agreement to be put in place for the portions of Royce Court (Lot 65 Winton Road, Joondalup) which accommodate the pedestrian canopies as a condition of development approval or as and when requested by individual owners of existing developments. The preparation of the easement to be at no cost to Council.

O G DRESCHER
City Planner

tk:gm
pre1121

H21123

CITY OF WANNEROO REPORT NO: H21123

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-93

SUBJECT: PROPOSED RETAINING WALLS EXCEEDING TWO METRES
IN HEIGHT - CURRAMBINE AND ILUKA

METRO SCHEME: Urban

LOCAL SCHEME: Rural & Residential Development

APPLICANT/OWNER: Beaumaris Land Sales

INTRODUCTION

Beaumaris Land Sales is seeking Council's authorisation to the construction of retaining walls in excess of two metres in height throughout the remaining stages of its Currambine and Iluka landholding (see Attachment No 1).

BACKGROUND

At its August 1993 meeting Council authorised similar requests from Beaumaris Land Sales for several subdivisional stages of Currambine and Iluka (H20852 and H90817).

Beaumaris Land Sales' Consulting Engineers, Cossill and Webley, currently have subdivision construction drawings relating to Iluka Stage 2 and Currambine Stages 3C and 8B with the City for approval. In some instances retaining walls are proposed as high as 3.1 metres.

Beaumaris Land Sales has adopted a 'terraced' approach to earthworks throughout its landholding. This approach:

1. provides future purchasers with flat building sites requiring minimal further site works;

2. alleviates the need for often ad hoc cutting, filling and retaining wall construction by individual builders;
3. provides surety that retaining walls have been properly constructed;
4. alleviates disputes, often involving the City, regarding cost sharing, obligations etc between adjacent landowners;
5. reduces overall retaining construction costs;
6. provides prospective purchasers with the opportunity of seeing the ultimate extent of retaining walls in the vicinity when purchasing;
7. optimises elevations and views.

ASSESSMENT

Council Policy authorises the City Building Surveyor to approve retaining walls up to a maximum height of 2.0 metres. This policy is considered appropriate in established areas. The existence of limestone and the nature of the terrain in the Currumbine and Iluka areas is such that some retaining walls in excess of 2.0 metres high will be required.

Beaumaris Land Sales request is based on an attempt to improve the subdivision approval process. The City's Building, Engineering and Town Planning Departments will assess plans for issues such as strength, amenity and overshadowing.

Given Beaumaris Land Sales' objective of providing flat terraced lots, the natural terrain, the existence of limestone in the area and the fact that the area is a relatively isolated broadacre subdivision, the request is considered acceptable.

RECOMMENDATION:

THAT Council authorises the construction of subdivisional retaining walls greater than 2.0 metres in height for the remaining stages of Beaumaris Land Sales' Currumbine and Iluka landholding in those instances deemed appropriate by the City Planner, City Engineer and City Building Surveyor, subject to:

1. the subdivision designs being approved by the Department of Planning and Urban Development;

2. the detailed design being signed by a practising structural engineer.

O G DRESCHER
City Planner

rmp:gm
pre1134
9.11.93
H21124

CITY OF WANNEROO REPORT NO: H21124

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 790-670

SUBJECT: AMENDMENT NO 670 : PROPOSED REZONING OF PT LOT
106 BERKLEY ROAD, MARANGAROO

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: North Whitfords Estates

CONSULTANT: Feilman Planning Consultants Pty Ltd

INTRODUCTION

An application has been received from Feilman Planning Consultants Pty Ltd on behalf of North Whitfords Estates for a rezoning of Pt Lot 106 Berkley Road, Marangaroo from Residential Development R20 to Residential Development, Special Zone (Additional Use) Corner Store.

BACKGROUND

Council, at its September 1993 meeting (H20918) resolved to support the subdivision of Lot 106 Berkley Road, Marangaroo.

Council also resolved to support the location of a corner store on the subject lot.

The land in question is Pt Lot 106 Berkley Road, Marangaroo, being 1070m², as depicted on the subdivision plan (Attachment No 1).

PROPOSAL

Feilman Planning Consultants Pt Ltd have requested that Council initiate a rezoning of Pt Lot 106 Berkley Road, Marangaroo for the use of a corner store.

The definition of Corner Store under Town Planning Scheme No 1 is as follows:

"Corner Store" means land and buildings within residential zones comprising a dwelling house attached to which is a shop not exceeding 100m² gross floor area offering only convenience goods for sale operated as an additional use by the permanent residents of the dwelling.

Given Council's support of the location of a corner store on the subject site, it is recommended that Council initiate Amendment No 670 and request consent for advertising.

RECOMMENDATION:

THAT Council

32advise Feilman Planning Consultants Pty Ltd of its support for the proposed rezoning of Pt Lot 106 Berkley Road, Marangaroo;

33forwards the documents of Amendment No 670 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

sk:rp
pre1133
9.11.93
H21125

CITY OF WANNEROO REPORT NO: H21125

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 790-658

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 658
CONCRETE BATCHING PLANTS

METRO SCHEME: N/A

LOCAL SCHEME: General Industry - interpretation

APPLICANT/OWNER: City of Wanneroo

INTRODUCTION/BACKGROUND

Amendment No 658 was initiated by Council at its July 1993 meeting (H20746) and sought to include concrete batching plants within the interpretation of General Industry in Town Planning Scheme No 1.

The purpose of the amendment was to preclude concrete batching plants from the Joondalup City Centre and Joondalup Business Park. These areas are zoned "Joondalup City Centre" and "Service Industrial" respectively. In these zones, General Industries are prohibited.

ADVERTISING

Advertising of the amendment, as approved by the Hon Minister for Planning, closed on 22 October 1993 and no submissions were received.

RECOMMENDATION:

THAT Council:

1. finally adopts Amendment No 658 to Town Planning Scheme No 1;
2. authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER
City Planner
8.11.93
sk:gm/pre1130
H21126

CITY OF WANNEROO REPORT NO: H21126

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-2281

SUBJECT: CLOSURE OF PART OF GRIFFITHS ROAD, WANNEROO

Application has been made for the closure of the unconstructed section of Griffiths Road, Wanneroo.

Griffiths Road is a dedicated road reserve which extends from Dundobar Road to the southern boundary of Lot 50 Vincent Road but it is constructed only up to the cul de sac head at the common boundaries of Lots 12 and 13. The section north of the cul de sac head is uncleared.

Lots 12 and 13 were created in 1987 out of the subdivision of City owned land and the road was constructed at that time. It was intended that the northern section would not be used for vehicle or pedestrian traffic and would be closed and amalgamated with the adjoining properties. However, the intended closure was not proceeded with as neither the City as the owner of Lot 12 nor

the then owners of Lots 119 and 120 Canna Place, which abut it, were prepared to purchase the land.

Quito Pty Ltd, trading as Benara Nurseries, as the new owners of Lots 12 and 13 Griffiths Road are seeking to have the unconstructed portion closed and partly amalgamated with their land. The current owners of Lots 119 and 120 Canna Place have given their support to the closure and indicated they would be prepared to purchase the half width that adjoins their properties.

The subject portion of road is shown as servicing a possible future special residential subdivision in a draft local structure plan that has been prepared by Greg Rowe and Associates for Pacesetter Homes, as shown on Attachment No 2. All of the land in that special residential zone is owned by Quito Pty Ltd and will continue to be used for nursery operations in the foreseeable future. Therefore, closure of the road will not jeopardise the future implementation of the draft structure plan as it can be reinstated by Quito Pty Ltd if and when it chooses to subdivide in accordance with the plan.

All of the servicing authorities have been consulted and advise that there are no objections to the closure.

The requested closure was advertised in the Wanneroo Times to gauge public reaction and no objections or other submissions were received in the period allowed.

RECOMMENDATION:

THAT Council authorises the closure of the unconstructed section of Griffiths Road, Wanneroo between the cul de sac head and the southern boundary of Lot 50 Vincent Road.

O G DRESCHER
City Planner

twm:rp
pre1105
20.10.93

H21127

CITY OF WANNEROO REPORT NO: H21127

TO: TOWN CLERK
FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-1492

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN KYLIE WAY AND GOOLLELAL DRIVE,
KINGSLEY

An application has been received to close the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley. The application is made on the grounds of the antisocial behaviour of some users of the accessway and the amount of vandalism being experienced by the adjoining property owners. The application was supported by a petition representing 12 households.

The State Energy Commission has a 22,000 volt cable running through the accessway. SECWA has objected to the closure on the grounds that the cable could pose a serious danger if it was contained within private property. An easement would not be acceptable in this case as many people ignore easements and simply erect structures over them. The placement of permanent structures over the cable may not pose too many problems (apart from maintenance) however it would obviously be extremely dangerous for someone to dig up the area where the cable is. Relocation of the cable is not feasible in this instance.

Even though the adjoining property owners have agreed to meet all the costs involved in closing the accessway and the pedestrian movement in the area would not be affected by the closure, I do not believe that Council can ignore SECWA's objection.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley.

O G DRESCHER
City Planner

cd:rp
prell20

4.11.93

H21128

CITY OF WANNEROO REPORT NO: H21128 EX H21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4203

SUBJECT: PROPOSED CHEMIST USE APPLICATION, LOT 719 (10)
MINDARIE DRIVE, QUINNS ROCKS

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Gamehill Pty Ltd

CONSULTANT: BSD Consultants

INTRODUCTION

An application has been received from BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for the establishment of a Chemist on Lot 719 Mindarie Drive, Quinns Rocks.

BACKGROUND

At the June meeting this year, Council approved an application for a medical centre, child care centre and infant health centre on Lot 719 Mindarie Drive, Quinns Rocks (H20608). The approved development included a women's health medical suite and a specialist medical suite. This current application deletes both of those suites and replaces them with a Chemist.

The subject site is a triangular lot bounded by Mindarie Drive, Quinns Road and Smales Road. The land is zoned Residential Development under Town Planning Scheme No 1. A Chemist is an unlisted use in the operative scheme but falls within the definition of a shop. In the scheme, a shop is not permitted in a Residential Development zone.

PROPOSAL

The proposal is to develop a chemist as part of the approved consulting rooms, paramedical development on Lot 719. The chemist will take the floor space of the proposed specialists suite and the women's health suite occupying a floor space of 200m².

A total of 60 car parking bays has been provided on site based on Council's car parking requirements of six bays per practitioner for consulting rooms totalling 48 bays and one per 30m² of gross floor area for offices. This does not provide for council's requirement of one bay per 12.5m² of GLA for a shop, this would increase the total requirement for on site parking to a minimum of 64 bays.

The proposal has been submitted in part due to the Chemist currently located in Quinns Shopping Centre expressing an interest in relocating to be part of the medical centre. The Chemist currently feels that he will not be able to accommodate the projected future patronage in his present location.

The Quinns Rocks local shopping centre is separated from Lot 719 by 500 metres of regional reserve. This centre has a gross leasable floor area of 2015m², therefore, it would be excessive to consider rezoning a single lot so close to an existing centre to accommodate a Chemist which is already located within the centre.

The current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone. Due to the proximity of the medical centre to the existing shopping centre, it is recommended that Council not approve this application.

RECOMMENDATION:

THAT Council refuses the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 Mindarie Drive, Quinns Rocks, on the grounds that:

1. the proposed use is not permitted in the Residential Development zone;
2. the Quinns Rocks local shopping centre located at Lot 80 Quinns Road is in close proximity to the proposed medical centre on Lot 719 Mindarie Drive and this centre

adequately services the Quinns Rocks area on a commercial basis.

O G DRESCHER
City Planner

mb:gm
pre1110
25.10.93

H31100A

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H31103

CITY OF WANNEROO : REPORT NO H31103

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 020-0

SUBJECT: OUTSTANDING GENERAL DEBTORS - OCTOBER 1993

Detailed below is a summary of the outstanding general debtors at the end of October 1993 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 October 1993 is summarised as follows:-

	Total Outstanding	
	\$	
Current	182,357.51	20%
30 Days	491,986.74	53%
60 Days	6,485.01	1%
90 Days	201,938.55	22%
Deferred Debtors	34,191.12	4%

\$916,958.93

100%

30 Days Debtors include:-

Reimbursement:

Costs associated with Marmion Avenue Construction	\$318,002.16
------------------------------------------------------	--------------

Government Grants:

Department for the Arts, Sport, the Environment and Territories	\$ 62,312.00
--------------------------------------------------------------------	--------------

Ministry of Sport and Recreation:

Payment of these accounts are expected by mid November 1993	\$ 72,000.00
----------------------------------------------------------------	--------------

\$452,314.16

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Mansard Homes	\$ 22.81
Olympic Kingsway Soccer Club # 1 Account	\$24,853.83
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
Wanneroo Districts Rugby Union Club	\$ 4,000.00

\$34,191.12

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

\$

Sorrento Soccer Club	14,809.61
Wanneroo Districts Basketball Association	5,829.00
Olympic Kingsway Soccer Club #2 Account	29,244.42
Wanneroo Football Club	16,351.94
Wanneroo Districts Rugby Union Club	6,701.49
S.G.I.O.	2,355.58
Quinns Rocks Bowling club	30,000.00
North Whitfords Estates	6,978.40
Water Authority WA	36,219.34
Whitfords Recreation Association	4,550.00
Eating House Licences and Registrations 1992/93	600.00
Eating House Licences and Registrations 1993/94	6,000.00
Sporting Clubs Clubrooms Facilities Contributions	19,282.48
Sundry	23,016.29
	\$201,938.55

SORRENTO SOCCER CLUB

The club's total outstanding debt is \$15,138.86 dissected as follows:

Loan Repayments	\$ 5,344.74
Property Rental	\$ 3,155.40
Commercial Refuse Charges	\$ 1,073.80
Utility Charges	\$ 3,041.49
Interest on Debt	\$ 2,523.57

\$15,138.86

Council at its April 1992 meeting approved a repayment programme of \$500.00 per month for the Club. The Club's repayments have fallen into arrears with the August, September, October 1993 payments of \$500.00 have not been received at the time of writing this report. The Club failed to adhere to a written request to bring the payment programme up to date by 29 October 1993.

WANNEROO DISTRICT BASKETBALL ASSOCIATION - \$5,829.00

Lease fee 1 January to 30 June 1993 (\$14,000.00 less paid \$3,375.00) and hire of Craigie Leisure Centre Sports Hall (\$2,454.00). The current monthly payment of \$3,625.00 towards

lease fees should clear the Association's accrued debt by 31 December 1993.

OLYMPIC KINGSWAY SOCCER CLUB # 2 ACCOUNT

The club's total outstanding debt on the Number 2 account with Council stands at \$29,957.90 dissected as follows:-

Loan Repayments	\$22,470.98
Portion of Gate Receipts	\$ 3,178.16
Utility Charges	\$ 1,669.91
Commercial Refuse Charges	\$ 1,421.15
Property Rental	\$ 1,175.00
General	\$ 42.70

\$29,957.90

It will be recalled that the Olympic Kingsway Soccer Club gave Council an undertaking to pay its outstanding debt in full on the sale of "Olympic House".

At a meeting held with Mr Nick Trandos, the Mayor, Acting Town Clerk, City Treasurer and Revenue Accountant on 27/09/93, Mr Trandos reaffirmed his club's commitment to pay Council in full on sale of the property. Whilst the property was still unsold a fair degree of interest had been shown. The club has however now decided to multi list the property for sale.

Council at its October 1993 meeting resolved to grant a further extension to the 30 November 1993 with interest to be charged on the outstanding balance at the National Australia Bank base rate of 9.2%. Interest was to be levied effective 01/10/93.

WANNEROO FOOTBALL CLUB

The total amount outstanding on this account is \$21,707.69 dissected as follows:-

Lease Fees	\$18,350.43
Commercial Refuse Charges	\$ 1,008.30
Utility Charges	\$ 629.11
Interest on Debt	\$ 1,249.85
Property Rental	\$ 470.00

\$21,707.69

While the club is keeping to its weekly payment programme of \$500.00 it will take approximately a year to clear the current debt. The Club paid \$2,000.00 in October 1993.

At a meeting held on 18 October 1993 between Council and Club representatives the Club advised it was having difficulty in meeting Council's lease payments (currently \$18,272.00 per annum) and sought assistance in this area.

The Club was advised that its original self supporting loan repayment programme of \$21,557.76 per annum was too onerous and was restructured effective 1 July 1989 to \$16,000 per annum with reviews every 3 years in accordance with CPI movements.

The Club has been advised to review its financial position and submit a proposal to Council on how it might meet its future lease commitments. On receipt of this proposal it will be submitted to Council for consideration.

WANNEROO DISTRICTS RUGBY UNION CLUB

The total amount outstanding on this account is \$7,556.06, dissected as follows:-

Utility Charges	\$1,915.85
Property Rental	\$1,140.21
Loan Repayments	\$4,500.00

\$7,556.06

At a meeting held on 23 August 1993 between Council and Club representatives the club advised it was having difficulty in meeting Council's loan repayments and sought assistance in this area.

The club was advised that the original repayments of \$5,724.05 per year on its self supporting loan over 20 years were too onerous, as a consequence in June 1988 the loan was restructured to \$3,000 per year for the first 6 years \$6,000 for the next 8 years and \$8,000 for the last 8 years.

This restructuring was to assist the club in making its loan repayments more manageable. From the 1994/95 year the annual loan repayment increases from \$3,000 to \$6,000 per year.

The club was advised to review its financial position and submit a proposal to Council on how it might meet its future loan commitments. On receipt of this proposal it will be submitted to Council for consideration.

S.G.I.O. - \$2,355.58

Workers Compensation - \$60.03

1 claim.

General Claims - \$2,056.20

3 claims (since written off \$1,525.04).

Motor Vehicle Claims - \$239.35

1 claim.

QUINNS ROCKS BOWLING CLUB - \$30,000.00

Grant to provide extensions to existing clubrooms (\$60,000.00 less paid \$30,000.00). The Club has advised that a Management Committee for the Club was elected on 10 October 1993. At present the new committee is endeavouring to ascertain the exact financial position of the Club. When the Club's financial position is known a further meeting will be convened with the new committee to discuss repayment of the grant.

NORTH WHITFORDS ESTATES - \$6,978.40

Legal fees regarding preparation of Town Planning Scheme No. 21 and deed. Account currently in dispute and being discussed by the company and City Planner.

WATER AUTHORITY WA - \$36,219.34

* Reticulation and restoration works at Luisini Park completed 1992/93 financial year (\$35,310.00). Water Authority WA was provided with an itemised account in August 1993. It advised on 30 September 1993 that because the account for these works was received by them after 1 July 1993, funds for payment needed to be reallocated to this financial year. Further advised payment should be made in the first half of November 1993.

*Cleaning costs associated with sewerage overflow at Whitford Res

WHITFORDS RECREATION ASSOCIATION - \$4,550.00

Contribution to works on storeroom additions at Warrandyte Reserve Clubrooms (\$7,550.00 less paid \$3,000.00).

EATING HOUSE LICENCES AND REGISTRATIONS - \$6,600.00

1992/93 - \$600.00

3 accounts of \$200.00 outstanding for which summonses have been served.

1993/94 - \$6,000.00

18 accounts of \$300.00 outstanding together with 4 accounts unpaid with balances of \$100.00 to \$200.00. All establishments have been advised to settle in full by 12 November 1993 in order to prevent legal action being taken.

SPORTING CLUBS CLUBROOMS FACILITIES CONTRIBUTIONS -
\$19,282.48

Contributions by various sporting clubs towards the use of clubrooms for 1991/92 (\$9,641.24) and 1992/93 (\$9,641.24).

SUNDRY - \$23,016.29

Other Recoupables - \$947.81

Road and footpath repairs, other works.

Subsidies - \$24.60

Day care charges.

Commercial Refuse - \$8,359.01

Payments being pursued.

Licences/Fines and Penalties - \$3,846.84

Renewal of licences for dog kennel, manure works and rabbit farm and dog registrations.

Income from Property - \$6,178.30

Hire of various reserves and buildings.

General - \$3,299.73

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayments recoverable, meals on wheels charges, creche operation donation, overtime payment recoverable and development/building licence fee, workers compensation overpayment recoverable and child care fee relief overpayment recoverable and reimbursement of staff training costs.

Private Works - \$360.00

Prepaid private works, other private works.

An amount of \$1,084.56 is considered irrecoverable and in need of Council write off approval. Details are listed in Attachment B to this report.

RECOMMENDATION

That Council writes out of its general debtor's ledger an amount of \$1,084.56 representing debts considered irrecoverable as detailed in Attachment B to this report; and

J B TURKINGTON
City Treasurer

HRK:JW
2 November 1993

tre0013
H31104

CITY OF WANNEROO REPORT NO: H31104

TO: TOWN CLERK
FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
COMMITTEE

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 015-0

SUBJECT: DEBT RESTRUCTURE PROPOSAL

With lower interest rates prevailing in the financial market, Treasury officers have, for some time, been investigating the feasibility and cost effectiveness of refinancing Council's loan portfolio at lower rates. The current 5 year borrowing rate is 6.75% and the weighted average cost of Council's existing borrowings is 11.9%. Refer Attachment "A".

An evaluation of the situation in March 1993 concluded that no real benefit would accrue to Council primarily due to the economic cost of penalties to pay out current loans. Report H30312 refers.

Negotiations continued with Council's banker, National Australia Bank, with a view to consolidating all loan debentures held by it. Whilst both organisations would benefit by some administrative savings the penalties proposed by National Australia Bank (\$391,760 as at 1 October 1993) negated any gains resultant from reduced interest rates. National Australia Bank indicated that the amount of penalties were non negotiable.

During July 1993 a proposal was received from United Pacific Finance Pty Ltd to act as intermediary between Council and its various lending institutions to negotiate a refinancing of Council's loan portfolio. However projected savings in the region of \$319,921 after estimated net penalties of \$587,143 and payment of 1% commission were initially viewed with considerable scepticism.

In essence the proposal was to provide a fully amortised loan of \$6,316,766 being the total of loans included in United Pacific Finance Pty Ltd's analysis as at 30 June. The term of the proposed loan was 60 months at an interest rate 35 basis points below the current 5 year Indicative Rate. The actual rate to be finally determined on the date of settlement. The proposed lender was identified as a major international bank from United Pacific Finance Pty Ltd's panel. United Pacific Finance Pty Ltd would negotiate the payout of Council's existing loans.

United Pacific Finance Pty Ltd advised that it has completed several of this type of transaction around Australia over the last 18 months and provided a company profile and a list of references. Refer Attachment "B".

Detailed calculations were requested to enable Treasury officers to assess the proposal prior to proceeding any further. These were subsequently provided - with the proviso that details of the proposal are for the exclusive use of Council and are not to be disclosed to third parties without the written consent of United Pacific Finance Pty Ltd. Acknowledgement of this confidentiality clause was provided.

Detailed analysis of United Pacific Finance Pty Ltd's proposal had been completed and confirms potential savings to Council of \$314,706. Refer Attachment "C". This model utilises loan balances as at 30 June 1993 and excludes those loans which will be finalised during 1993/94.

An update of the proposal has since been received with a settlement date of 15 December 1993 (Refer Attachment "D"). This projects a minimum saving to Council of \$273,354 over the life of the loans which equates to a net present value saving of \$66,209.

United Pacific Finance Pty Ltd also advises that since its initial contact with the City, Australia's major banks have entered the market and are extremely competitive. The National Australia Bank Ltd is purportedly in the forefront and as a consequence the recent proposal indicates that 86% of the consolidated loan will be covered by National Australia Bank.

The legalities of the proposal have been referred to Council's solicitors for their opinion - refer Attachment "E". Subject to the offset of penalties and interest there appears to be no legal impediment. Nevertheless, should Council agree to proceeding further, it is proposed that Council's auditor be requested to comment. United Pacific Finance Pty Ltd has indicated that, subject to certain confidentiality conditions it has no problems with this course of action.

Whilst, prima facie the proposal has considerable merit the exercise is purely hypothetical until agreement is reached with Council's various lending institutions. The apparent success by United Pacific Finance Pty Ltd following the failure of Council's previous endeavours is primarily due to the initial participation of international banks. Australian banks were forced to change their stance in order to retain market share.

In order to progress further, United Pacific Finance Pty Ltd requires Council's exclusive mandate to act on its behalf in negotiating the restructure and refinancing of Council's loan portfolio. This exclusive mandate is to remain in force until revoked in writing. However, Council is not obligated to follow any particular course of action and no fees are payable by Council for services provided.

Should Council agree to proceed it is suggested that as a matter of protocol Council's bankers be advised of the situation.

The benefits to Council of proceeding with the restructure/refinancing proposal are:-

1. Monetary savings in the order of \$270,000 to \$310,000 (NPV \$66,000 to \$75,000).
2. Administrative savings in servicing a single loan as against the
3. Achieving a debt free status by the year 1999.

RECOMMENDATION

That Council

1. awards United Pacific Finance Pty Ltd the exclusive mandate to arrange the restructure and re-finance of Council's loan portfolio until revoked in writing;
2. authorises United Pacific Finance Pty Ltd to contact all loan
3. acknowledges the confidentiality of all information provided and to be provided by United Pacific Finance Pty Ltd and undertakes not to disclose any of the information to third parties without the prior consent of United Pacific Finance Pty Ltd;
4. refers with the approval of United Pacific Finance Pty Ltd the
5. advises Council's bankers, National Australia Bank Limited of Council's intention.

J B TURKINGTON
City Treasurer

TO:JW
1 November 1993

tre0148

H31105
C I T Y O F W A N N E R O O R E P O R T N O : H31105

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
DATE: 24 NOVEMBER 1993
FILE REF: 021-1
SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
31 OCTOBER 1993

WARRANT OF PAYMENTS TO COUNCIL ON 24 NOVEMBER 1993
INCORPORATING PAYMENTS TO 31 OCTOBER 1993

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	104047 - 105380	\$ 5,846,590.32
Municipal	002926 - 002934	\$ 8,797,286.16
Trust	013701 - 013701A	\$ 8,115.00
Town Planning Scheme No 5	000092 - 000092A	\$ 101.75
Town Planning Scheme No 6	000104 - 000105A	\$ 55,765.41
Town Planning Scheme No 7A Stage 2	000380 - 000380A	\$ 301.75
Town Planning Scheme No 7A Part B Stage 4	287595 - 287595A	\$ 301.75

Town Planning Scheme No 21

000211 - 000212B

\$ 141,316.16

\$14,849,778.30

=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 1 ACCOUNTING DIRECTIONS.

CERTIFICATE OF TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$14,849,778.30 which was submitted to each member of Council on 24 November 1993 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$14,849,778.30 as submitted on 24 November 1993 is recommended to Council for payment.

MAYOR

RC:JW
tre0010
H31106

CITY OF WANNEROO : REPORT NO H31106

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 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 \$38,223.

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 - 24 November 1993.

J B TURKINGTON
City Treasurer

TO:JW
4 November 1993

tre0008
H31107

CITY OF WANNEROO REPORT NO: H31107

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 010-0

SUBJECT: SURPLUS OFFICE EQUIPMENT

Due to a recent refitting of offices within the Administration Centre Council has a number of desks which are surplus to requirements.

Some interest has been shown in the acquisition of these desks.

The Scarborough Parish of the Uniting Church of Australia through its Secretary, John Jodrell has requested the donation of a surplus office desk to assist in the running of a community outreach group.

Asset No 0343 is considered suitable for donation. This is an old office desk which was purchased in June 1977 and has been

fully depreciated and is unlikely to be required by the City in the future.

RECOMMENDATION

That Council -

1. donates the surplus office desk, Asset No 0343 to the Scarborough Parish of the Uniting Church of Australia; and
- 2.makes the necessary entry in the Asset Register to reflect the

J B TURKINGTON
City Treasurer

KA:JW
1 November 1993

tre0149
H31108

CITY OF WANNEROO REPORT NO: H31108

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 010-1

SUBJECT: ORDERS FOR GOODS AND SERVICES - APPROVING/REQUISITIONING OFFICERS

The Local Government Accounting Directions, Clause 15 (2) requires the authorisation of specific officers to sign purchase orders.

Complementing this authority, an internal procedure exists whereby specific officers are assigned the duty of requisitioning goods and services.

The position of Administration Officer has recently been created in the Recreation and Cultural Services Department. The City Recreation and Cultural Services Manager has requested that this position be authorised to requisition goods and services to a limit of \$1,000.

The existing position of Heritage Officer has an expenditure limit of \$1,500. The Recreation and Cultural Services Manager has requested that the expenditure limit be amended to \$1,000.

RECOMMENDATION

That Council -

1. includes the Administration Officer on the register of officers authorised to requisition goods and services, to a limit of \$1,000; and
2. amends the expenditure limit of the Heritage Officer to \$1,000.

J B TURKINGTON
City Treasurer

KA:JW
8 November 1993

tre0150

H31109

CITY OF WANNEROO REPORT NO: H31109

TO:	TOWN CLERK
FROM:	CITY TREASURER
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE
MEETING DATE:	24 NOVEMBER 1993

FILE REF: 009-1

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Jesam Stewart, 12 Karri Court, Woodvale 6026.

Jesam has been accepted by the Youth Music Australia to attend the National Music Camp to be held in Melbourne in January 1994. The camp involves musicians from around Australia to play chamber music and orchestral pieces. The cost to attend this camp is \$845.00 excluding airfare.

2. Peter and Julie Richardson, 72 Allenswood Road, Greenwood 6024

Peter and Julie have been selected and named as Accredited Softball Umpires. They have been selected to represent the State in the National Softball Tournament to be held in Perth from 8 - 15 January 1994 at the Mirrabooka Stadium.

Although the games are being held in Perth, accommodation costs and a levy are to be paid.

It should be noted Council donated \$100.00 to Peter and Julie Richardson in November 1992.

3. Miss Laura Hoy and Mr Trevor Hoy, 33 Roxwell Way, Girrawheen 6061

Laura and Trevor Hoy have been selected to represent Western Australia in the National Allstyles Karate Tournament to be held in Melbourne on 28 November 1993.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council -

1. donates \$50.00 to Miss Jesam Stewart to assist with offsetting costs to compete in the National Musical Camp to be held in Melbourne in January 1994;
2. donates \$100.00 to Peter and Julie Richardson to participate in

3. donates \$100.00 to Laura and Trevor Hoy to assist with costs to compete in the National Allstyles Karate Tournament to be held in Melbourne on 28 November 1993.

such donations to be from Account No 29470 - Donations - Recreation Control.

J B TURKINGTON
City Treasurer

JW
9 November 1993

tre0002

H31110

CITY OF WANNEROO : REPORT NO H31110

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
OCTOBER 1993

The staff overtime return for the month of October 1993 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year - Attachment A refers.

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1993/94 budget are also provided.

Submitted for information.

J B TURKINGTON
City Treasurer

LC:JW
3 November 1993

tre0011

H41100A

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H41112

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41112

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 841/45/3

SUBJECT: PETITION - NOISE COMPLAINT

Council is advised of a 28 signature petition received from surrounding residents regarding music emanating from Lot 45 (3) Santa Way, Wanneroo.

A Noise Officer has visited the residents of the subject home and explained their responsibilities under the Environmental Protection Act 1986.

RECOMMENDATION

That Council refers the petition received regarding noise emanating from Lot 45 (3) Santa Way, Wanneroo to Council's Health Department for administrative action.

G A FLORANCE
City Environmental Health Manager

hrel1001
mla:rej
H41113

CITY OF WANNEROO REPORT NO: H41113

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 690-1

SUBJECT: AQUA ATTACK SWIM CLUB PROPOSED CITY OF
WANNEROO SWIMMING CLASSIC

Council has received a request for support from Aqua Attack Swimming Club to host an annual swimming event to be known as the City of Wanneroo Swimming Classic.

Aqua Attack is one of the four swimming clubs based in the City of Wanneroo and currently trains at Aquamotion. All four clubs will be invited to compete in the event. Aqua Attack's proposal has also received endorsement from the Western Australian Swimming Association.

The proposed event will be held at Aquamotion on 19 February 1994, outside regular trading hours. This will allow the competitors full access to the 25 metre pool and ensure regular users are not affected. The event will be organised within a framework acceptable to the Western Australian Swimming Association. Events will be based on age groups in the following strokes:

Freestyle
Breast Stroke

Back Stroke
Butterfly
Relays.

The Club envisages the involvement of approximately 100 competitors, 200 spectators and 20 officials. Spectators will be charged an event entry fee of \$2 - \$3 per participant.

Aqua Attack has requested Council's support in several areas:

- 1 the appointment of a City of Wanneroo patron or chairperson for the event, which the Club believes will be vital in their efforts seeking commercial sponsorship; and
- 2 financial support primarily for trophies and associated prizes.

Council will recall that a policy has been developed for the donation of trophies and conditions that apply to such donations (Item H51116 refers).

RECOMMENDATION

That Council requests Aqua Attack Swimming club to invite the three remaining swimming clubs based in the City of Wanneroo to become involved in the event. Subject to involvement from all four clubs (namely Aqua Attack, Aquamotion Swim Club, Breakers Swim Club and Wanneroo Swim Club) Council support be as follows:

- 1 nominates the Mayor as patron for the City of Wanneroo Swimming Classic; and
- 2 offers the Club's Special Events Committee financial sponsorship for five perpetual trophies, valued at a maximum of \$100 each, consistent with the policy outlined in Report No. H51116.

R BANHAM
City Recreation and
Cultural Services Manager

DVR:SS
rrell1008

H41114

CITY OF WANNEROO REPORT NO: H41114

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 1915/4/8

SUBJECT: DOG ACT APPEAL - MRS P CANSFIELD, 8 MONTESSORI PLACE, KINGSLEY

On 9 September 1993 Council refused an application by Mrs P Cansfield of 8 Montessori Place, Kingsley 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 Cansfield 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 Cansfield under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. that all reasonable steps are taken to control or minimise the barking of the dogs;
2. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
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

8 November 1993

dw/11005
H41115

CITY OF WANNEROO REPORT NO: H41115

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 843/213/54

SUBJECT: DOG ACT APPEAL - MRS V GILL, 54 KOONDOOLA AVENUE, KOONDOOLA

On 3 September 1993 Council refused an application by Mrs V Gill of 54 Koondoola Avenue, Koondoola to keep three dogs at their residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Gill 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 Gill 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 to be taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if valid complaints are received or conditions of the approval are breached; and
4. the exemption is applicable to the present occupier and to the specific dogs currently in her 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

8 November 1993

tmt/11007
H41116

CITY OF WANNEROO REPORT NO: H41116

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 961/ /112

SUBJECT: DOG ACT APPEAL - REVEREND COLLINSON,
ST STEPHEN'S SCHOOL, 112 DOVERIDGE DRIVE,
DUNCRAIG

On 1 September 1993 Council refused an application by Reverend Collinson, Principal of St Stephen's School, 112 Doveridge Drive, Duncraig to keep three dogs at the School Caretaker's residence.

All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Reverend Collinson 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 Reverend Collinson under Section 26(5) of the Dog Act to keep three dogs at the School Caretaker's 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 third dog is immediately registered with the Council;
4. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
5. 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

8 November 1993

tmt/11006
H41117

CITY OF WANNEROO REPORT NO: H41117

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 313-5

SUBJECT: APPOINTMENT OF HONORARY BEACH INSPECTORS -
MULLALOO SURF LIFE SAVING CLUB

A letter dated 29 October 1993 has been received from the Mullaloo Surf Life Saving Club nominating Mr Stephen Brian DARGIE aged 33 years, of 149 Caridean Street, Heathridge and Mr Jeffrey Alexander DAVIDSON aged 26 years, of 13 Taylor Way, Hillarys, to be authorised as Honorary Beach Inspectors for the Mullaloo Beach Reserve area.

Messrs Dargie and Davidson are officials of the Club and will be replacing Mr Edward Neilan and Mr Leslie Paxton whose Honorary Beach Inspector appointments expire on 24 November 1993.

Council draws its authority to appoint Beach Inspectors under Clause 16 of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons (No. 14) made under the Local Government Act.

Both applicants are persons of good character and there appears to be no impediment to their honorary appointments.

The positions are voluntary and the appointed officers do not receive any form of salary, wage or other gratuity. Appointments may be cancelled by resolution of Council.

RECOMMENDATION

That Council approves the appointment of Mr Stephen Brian Dargie and Mr Jeffrey Alexander Davidson as Honorary Beach Inspectors attached to the Mullaloo Surf Life Saving Club for a period of 12 months, subject to renewal. Such authority to be contained to the Mullaloo Beach Reserve area.

T M TREWIN

Manager - Municipal
Law & Fire Services

10 November 1993

tmt/dw/11009
H41118

CITY OF WANNEROO REPORT NO: H41118

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER

FILE REF: 880-8-6

SUBJECT: PROVISION OF DOMESTIC CLEANING - COMMUNITY
OPTIONS SERVICE

The Community Options Service is seeking Council's approval to contract its home cleaning service to a private personal care agency.

The Community Options Service receives funding through the Home and Community Care Programme to provide personal care and home support to frail aged and disabled persons living in the City of Wanneroo.

Since October 1991 when Community Options commenced operation individual contract workers have been used to provide a majority of the programme's services including domestic cleaning. This system of using contract workers has several difficulties namely:

- . The administrative workload for the administrative assistant and Council's purchasing section.
- . The inability to provide supervision or training due to the contract arrangement.
- . A lack of clarity over insurance coverage.

A directive by the Australian Taxation Office to pay contractors as casual workers through the payroll system thus incurring additional costs.

It has therefore been decided to change the method of service delivery from contract workers to contracting out to a private agency.

An advertisement calling for Expression of Interest from companies/organisations capable of providing a domestic cleaning service for frail aged and disabled persons was placed in the West Australian on 25 August 1993.

32 companies/organisations responded by telephone and were sent further information including specific conditions and general requirements.

16 written submissions were received. These submissions were assessed on the basis of meeting the general and specific conditions, experience in household cleaning, involvement in specialised services for frail aged and disabled and cost efficiency. Of the 16 submissions it was felt that three agencies met the total requirements, these being

	\$
Total Care Nursing Service	14.75 per hour
Dial an Angel	16.00 per hour
Welcare	16.00 per hour

It is recommended therefore that the Total Care Nursing Service be given the contract.

This agency is well known to the Welfare Department and has been used on numerous occasions for services for individual clients. Other general cleaning agencies quoted from \$10.00 - \$20.00 per hour but it was felt they failed to meet the criteria required by the Service.

Approximately 20 clients will receive home cleaning assistance at an annual cost of between \$25,000 - \$30,000.

Attachments to this report include the proposed contract, conditions of agreement and service standards.

RECOMMENDATION

That Council approves a contract agreement for a period of one year with Total Care Nursing Service to provide a domestic

cleaning service to frail aged and disabled clients registered with the Welfare Service.

P STUART
Manager Welfare Services

PS:GR:CJ
wrell002

H61100A

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H61108

CITY OF WANNEROO : REPORT NO H61108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 290-0

SUBJECT: DEVELOPMENT ENQUIRIES: OCTOBER 1993

The following schedule lists those enquiries received during October 1993 and where possible indicates the area suggested by the enquirer to be the preferred location for such development, together with a resumé of advice given by the department.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

gap:rp
pre1128
8.11.93

DEVELOPMENT ENQUIRIES - OCTOBER 1993

KEY:

1. AGRICULTURE	7. MEDICAL PURPOSES	13. RESTAURANT
2. CARAVAN PARK	8. NURSERIES	14. RESIDENTIAL
3. COMMERCIAL	9. OFFICES	15. AGED PERSONS
4. FAST FOODS	10. PUBLIC WORSHIP	16. SCHOOLS
5. GROWERS MARKETS	11. RECREATION	17. SERVICE INDUSTRIAL
6. INDUSTRIAL	12. SHOPS	18. VIDEO PREMISES

ENQUIRY	CATEGORY	LOCALITY	REMARKS/ADVICE
RABBIT FARM	3	NOWERGUP	PERMITTED USE IN RURAL ZONE.
LANDSCAPING SUPPLIES	3	YANCHEP	RURAL LAND - WOULD NEED REZONING.
AGED PERSONS HOMES	15	JOONDALUP CITY CENTRE LANDCORP.	INFORMATION ON JOONDALUP GIVEN. REFERRED TO
CHILD CARE CENTRES	3	JOONDALUP/ CLARKSON	RELEVANT INFORMATION PURCHASED.
CONSULTING ROOMS	7	WARWICK/ SORRENTO	COUNCIL POLICY EXPLAINED.
FAST FOOD AND INFORMATION COMMERCIAL	4 & 3	JOONDALUP AND NORTH INFORMATION GIVEN ON FUTURE SITES.	SHOPPING CENTRE SHEET PURCHASED AND DEVELOPMENT
SHOPPING CENTRE REFERRED	12	JOONDALUP	NUMEROUS ENQUIRIES TO LANDCORP.

H61109

CITY OF WANNEROO REPORT NO: H61109

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-89020

SUBJECT: LOT 662 BAYPORT CIRCUIT, MINDARIE - LAKES AREA

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development R40

OWNER: Gumflower Pty Ltd

INTRODUCTION

I refer to Item H91023 of Council's meeting on 27 October 1993 regarding a letter on behalf of purchasers of lots adjacent to the landscaped lakes on Lot 662 Bayport Circuit, Mindarie.

The letter was tabled by Councillor Waters and stated that purchasers were advised, prior to purchase, that the "lakes area" would not be built on as it formed part of a reticulation system for the Mindarie Keys Estate. This advice was given by the on-site sales representative.

Twenty signed statutory declarations have been submitted in support of this advice and the signatories seek Council's support to prevent development. Council resolved that the letter be received and referred to the Town Planning Department for a report to Council.

The subject land is zoned Urban under the Metropolitan Region Scheme and Residential Development R40 under the City of Wanneroo Town Planning Scheme No 1.

The approved structure plan identifies the site as R40, the initial intention being to accommodate grouped housing, and in accordance with more recent planning practice, to also accommodate small lot subdivision.

On 6 January 1989 Council supported a subdivision of the area bounded by Anchorage Drive, Honiara Way and Rothesay Heights. The application effectively created lots 512 and 662 as two

grouped housing sites of 6677m² and 1.4917 ha respectively (see Attachment No 1).

At its meeting in February 1993 (H20226) Council resolved to support a further subdivision of Lots 512 and 612. The application identified 34 single residential lots ranging in size from 350m² to 680m² and a grouped housing site of 4350m². This subdivision has subsequently been approved by the Department of Planning and Urban Development (see Attachment No 2).

In the report dealing with the above subdivision, Council was advised that the southern portion of Lot 662 contains two lakes which are part of the irrigation system for the Mindarie Keys Marina and Hotel. The subdivision, immediately upon construction, will delete the northern lake and the land will be included within residential lots to be created. The southern lake, waterfalls and adjacent landscaping is intended to be temporarily maintained. This is contained within the proposed 4350m² grouped housing site.

At the time, the applicant (Russell Taylor and William Burrell on behalf of Gumflower Pty Ltd) advised that by way of an agreement with the previous owners, Beneficial Finance Ltd, the 4350m² lot will be leased back by the hotel owners from Gumflower Pty Ltd for a period of ten years, or a lesser period, as may be determined by the hotel owners.

The applicant further advised that at the expiry of the lease period, or when the system is no longer required for the hotel's reticulation purposes, the land will be developed for residential purposes in accordance with the R40 coding.

ASSESSMENT

The concerned purchasers have sought legal action in an attempt to stop any development of the lake's area. Their actions have resulted in a stalemate situation, thus the reason for approaching Council.

Research indicates that the lakes area was established by the original developers for the purpose already mentioned in this report. It was landscaped purely for reasons of aesthetics in keeping with the image the developer was attempting to portray for the area. The land does not form part of the public open space provision for Mindarie nor is it required for drainage purposes (ie drainage sump).

In conclusion, the subject land is zoned for residential purposes and therefore can be developed as such. The allegation of misleading information being given to purchasers of land in the area is an issue between the selling agents and the purchasers to resolve.

Discussions are currently being held with Gumflower Pty Ltd to determine what course of action they propose to take with respect to the lakes. When these negotiations have been concluded I will further advise Council.

SUBMITTED FOR COUNCIL'S INFORMATION

O G DRESCHER
City Planner
tk:gm
pre1122
4.11.93
H61110

CITY OF WANNEROO REPORT NO: H61110

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 320-3

SUBJECT: CURRENT TRENDS FOR THE EXCISION OF SITES FROM
RESERVES VESTED IN COUNCIL

INTRODUCTION

Council, at its September meeting (H20910), called for a report on the background and current trends of the excision of Council reserves for leasing purposes and the provision of funds to maintain the reserve. The matter that gave rise to this request was a recent excision of a telecommunication site from a vested Council recreation reserve in Hillarys. All Crown reserves are administered by the Department of Land Administration (DOLA)

under the Land Act. DOLA has the authority to vest reserves in various bodies, including local authorities and government departments and a vesting basically gives the vested authority exclusive use, occupancy and management of the reserve for a designated purpose. The vested reserve must only be utilised for its designated purpose for example a reserve set aside for the purpose of recreation should not be used for a primary school or any other purpose unrelated to recreation. If any amendment to a reserve is required, such as an amended purpose, the approval of DOLA is required. In the case of Section 20A reserves the approval of the Minister for Lands is required and "A" class reserves require parliamentary approval.

BETTER GOVERNMENT POLICY

In the past DOLA has allocated reserves to various bodies on a non-profit basis. A Better Government Policy was being considered whereby reserves used for commercial purposes would in the future be subjected to a rental from DOLA based on an unimproved valuation. However, it appears that the Better Government Agreement will not proceed in the form originally proposed and the established practice will continue to apply at least in the short term.

TELECOM AND OPTUS

DOLA treat Telecom and Optus as government bodies. If either require a site for its plant within an existing reserve, DOLA would excise an area from the main reserve and vest the excised area in the applicant. If the main reserve was vested DOLA would seek the consent of the vestee to any changes, but failing agreement it does have the power to effect the changes it considers necessary or desirable.

DOLA has never encouraged local authorities to lease portions of reserves vested in Council to Telecom, Optus or any other government agency and the recent case of it opposing Council's proposal to enter into lease agreements with Telecom over a portion of a reserve vested in Council is consistent with its established practice.

Once a portion of land is excised from a reserve vested in Council and a new reserve is created and vested in another organisation, the new reserve is no longer the responsibility of Council. Therefore maintenance of the new reserve is the sole responsibility of the authority holding the vesting order.

If access across the main reserve which remains in Council's control is required by the new vestee, then some maintenance agreement to preserve the access route would need to be negotiated between Council and the authority concerned.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

cd:rp
prell24
H61111

CITY OF WANNEROO REPORT NO: H61111

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 200-2

SUBJECT: COMMONWEALTH GOVERNMENT REGIONAL DEVELOPMENT
TASK FORCE

INTRODUCTION

The Cities of Wanneroo, Stirling and Perth have recently forwarded a submission to Canberra in response to the Commonwealth Government's Task Force on Regional Development. The task force, recently established by the Hon Alan Griffiths, Minister for Industry, Technology and Regional Development is focusing on key economic and industry development issues from a regional perspective. This includes any adjustments to Commonwealth policies and programmes to enhance regional development.

The City of Wanneroo along with the Cities of Stirling and Perth have been grouped together by the task force to form a large north-west Metropolitan Perth Region. The region was asked to make a presentation to the Task Force Committee along with a submission.

The City of Wanneroo who employed the services of experienced Management Consultants Deloitte Touche and Tohmatsu to aid it in its submission, has also forwarded a separate supplementary submission highlighting Wanneroo's unique opportunities and problems. Copies of both of these have been placed in the Councillors' reading room for perusal.

BACKGROUND

Chaired by Bill Kelty, the eleven member Task Force, including Western Australian representative Stuart Morgan, Chairman of Western Aerospace Ltd, will identify how regional Australia can best contribute to national economic growth. Key issues are:

- experience in the development of competitive enterprises and industries in regions;
- any issues relating to the local regional development institutions, regional strengths and weakness, infrastructure including transport and communications, labour and education, business development issues;
- how the regions could become more effective in pursuit of regional development.

KEY ISSUES OF THE REGIONAL PRESENTATION AND SUBMISSION

The Regional presentation to the task force took place on the 21 September 1993 at the City of Stirling and addressed a number of key initiatives.

1. The establishment of a formal linkage between local government and industry through the establishment of a voluntary regional body.
2. The establishment of a new form of vocational education and training and the establishment of a Vocational Training Institute based on the findings of the Carmichael Report.

3. The establishment of a one-stop shop or "brokerage" mechanism which recognises the need for scarce Government resources to be better targeted.
4. The establishment of a Business Technology Park in the northern part of the region.
5. The provision of public services infrastructure in eastern Wanneroo and the potential benefits for employment generation that would flow from the provision of additional infrastructure in the region.
6. The development of import replacement programmes and value added industries similar to the successful programmes which have been established interstate.
7. The establishment of a food industry institute within the region.

Also part of the presentation and submission to the task force was an industry perspective of the region and a perspective from the education and training institutions within the region. These two perspectives linked well with the above initiatives resulting in a solid presentation that was well received by the Task Force Committee members present.

CITY OF WANNEROO'S SUPPLEMENTARY SUBMISSION

In support of the broader regional submission, and to ensure that the Task Force is aware of Wanneroo's enormous and somewhat unique potential for growth, industry and employment, the City has also forwarded its own supplementary submission to the Task Force. This submission prepared by Deloitte looks at the vision for growth in Wanneroo, the demographics, the existing enterprises to assist industry, and the opportunities available to further encourage growth in Wanneroo's industries.

East Wanneroo and the substantial opportunities which exist in this region to stimulate the housing and construction industry is again stressed in more detail in the supplementary submission. Some 2.6 billion dollars worth of investment and the creation of some 6,500 jobs each year may be realised within this region in the housing and construction industry alone if present difficulties can be overcome and an injection of funds to kick start development can be obtained.

The need for the continued growth of the Joondalup City Centre has also been highlighted. In particular, the need for continued

public investment in the City Centre is seen as paramount and a means to reassure private investors of the continued commitment of the Government sector towards the short, medium and long-term goals for the City Centre. The development of Joondalup City will affect growth within the region as a whole in that the rate of growth for nearby residential areas such as those in East Wanneroo may be more rapid when accompanied by the rapid growth of a vibrant City Centre nearby offering a range of opportunities for employment, shopping, transportation, recreation and relaxation.

CONCLUSION

The importance of the Regional Development Task Force's recommendations should not be underestimated, particularly in terms of its impact on the distribution of Commonwealth Government policies and assistance programmes for regional development. In the recent past Wanneroo has not been the recipient of such funding to any large extent, and this Task Force is an opportunity to readdress this past imbalance.

The recent dearth of Commonwealth funding was highlighted at the presentation to the task force by the Member for Moore, Paul Filing.

Placed in the Councillors' reading room, for their information, are copies of Landcorp's submission to the Task Force. Landcorp's submission links well with the Regional submission and focuses on the Wanneroo area and Joondalup City.

Initial feedback from the Task Force following the presentation was encouraging with Stuart Morgan, Chairman for the occasion, complimenting the region on its proposals and discussion. It is hoped that the region and Wanneroo will figure prominently in the Task Force's recommendations to the Minister on 10 December this year.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner
pjn:gm/pre1118
H61112

CITY OF WANNEROO REPORT NO H61112

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-168

SUBJECT: FOOTPATH DAMAGE - MIRRABOOKA AVENUE, KOONDOOLA

Damage to the slab footpath in Mirrabooka Avenue at House Nos 52 and 62 has been reported to Council for identification of the damage source. (Item H91038 refers)

An on-site inspection dated 5 November 1993 did not disclose the reason for damage at No 52, however, the few cracked slabs were even and well seated. Maintenance is not warranted.

The second address, No 62, revealed that the owners had laid a temporary two track brick path across the verge to assist some form of small vehicle traversal. While no evidence of vehicle activity was apparent, the maintenance crew had recently reinstated the path. An advice will be sent to the residents stipulating the provisions of the Local Government Act in relation to property access from a paved road.

Submitted for information.

R T McNALLY
City Engineer

ABW:AT:EMT
Aerell118

H61113

C I T Y O F W A N N E R O O R E P O R T NO : H61113

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 24 NOVEMBER 1993

FILE REF: 002-3

SUBJECT: FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO
31 OCTOBER 1993

GENERAL

Generally Council's income and expenditure is within budget estimates for this time of the year. No significant adverse income or expenditure trends have emerged which will prevent Council achieving budget estimates.

Declining interest rates and slower collection of debts requires officers to work harder to achieve similar interest returns and rate and other debt collection levels to last year.

Financial statements for all funds are shown as Attachment A to this report.

MUNICIPAL FUND

Rates

Rate collection at 31 October 1993 was \$27,712,855 representing 69.9% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1992/93	69.3%
1991/92	67.6%
1990/91	66.8%
1989/90	70.4%
1988/89	79.1%
1987/88	74.0%
1986/87	56.0%

Comparison with other local authorities revealed the following:-

	Issue Date	Collection Rates Outstanding
Stirling	30/07/93	72.9%
Swan *	23/07/93	78.0%

Canning	11/08/93	65.2%
Wanneroo	06/08/93	69.9%

* Discount system in operation

As mentioned last month 12,561 rate collection notices were issued during the week commencing 27 September 1993 to those ratepayers who had not responded to Council's initial rate notice. Council is now in the process of issuing Notices of Intention to Summons to those ratepayers who have not responded to the collection notice.

Refuse

87.9% of refuse levied was collected at the end of October 1993. Collections at the corresponding time in previous years have been:-

1992/93	88.6%
1991/92	86.0%
1990/91	87.0%
1989/90	87.0%

Full details of rates and refuse are shown on Attachment B.

Interest on Investment

Interest earned to the Municipal Fund at 31 October 1993 was \$669,800 which represents 33.5% of the budgeted \$2,000,000.

In previous years the yield from this source was:-

31/10/92	\$424,458	35.6%
31/10/91	\$647,595	37.4%
31/10/90	\$677,501	30.3%
31/10/89	\$838,109	65.5%
31/10/88	\$551,664	43.0%
31/10/87	\$407,525	36.0%

Based on collection at this relatively early stage of the year, officers are confident of obtaining budget this year.

The following table compares Council's investment portfolio at 31 October 1993 with that achieved in previous years:-

FUND	AMOUNT INVESTED 31/10/91 \$	AMOUNT INVESTED 31/10/92 \$	AMOUNT INVESTED 31/10/93 \$
------	--------------------------------------	--------------------------------------	--------------------------------------

Municipal Fund	25,094,182	25,971,774	52,526,199
Loan Fund	2,126,842	2,135,332	
General - Trust	1,430,000	2,111,000	
Deposits			
Trust - Specific	853,606	1,052,275	246,205
Deposits			
Reserve Accounts	13,229,991	11,966,710	
T.P.S. No 5	175,445	188,417	198,286
T.P.S. No 6	741,264	794,917	213,260
T.P.S. No 7A (2)	961,300	1,028,482	1,087,206
T.P.S. No 7A Pt B (4)	506,495	668,048	702,706
T.P.S. No 21			139,000
Wangara Industrial Estate	4,071,245	3,676,926	
 TOTAL	 \$ 49,190,370	 49,593,881	 55,112,862

Council's total investment portfolio at 31 October 1993 is summarised as follows:-

National Australia Bank	\$23,764,791	43.1%
Westpac	\$ 5,967,690	10.9%
Australian and New Zealand	\$ 4,730,746	8.6%
Commonwealth Bank	\$ 6,552,418	11.9%
Town and Country Bank Ltd	\$ 6,199,530	11.2%
R & I Bank	\$ 6,008,039	10.9%
Challenge Bank	\$ 1,651,484	3.0%
Permanent Building Society (In Liquidation)	\$ 238,164	0.4%
	 \$55,112,862	 100.0%

At the corresponding period in previous years, Council's total investment portfolio was:-

1992/93	\$49,593,881
1991/92	\$49,190,370
1990/91	\$42,750,317
1989/90	\$39,312,076

A more comprehensive presentation of Council's investment portfolio is appended as Attachment C.

SALARIES AND WAGES

The payroll paid to 31 October 1993 was \$7,464,512 which represents payments for 9 of the 26 pays scheduled for 1993/94.

LOAN BORROWINGS

It will be recalled that Council's 1993/94 budget provided to borrow \$600,000 for the following roadworks:-

Hocking Road	\$200,000
Quinns Street - Drainage	\$200,000
Road Resurfacing	\$200,000

With a view to reducing Council's reliance on loan borrowings, officers are attempting to identify cost savings or additional revenue gains within the 1993/94 budget to restrict the need to borrow either all or some of the loan funds provided in the budget. Preliminary investigation indicate that based on year-to-date collections revenue from building licences will exceed budget estimates by some \$400,000. In addition it is expected that savings will be effected in salaries and wages. These areas will be closely monitored over the next 3 months to ascertain if this year's loan borrowings can be restricted and the works funded direct from Council's own sources.

CRAIGIE LEISURE CENTRE

In broad terms the financial position of Craigie Leisure Centre for the four months ended 31 October 1993, was:-

	Surplus \$	Subsidy \$
Control		
Pool		135,818
Sports Hall		834
Fitness Room	36,166	
Aerobics Room	5,204	
Kiosk		973
Creche		15,022
Total	\$41,370	\$152,647

Net Subsidy \$111,277.

In previous years the trading position was as follows:-

1992/93	\$ 3,522 surplus
---------	------------------

1991/92	\$ 2,748 subsidy
1990/91	\$20,626 surplus
1989/90	\$15,735 surplus

As mentioned in Report H after taking cognisance of the year-to-date asset depreciation of \$81,714 the overall trading position was \$33,085 down on the corresponding period last year.

Full details are shown in Report H31115.

AQUAMOTION

In broad terms the following is the position for the four months ended 31 October, 1993:-

	Surplus \$	Subsidy \$
Control		
Pool		122,502
Fitness Room		967
Recreation Room		10,745
Kiosk		7,376
Creche		2,782
Total	\$	\$144,372

Net subsidy \$144,372.

For comparative purposes the following was the position in previous years:-

1992/93	\$102,400 subsidy
1991/92	\$142,852 subsidy
1990/91	\$100,699 subsidy

After taking account of asset depreciation (\$27,780) the trading position was approximately \$14,192 down on that achieved last year.

Full details are shown in Report H31116.

MARANGAROO GOLF COURSE

In summary the operating financial profile of this activity for the four months ended 31 October, 1993 was:-

	Full Budget	Budget 31/10/93	Actual 31/10/93
Income	845,880	281,960	271,268
Expenditure	428,770	142,923	126,913
Surplus	\$417,110	\$104,280	\$144,355

The net operating surplus for the corresponding period in previous year was as follows:-

31/10/92	\$128,053
31/10/91	\$146,921
31/10/90	\$132,403
31/10/89	\$125,880
31/10/88	\$ 77,516

Comparison of the number of players for the four month period ending 31 October was as follows:-

1993/94	36,670
1992/93	36,229
1991/92	35,492
1990/91	36,782
1989/90	36,798

Full financial details are shown on Attachment D.

RECREATION CENTRES

The operating position for the individual recreation centres in the four months ended 31 October 1993 is attached as Attachment E.

SMALL FUNDS

Council has received \$230,000 for development headworks associated with Town Planning Scheme No. 21.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
3 November 1993

tre0004
H61114

CITY OF WANNEROO : REPORT NO H61114

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 006-1

SUBJECT: MAJOR CAPITAL PROJECTS - COST/BUDGET
COMPARISON

A comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year is submitted for Council's information - refer Attachment A.

Projects with an estimated cost of \$100,000 and over have been listed in the attached schedules and are grouped in the order of Engineering, Building and Parks construction works. To assist in analysis both dollar and percentage variations are shown.

It should be noted that whilst a project may be physically completed, final costings may yet to be processed. Therefore, a project's job status indicator will not show 'completed' until financial transactions are complete.

As projects are completed, performance against budget will be shown as a surplus or deficit.

Submitted for information.

J B TURKINGTON
City Treasurer

TO:JW
9 November 1993

tre0009

H61115

CITY OF WANNEROO REPORT NO: H61115

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 680-1

SUBJECT: CRAIGIE LEISURE CENTRE MONTHLY REPORT - OCTOBER 19

Attendance figures for October 1993 are shown on Attachment A.

Overall attendance figures for the centre were 221,949 which represented an increase of 33,061 or 17.5% over that achieved in the corresponding period last year. October attendances of 54,720 was an increase of 1,181 or 2.2% greater than that achieved for the month of October last year (53,539).

The operating position for the complex for the 4 months ended 31 October 1993 was as follows:-

	Centre Subsidy	Surplus
\$		\$
	Control Pool	
135,818		

834	Sports Hall	
	Fitness Room	36,166
	Aerobics Room	5,204
973	Kiosk	
	Creche	
15,022		
	Total	\$41,370
	\$152,647	

Net Subsidy \$111,277.

Note: Depreciation Costs \$81,714.

The monthly turnover for each centre for the year to date was:-

	Control	Pool	Sports Room	Fitness Room	Aerobics Room	Kios
	\$	\$	\$	\$	\$	\$
July/						
August	732	138,591	31,718	57,827	23,348	
39,355	4,893	296,464				
September	480	74,791	23,561	31,610	12,067	
21,055	4,595	168,159				
October	572	68,121	21,174	30,802	11,188	
24,922	2,611	159,390				
Total	1,784	281,503	76,453	120,239	46,603	
85,332	12,099	624,013				

The year to date turnover comparison for previous years for each centre as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kios
	\$	\$	\$	\$	\$	\$
1989/90		297,697		26,561	41,699	
83,125	4,944	453,426				
1990/91		341,946		35,436	58,591	
88,485	7,205	531,663				
1991/92		337,815		39,010	61,328	
77,595	5,894	521,642				
1992/93		310,540		30,499	52,011	
69,923	5,999	468,972				
1993/94	1,784	281,503	76,453	120,239	46,603	
85,332	12,099	624,013				

The year to date trading comparison for previous years for each centre as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kios
	\$	\$	\$	\$	\$	\$
1989/90		(26,628)		23,624	24,528	
8,435	(14,224)	15,735				
1990/91		(27,805)		30,506	37,335	
5,359	(24,769)	20,626				
1991/92		(58,003)		34,265	38,853	
2,899	(20,762)	(2,748)				
1992/93		(5,121)		17,647	21,972	
(7,579)	(21,317)	3,522				
1993/94		(135,818)	(834)	36,166	5,204	
(973)	(15,022)	(111,277)				

It should be noted that this year depreciation is reflected in the financial statements. At the 31/10/93 the total cost was \$81,714. Taking cognisance of this the trading position this year was approximately \$33,085 down on the corresponding period last year.

The closure of the pool for 5 days from 18 - 22 October 1993 inclusive as a result of a structural deficiency had an adverse impact on revenue. This year's takings on these days totalled \$10,350.

Control

These costs are allocated to the various cost centres in accordance with the budgetary provisions.

Pool

The pool closed for 5 days in October as a consequence of structural damage. This had an adverse impact on revenue for this centre.

Turnover for this centre was \$281,503 - down \$29,037 over that achieved last year. Trading (after taking account of the depreciation charge) was approximately \$30,000 over last year. The main contributing factors were:

1. the drop in revenue of \$29,000;
2. a general increase in operating costs; and
3. an increase in allocation of control costs.

Sports Hall

The financial scenario for this operation was:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	189,300	63,100	76,453
Expenditure	237,490	79,164	77,287
Subsidy	\$ 48,190	\$16,064	834

This area is performing above budget expectations and officers consider trend should continue.

Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	372,650	124,216	120,239
Expenditure	287,920	95,972	84,073
Surplus	\$ 84,730	\$28,244	\$36,166

The trading surplus on this operation is encouraging and early trends that the annual budget will be exceeded.

Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	151,800	50,600	46,603
Expenditure	111,150	37,048	41,399
Surplus	\$ 40,650	\$13,552	\$ 5,204

This area is performing below budget expectations with revenue down expenses up on budget. A major turnaround is required for budget estimate to be achieved.

12,031 persons participated in aerobic sessions during the first four months of the year. This was 1,218 (or 9.2%) less than for the corresponding period last year.

Kiosk

The financial scenario for this activity for the four months ended 31 Oct 1993 was:-

	\$
Sales	85,332
Less Cost of Goods Sold	43,210
Gross Profit	42,122
Less Expenses	43,095
Net Subsidy	\$ 973

Creche

The financial scenario for this operation was:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	29,300	9,764	12,099
Expenditure	89,210	29,736	27,121
Subsidy	\$59,910	\$19,972	\$15,022

Given that the creche attendance figures for the 4 months ended 31 Oct 1993 totalled 7,929, the **net** Council subsidy per attendee was \$1.89 per person. Comparing the statistics with the corresponding period last year position is:-

	1993/94	1992/93
# of Children	7,929	4,821

Income	\$12,099	\$ 5,999
Expenses	\$27,121	\$27,316
Subsidy	\$15,022	\$21,317
Average Cost Per Child:	\$1.89	\$4.42

This is a major turnaround for this service and augurs well for the future.
Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
3 November 1993

tre0042
116

CITY OF WANNEROO REPORT NO: H61116

TOWN CLERK

FROM: CITY TREASURER

MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 24 NOVEMBER 1993

REFERENCE REF: 690-1

SUBJECT: AQUAMOTION MONTHLY REPORT - OCTOBER 1993

Attendance figures for the four months ended October 1993 are shown in Attachment A. Total attendances were 49,806 compared to 50,332 at

responding period last year. This represents an attendance decline of 52%.

operating financial position for the complex for the 4 months ended October 1993 was as follows:-

	SURPLUS \$	SUBSIDY \$
Control		
Pool		122,502
Fitness Room		7,376
Recreation Room		2,782
Kiosk		967
Creche		10,745
Total	\$	\$144,372

subsidy \$144,372.

the corresponding period in previous years the net subsidy was:-

1992/93	\$102,400
1991/92	\$142,852
1990/91	\$100,699

er taking cognisance of the asset depreciation charge of \$27,780 the contribution is approximately \$14,192 down on that achieved last year.

1

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	310,060	103,352	76,630
Expenditure	572,215	190,740	199,132
Subsidy	\$262,155	\$87,388	\$122,502

h the warmer weather to come this trend should begin to be reversed.

ness Room

financial scenario for this operation for the first 4 months of the year follows:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	30,120	10,040	8,903
Expenditure	38,840	12,944	11,685
Subsidy	\$23,320	\$2,904	\$2,782

reation Room

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	29,830	9,944	8,049
Expenditure	53,150	17,716	15,425
Subsidy	\$23,320	\$7,772	\$7,376

che

financial scenario for this centre for the first 4 months is as follows:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	4,240	1,412	1,561
Expenditure	37,540	12,512	12,307
Subsidy	\$33,300	\$11,100	\$10,745

ncil will recall that this facility was privatised for a trial six months period commencing 25/10/93.

'loss equation' on this facility for the 4 months ending 31/10/93 was:-

Subsidy	\$10,745
# of Children	1,406
Subsidy Per Child	\$7.64

mitted for information.

TURKINGTON
y Treasurer

:JW
November 1993

0043

H61117

CITY OF WANNEROO REPORT NO: H61117

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 201-5

SUBJECT: MONTHLY REPORT FOR OCTOBER 1993 - PARKS
DEPARTMENT

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

PARK MAINTENANCE

Seasonal maintenance works are progressing with block turfing of run-ups on practice and match wickets being carried out where required.

PLAYGROUND EQUIPMENT

The mobile play trailer was located at Perry's Paddock, Moolanda Welfare, Koondoola Park and is now located at John Moloney Park.

New play equipment has been installed at Littleham Park, Quinns Rocks and Newham Park, Kingsley.

A Bibra shelter was erected at Rotary Park, Wanneroo.

Safety checks and maintenance work on play equipment are ongoing.

TURF WICKETS

The turf wickets have received high marks on the wicket standard ratings.

TREE PRUNING

The Linmac large cherry picker is progressing the SECWA list of trees under wires and ratepayer initiated work orders.

The Afron cherry picker is progressing street tree pruning work in Craigie. Kallaroo was completed mid-October.

The woodchippers are following up pruning work and chipping tree prunings. The chippings are being recycled as mulch on median strips and garden beds.

WATER TANKERS

Water tankers have commenced the summer watering cycle. A new watering list has been designed and will be modified as and when required.

CONSTRUCTION

Areas have been prepared for ten half basketball courts at Templeton Park, Kanangra Park, Waterford Park, Legana Park, Wolinski Park, Gibson Park, Tom Walker Park, Dampier Park, Mullaloo Foreshore South and John Moloney Park.

Renovation works have been completed at Mirror Park involving the incorporation of organic matter (wood chippings) into the soil to improve the carbon content, soil insulation and water retention.

The oval surface level has also been improved.

The area for the double practice wickets at John Moloney park was been prepared, prior to cementing which has now been completed.

Mulch has been delivered to various locations.

Goals have been delivered for special functions at Gumblossom Park for hockey and Percy Doyle Complex for grid iron.

Backfilling of turf removal areas completed at various locations and removal of large logs from pruning works.

Goal post removal and wicket uncovering for summer sports has been completed.

A large rock has been delivered to Wanneroo Civic Centre for attachment of a plaque.

Dethatching is 95% complete at Marangaroo Golf Course and dethatchings delivered to the new golf course at Carramar.

RETICULATION

Winter maintenance has been completed on twenty-eight parks.

The summer reticulation maintenance cycle has commenced.

BORES AND PUMPS

Pumps out for service during October are as follows:-

St Andrews Park, Newcombe Park, Robin Park, Kingsley Welfare.

Serviced pumps have been reinstalled at Penistone Park, Lacepede Park, Whitfords Park West, James Cook Park and Warrandyte Park.

Numerous lateral breaks have been repaired around new toilets at John Moloney Park.

100mm main line has been replaced at Warrigal Park, Greenwood.

Mainline at Santiago Park, Ocean Reef has been diverted.

Hydrometers have been installed at Warrandyte Park, Craigie, Lacepede Park, Sorrento and Cabrini Park, Marangaroo.

Domestic reticulation has been reinstated on O'Leary Road, Padbury following Engineering Department works.

Bore pumps at Carramar Golf Course have been checked out and set up.

MOWING

Mowing for the month of October is now up to date.

GREEN PLAN

Jobskills Projects

The Wanneroo Road median landscaping project has been completed.

All median islands from Wallawa Street to Whitfords Avenue have been landscaped with native species, reticulation to all plants completed and mulch applied to the bases of plants. 3 participants from the Jobskills project are now employed with the City of Wanneroo.

A graduation ceremony was held at Northsyde Skillshare at which Cr Rita Waters presented certificates to those participants who completed the project.

The 10th Light Horse Heritage Trail/Merriwa Conservation Reserve Jobskills project is progressing well. The crushed limestone trail has been completed, significant sites reinstated and fencing of some sites completed at the 10th Light Horse Heritage Trail. Merriwa Conservation Reserve has had the limestone fitness trail completed, fitness station and majority of fencing completed.

Proposals are being prepared for submission to DEET for consideration of funding for 2 further Jobskills projects involving landscaping of arterial road medians and verges.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crew include:

- Warwick Open Space - Bollard installation around new carpark
- Prince Regent Park - Weeding
- Craigie Leisure Centre - Weeding and mulching garden beds
- Warwick Leisure Centre - Weeding and mulching garden beds
- Trigonometric Reserve - Weeding and general clean up
- Yanchep Foreshore - Log ramp construction

CONTRACT WEED CONTROL

Broadleaf weed control was carried out on several dry and reticulated parks as required.

Lovegrass was sprayed on several arterial road verges.

VANDALISM, THEFT AND DAMAGE FOR OCTOBER

Ward	Cost
South	\$1,750
Southwest	\$1,000

F GRIFFIN
City Parks Manager

DHC:JB
grell100
H61118

CITY OF WANNEROO REPORT NO: H61118

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 250-6

SUBJECT: COMPUTERISED RETICULATION SYSTEM (EX H50801)

Council at its meeting on 25 August 1993 resolved that a report be provided to the 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.

Computerised Reticulation System

The main aim in installing a computerised reticulation system throughout the Municipality was to gain better control over the application of water on Council's parks.

The subsequent goals from this aim were:

- 1 More efficient use of energy resources.
- 2 More effective and efficient use of the water resources.

Subsequent to these two goals was an underlying objective to maintain the workforce that was currently engaged in the maintenance of the reticulation systems at a reasonable static level, bearing in mind that there would be additional parks and reticulation systems coming on stream in subsequent years. With this in mind Council should be aware that currently there are 172 reticulated parks and in excess of 20,000 sprinklers in the Municipality.

For comparison purposes figures showing energy costs and the number of reticulated parks for the previous six years are listed below:

	Annual SECWA Charge	Reticulated Parks	SECWA Charges/annum/ha
1988/89	\$393,567	122	\$771
1989/90	\$354,553	137	\$642
1989/90	\$454,258	143	\$802
1991/92	\$450,124	152	\$774
1992/93	\$448,191	159	\$757

It can be seen that whilst the number of reticulated parks has increased over the past five years the actual expenditure per hectare for electricity consumed has dropped in dollar terms. This has largely been brought about by the reduction of watering times on each park and the reduction of times for operation of lights on parks.

The two main savings that are expected to be achieved with the new system relate to energy costs and a reduction in manpower and labour charges.

The energy costs, as demonstrated above, have been reduced, but once the new system is fully functioning on all parks I would conservatively estimate that a further reduction of energy costs in the order of 10% is achievable in the first instance. This will be brought about by the pumps and bores and lights on all

parks being made operational by a signal from the main office. The outside workforce will be unable to turn the reticulation on or off at a whim as is currently done.

It is intended that the Deputy City Parks Manager and another designated officer will be the only officers with access to the computer that operates the pumps and reticulation systems.

Another saving that can be achieved relates to man hours and vehicle usage in inspecting and repairing faults to reticulation systems on parks. Before the computerised system was installed the only way anyone had any knowledge as to whether the reticulation system on a park came on during the evening was for a Council employee to visit the park, open the control box and read the appropriate gauges. This action took place at least every second day and, in some instances, every day during the summer.

The current strength of the reticulation crew is fourteen employees with associated vehicles and it is considered that this number will increase by two over the next few years because of the large number of reticulated parks coming on stream. However, after this period it is envisaged that employee numbers should remain static because the computerised system will eradicate the necessity of a reticulation crew visiting a park every day.

The computerised system will, through the computer in the office and the printer in the Depot, list all the faults that have occurred during the evening and it will be these sites only that will necessitate an employee visit. This will leave the balance of the crew available for maintenance works that are currently not being carried out to a satisfactory standard.

Without the computerised system it has been estimated that for every ten new reticulation systems installed by Council or developers, one extra man and vehicle would be required.

Reticulation of Parks - Minimum area 4 hectares

In regard to the expected cost savings that can be obtained by raising the minimum area of public open space that can be reticulated from 1.6 hectares to 4 hectares, I advise that to put a dollar value on this point is very difficult.

The main reason behind the change in policy was to prevent developers indiscriminately developing and reticulating small parcels of land which, in the majority of cases, were only constructed for reasons of beautification to enhance sales.

In some instances developers used to reticulate numerous pockets of public open space within a subdivision, whereas another developer in an adjoining suburb would not do any. This causes disharmony between suburbs and the residents with the result both Councillors and staff receive unfavourable comments and requests from ratepayers.

Currently Council has a total of 160 areas of public open space developed as dry parks, all being under 4 hectares in area.

Council should also be aware that there are 47 reticulated parks under 1.6 hectares and 54 reticulated parks with sizes ranging between 1.6 and 4 hectares. The majority of these parks were constructed many years ago by Council and developers alike.

For comparison purposes I have listed below six parks showing their sizes and the amount of money set aside in the current budget for maintenance:

	Size	Cost per annum
St Michaels Park, Connolly	1.59ha	\$11,370
Simpson Park, Padbury	1.63ha	\$11,780
Elcar Park, Joondalup	1.78ha	\$10,200
Kanangra Park, Greenwood	3.35ha	\$19,920
Whitfords East Park, Craigie	3.45ha	\$23,170
Broadbeach Park, Hillarys	4.00ha	\$19,740

The price per hectare for maintenance charges remains approximately the same regardless of size. It can, therefore, be said that there are no cost savings to be achieved between the two different sized parks.

Submitted for Council's information.

F GRIFFIN
City Parks Manager

FG:JB
grell01
H61119

CITY OF WANNEROO REPORT NO: H61119

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 061-285, 30/1286

SUBJECT: PERCY DOYLE COMPLEX: ELECTRICAL AND HYDRAULIC
SERVICES TO SORRENTO TENNIS CLUB

Background

Council, at its September 1993 meeting, considered a request from the Sorrento Tennis Club for approval for extensions and concerns about adequately servicing the project with power and water, item H10919A refers.

Council Consulting Engineers, Electrical Technology Consultants, and Hydraulic Consultant, W R Bury, separately investigated their respective service supplies.

Electricity

The maximum demand metering on consumer mains undertaken by Electrical Technology Consultants for distribution pillar No. 1 gave a maximum loading of 66 amps per phase. Therefore the spare capacity at distribution pillar No. 1 which serves both the Bowling Club and Tennis Club and courts is approximately 150 amps. The additional loads placed on the system by additions to both Club areas can be accommodated. The recommendation by ETC is that the proposed works be allowed to unconditionally proceed.

Hydraulic Services

Hydraulic Consultant, W Bury, has investigated the water supply system.

There is a service connection off Warwick Road and a combined domestic/fire reticulated service within Percy Doyle Reserve.

In assessing the domestic and fire service installation the following needs to be considered:

- . assumed consumption figures would have to be in the region of 600-700 litres per minute consumption for a combined installation as against a figure of 400-450 litres per minute that would apply for the domestic water component only;
- . the existing combined service was not constructed as a loop or ring main which would be normal to land sub-divisional type developments. As a result, the present system is prone to a drop in water pressure towards the end of each spur line depending on the number of fixtures that are in use at any one time. If this combined service is retained, there is every reason for the installation of a hydrant booster to maintain the 300 Kpa pressure required to serve a fire hydrant. This would mean a dedicated fire service would become a requirement. The reasoning for this is that the pressurising of water supply must be confined only to the fire hose reel and hydrant installation with the domestic service requiring the reduced water pressure of 120Kpa. Hence, separate services would be required;
- . currently, sections of the existing combined services on site are only 80mm diameter and all hydrants and hydrant risers must be served by a 100mm diameter sized service.

The current cost of a standard 100mm boundary fire service connection is \$4,000 and if one adds to this the cost of installing a new dedicated fire service, disconnecting fire service branch lines from the existing supply line, the cost differential between the payment of Head Works charges and a new installation could be in the region of \$10,000-\$20,000 in favour of separate services.

The recommendation by Mr W Bury for a separate fire and domestic water supply has been incorporated as a condition of the building licence for additions to the Sorrento Tennis Club, and reads:

"A fire hydrant is to be provided in accordance with E1.3 of the Building Code of Australia and be located not more than 20 metres from a hard standing area for a fire appliance."

As the need for this new fire service has been generated by the Sorrento Tennis Club, the Club will need to bear the full cost for this installation. Similarly, should the Bowling Club or any

other user group upgrade or extend their leased premises and create the need for an upgrade to the fire service requirements then they will need to bear the full costs for extending the proposed new fire service to meet the requirements of the Building Code of Australia.

Submitted for your information.

R FISCHER
City Building Surveyor

JS:SE

bre11008

H61120

CITY OF WANNEROO REPORT NO: H61120

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 405-0

SUBJECT: PROTECTIVE CLOTHING FOR RANGERS

Council at its meeting on 23 June 1993 resolved for a report to be submitted on the feasibility of providing protective padded clothing for rangers for use during dog catching.

The City's Senior Ranger has made enquiries with the Citys of Canning, Nedlands and Stirling, and none of these Councils provide any form of specialised protective clothing to Rangers. Butchers' metal gauntlets have been considered however, while they may prevent a tearing type wound, they do not prevent teeth passing the metal studs into the user's arms. This type of gauntlet was used by City of Wanneroo Rangers in 1976 or 1978 without much success.

The Senior Ranger reports that there is no type of foolproof clothing as dogs can be unpredictable and may attack any part of the body.

Rangers are currently issued with a hollow metal pole measuring just over a metre in length. This has a rope noose that can be dropped over an aggressive dog's head and the dog is then impounded.

Where a dog is such that its highly aggressive nature prevents this method of impounding and where the owner is not present, then the attending officer may destroy the dog. Under Section 29 sub section 13a of the Dog Act 1976 an Authorised person may destroy a dog in a public place; or on premises that are not a public place if the occupier of those premises consents to the destruction.

Submitted for Council's information.

T M TREWIN
Manager - Municipal
Law & Fire Services

9 November 1993

tmt/dw/11008
H61121

CITY OF WANNEROO REPORT NO: H61121

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 260-0

SUBJECT: RECREATION DEPARTMENT MONTHLY REPORT FOR
OCTOBER/NOVEMBER 1993

RECREATION SERVICES

Out of School Care Services

The six Vacation Care programmes sponsored by Council were fully booked during the October holiday period. The days were filled with sport, art/craft, indoor and outdoor games, videos and excursions to the WA Museum, Perth Zoo, mini golf, movies, rollerskating, swimming pool, puppet theatre and to parks within the City.

There appears to be an increasing demand for school holiday care which was expressed through the high enrolment numbers at the centres (all programmes were fully booked) and all the enquiries taken. This could be attributed to more parents returning to the workforce or entering into vocational training.

Due to the increased demand for these full day child care services, it is now necessary to ensure priority is given to parents who have work or study commitments. Consequently, a waiting list will be used for those parents who would like their children to be involved in the programme but not because of the above reasons. Parents on this waiting list will then be contacted a few days prior to the programme starting and offered any available places.

Enrolments for this summer holiday period will commence on Wednesday, 24 November 1993 at 6.00 pm at all six centres. Five programmes will be operating for the three days before Christmas, the exception being Sorrento Duncraig due to renovations occurring in the building) and the three programmes that will be operating between Christmas and New Year are Girrawheen/Koondoola, Whitford and Ocean Ridge. All centres will be open for the month of January.

YOUTH SERVICES

Community Development

The Youth Services Co-ordinator has been involved in a considerable amount of community development work in recent months. As an example, Ms Thomas recently acted as a judge for the Lions Youth of the Year Quest hosted by the Wanneroo Lions club. She also represents Council on a number of local youth networking and co-ordinating bodies.

Council is acknowledged as one of the most active agencies in youth affairs within the municipality.

Anchors Youth Centre

'Anchors' has operated successfully during the last twelve months with several projects being successfully implemented and completed.

The Centre has been accepted as the first Associate member agency to the West Australian Network of Alcohol and Other Drug Users Agencies (WANADA).

WANADA is a network and co-ordinating body for alcohol and drug agencies. As 'Anchors' does have contact with young people who are experimenting and using drugs, WANADA can offer benefit of up-to-date information, training and contacts for referral.

CRAIGIE LEISURE CENTRE

Wellness Day 20 October 1993

The Craigie Leisure Centre held several activities for Wellness Day 1993. These included a Karate demonstration by Jan-de-jong, a mass aerobic class in our main auditorium and fitness testing. Cadbury Schweppes and the Centre combined to have giveaways throughout the day.

Indoor Soccer

The court surrounds for indoor soccer have been installed and are awaiting full clearance from Council's Building Department. The Centre has many teams on a waiting list and this activity should become very popular in the coming months.

Promotion

Prices are being sought for the printing of a colour brochure advertising the Centre. These will be distributed to houses in the Centre's catchment area. Sponsorship opportunities are being investigated to cover the costs associated with the publication.

Building

Repairs to the ceiling fabrication were completed on Friday, 22 October 1993. During this down time, twenty skylights were installed on the southern side of the pool hall. These have improved substantially the ambient light in this area of the pool.

Other Activities

New sporting programmes started in the last month are mixed volleyball on Thursday evenings and mixed basketball on Friday evenings. Each of these programmes has a free coaching component to help new players reach a level of competence which enables them to enjoy the games. More adult and junior basketball coaching classes are under consideration.

WARWICK LEISURE CENTRE

Fourth Term 1993 Creative Leisure Course Programme

The term four creative leisure course programme began on the 25th October and numbers have been very encouraging. Approximately 850 people are enrolled in the 84 individual courses offered this term. Several new courses are being conducted away from the centre including Golf and Abseiling.

Fitness Programme

With the warmer weather aerobics numbers are on the increase. A new class 'Teenage step sensations' was an instant success with 30 teenagers participating in the first class on Friday 29th October.

Warwick Leisure Centre Mural

Warwick Leisure Centre corridors are now graced with a new mural depicting an environmental theme painted on tiles by local artists Olive Birch, Wendy McLellan and Tony Wear.

Bootscooting

Texas rebel line dancing has been added to the list of activities offered at Warwick Leisure Centre. An enthusiastic group of 50 people attended the first 'Bootscoot' held on Wednesday 27th October.

SORRENTO-DUNCRAIG RECREATION CENTRE

4th Term Leisure Courses

Enrolments for Fourth Term leisure courses have been steady with very few courses having to be cancelled. The status quo in terms of numbers of activities and participation levels has been retained in comparison to last term which is a pleasing result.

A couple of activities have been held in conjunction with Warwick Leisure Centre; these are golf and abseiling. The joint promotion has been successful in attracting sufficient participants to these leisure activities.

Foyer/office Alterations

Whilst the alterations have caused a few minor problems, the centre programmes have been able to continue without serious disruption.

PERRY'S Paddock PICNIC DAY 1993

The second Perry's Paddock Picnic Day was held on 24 October 1993. The inclement weather did not deter picnickers and the event drew an estimated crowd of 7,000 people.

The entertainment on the stage and around the paddock was of an extremely high calibre. The foot races were one of the highlights of the day. Hundreds of eager children flocked to the track to compete in the races. Parents' pride swelled whilst "place getters" were presented with ceramic medallions for their efforts.

The horse races went off like clockwork without any incidents. These races were a spectacular display of horse riding skills that drew a large crowd of at least three deep, which lined the full length of the barrier fence.

The tug-o-war attracted 16 teams of 10 people each. Families, friends and sporting clubs formed teams and combined their strength in an endeavour to take out the cash prize of \$250.00, kindly donated by the Kingsley-Woodvale Recreation Association.

The Municipal Heritage Inventory created immense interest as did the display on the proposed Perry's Paddock Historical Village. The Historical Committees banded together once again and presented historical memorabilia displays in the big marquee for picnickers to view.

Entertainment on the stage was well received. The show went on regardless of the rainy periods and all acts were extremely well presented. Highlights on the stage were the Numguts Bush Band with their vibrant music, the Bootscooters with their dance moves and "yee haas" and Lochie McDonald, the Juggler, with all his clever tricks. The fashion parade, with numerous entrants was appreciated by all the onlookers. The judges had a tough decision to pick three winners but the models with the most

authentic costumes from the 1920's took out the prizes donated by National Australia Bank, Wanneroo.

This year the event was organised by a committee which contributed to the day's success and members worked tirelessly at the picnic to ensure all the day's activities went according to the master plan. Without their assistance planning this event would have been a mammoth task for just a few people. Their efforts were much appreciated.

AQUAMOTION

'Learn to Swim' Programme

The Term IV programme is in progress. Attendance figures have been extremely positive as detailed below.

Adults	-	19
School Age	-	166
Preschool Age	-	134
TOTAL		319

Fitness Programme

The Spring/Summer Fitness Programme was launched on 1 November 1993. Response has been positive and should produce an increase in attendances.

Vacation Swim - October

A total of 220 children participated in the ten day Education Department Vacation Swim Programme.

In-term Swimming

A full programme of Education Department In-Term Swim sessions are scheduled at Aquamotion in Term 4, 1993 and Term 1, 1994.

Kiosk

The extended kiosk operation proved successful. Aquamotion received 10% commission on all sales, totalling \$276.65 for the ten day period. Wanneroo Coffee lounge have accepted the invitation to operate again over the Christmas school holiday period.

Creche

The new creche operation commenced Monday, 25 October 1993. The new approach will be monitored and reported on in due course.

WANNEROO RECREATION CENTRE

Creative Leisure Courses

A good response has been received for the Term 4 period. The four newly appointed Programme Supervisors have begun training during this period.

Creche

The new creche operation commenced Monday, 25 October 1993. To date it is too early to comment on its success.

R BANHAM
City Recreation and
Cultural Services Manager

CS
rrell1007

H11110

CITY OF WANNEROO REPORT NO H11110

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-2234

SUBJECT: ELLENDALE AVENUE, HEATHRIDGE
PARKING EMBAYMENT

Council considered a report at its August 1993 meeting on parking problems in Ellendale Avenue, Heathridge, associated with the Edgewater Rail Station (Item H10817 refers). This report outlined details of a questionnaire survey involving residents and rail commuters, undertaken in order to establish a community acceptable solution. A formal embayment concept, allowing clearly identifiable parking areas while maintaining pedestrian safety standards was considered the preferred solution. A copy of the proposal is shown at Attachment 1.

It was resolved that construction of these embayments, at an estimated cost of \$18,000, be included in the Capital Roadworks Forward Plan and a 50/50 cost sharing arrangement be sought with Transperth.

Transperth has formally agreed to cost share the project on a 50 : 50 basis and seeks the early construction of the parking embayments and footpath connection. As there is no guarantee that these funds will be made available in subsequent years, it is recommended that the project be brought forward to this financial year.

Funds are available for reallocation from the following related accounts:

32948	- Footpath Access to Train Stations	\$5,000
33066	- Traffic Management Treatments	\$4,000
	Various Locations	

RECOMMENDATION

That Council:

34constructs the parking embayment treatment in Ellendale Avenue, Heathridge, as shown on Attachment 1 to Report No H11110 with Transperth contributing 50% of the estimated construction cost of \$18,000;

35authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds to the Ellendale Avenue Parking Embayment Project from the following sources:

32948	-	Footpath Access to Train Stations	\$5,000
33066	-	Traffic Management Treatments	\$4,000
		Various Locations	

R T McNALLY
City Engineer

DRB:AT
Aere1116
H11111

CITY OF WANNEROO REPORT NO H11111

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-1843, 30/1372

SUBJECT: PARKING - SANDPIPER DRIVE, SEACREST

Lester Younghusband and Associates, on behalf of the proprietors of the Seacrest Medical Centre, Sorrento, has submitted a

proposal for a 10 bay car park to be constructed on Tom Walker Park. A plan of this proposal is shown at Attachment 1.

It has been indicated by the proprietors that the users of Tom Walker Park, and in particular the playground equipment near the Seacrest Drive/Sandpiper Street intersection, are forced to park in either Seacrest Drive or the Medical Centre car park because of the parking prohibitions in Sandpiper Street. The practise of utilising the Medical Centre car park restricts parking provision for patients of the Centre. A copy of the parking prohibitions is shown at Attachment 2.

The parking prohibitions were installed by Council in December 1988 (Item C11116 refers) to encourage patients of the Seacrest Medical Centre to use the internal car park rather than the adjoining street and verges. The street/verge parking caused congestion in the local streets, damage to verges and posed a danger to young children using Tom Walker Park.

The City Planner and City Parks Manager have no objection to the proposed car park on Tom Walker Park. From an Engineering point of view, the access to the proposed car park is located safely away from street intersection and the car park can be constructed with minimal impact on the reserve.

The proprietors are willing to contribute towards the cost of this facility. In 1987, Council accepted a contribution from the owners of Northern Suburbs Medical Centre for the construction of a car park on James Cook Reserve (Item B10909 refers). As the parking facility will be of a mutual benefit of the community who visit the Medical Centre or Tom Walker Park, a contribution of 50% is considered appropriate. The estimated construction cost of the car park is \$17,000.

RECOMMENDATION

That Council:

36lists for consideration in the draft 1994/95 Budget, the construction of a car parking facility on Tom Walker Park, Sorrento, as shown at Attachment 1 to Report No H11111 subject to a 50% contribution towards to cost by the Seacrest Medical Centre;

37advises the proprietors of the Seacrest Medical Centre accordingly.

R T McNALLY
City Engineer

DRB:AT
Aere1112
H11112

CITY OF WANNEROO REPORT NO H11112

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-444, 765-16-2, 330-9

SUBJECT: YANCHEP BEACH CAR PARK - PROPOSED CLOSURE OF
NORTHERN ENTRY

In March 1993 Council's Engineering Department received a request from the Yanchep/Two Rocks Recreation Association to close the northern entry to the car park at Yanchep Beach due to the number of motorists ignoring the "no exit" sign.

A potentially dangerous traffic situation exists when drivers attempt to exit right or left into Brazier Road from the northern car park entry. The road geometry and adjacent hillside and bushes make this a hazardous manoeuvre with sight distances being as low as 10 metres.

Similarly, sight distances for the legal left turn into the car park from Brazier Road are also poor. Two alternative entry/exit points exist further to the south near the kiosk.

The proposed modifications, as shown at Attachment 1, have been circulated to the relevant Council Departments, local community

organisations and the owners of the Yanchep Beach Kiosk. No objections have been raised to the closure of the northern entry with all respondents indicating support for the proposal.

A potential problem has been identified by the kiosk owners with regard to tourist bus operators who currently use Brazier Road and the northern car park entry to access the beach car park. They then leave via the southern most exit with a "u" turn manoeuvre back up Brazier Road.

This problem could be overcome by recommending to the tourist bus operators that they alter their route from Yanchep Beach Road by approaching the car park along Wilkie Avenue to the southern most entry and utilising the limestone top car park as a turnaround area and leaving again by Wilkie Avenue. The kiosk owners have been provided with a plan to advise bus drivers of the above proposal.

RECOMMENDATION

That Council

- 1 closes the northern entry to the Yanchep Beach car park as shown on the plan at Attachment 1;
- 2 advises the Yanchep/Two Rocks Recreation Association accordingly.

R T McNALLY
City Engineer

MR:EMT
Aere1121
H11113

CITY OF WANNEROO REPORT NO H11113

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-417

SUBJECT: ROUNDABOUTS - TAPPING WAY,
QUINNS ROCKS

A five signature petition has been received from residents in Tapping Way opposite the new subdivisional road of Morialta Avenue objecting to a roundabout at this junction. (Item H91005 refers).

The petitioners have indicated that the construction of the proposed roundabout will have a significant impact on safety with regard to access to their properties. One of the residents has also provided medical advice of a restricted neck movement which makes reversing manoeuvres difficult.

As part of the ongoing subdivision of Lots 1 and 2 Marmion Avenue, the developer's approval has been conditioned to install roundabouts in Tapping Way at the proposed access roads at Morialta Avenue, south of Piper Street, and at Nicholas Avenue. The proposed roundabouts and connecting subdivisional roads are shown on Attachment 1.

The strategic location of these roundabouts, at the more well used future connecting subdivisional roads, is considered to provide for the effective traffic calming along Tapping Way. Morialta Avenue will connect to a Local Distributor road having access to Marmion Avenue. The location of these roundabouts was addressed in August 1992 when Council considered a 10 signature petition from residents of Tapping Way seeking roundabouts at the junctions of Balwarra Street and Piper Street as a form of "traffic calming" (Item G10811 refers).

Council deferred consideration of the installation of the roundabouts at the Balwarra Street and Piper Street junctions pending development of the adjacent subdivision and associated installation of roundabouts at the connecting access roads.

The Morialta Avenue junction, with Tapping Way, is currently being constructed. The pavement layout has been designed to accommodate a roundabout and the subdivisional road reserve truncations widened accordingly. The developer's Engineering

Consultant has deferred the roundabout installation pending resolution of this matter.

Along this section, Tapping Way has been constructed as a 7.4 metre pavement within a 20 metre road reserve. It is recognised that the construction of a roundabout will impact on the adjacent properties including a reduction in the verge width at 105 Tapping Way.

It is common experience that the location of roundabouts in existing roads does require special design considerations with regard to access and street furniture. However, the particular site constraints at this junction does not readily accommodate vehicular turnarounds on the western verge.

The Piper Street junction is located approximately 80 metres to the north of Morialta Avenue. The structure planning for the adjacent subdivision indicates future public open space on the eastern verge. Preliminary assessment indicates it is feasible to construct a roundabout at this junction. However, the programming of this work is likely to be the responsibility of Council. Also, there may need to be minor improvements to the crest in Tapping Way, north of Piper Street, to satisfy engineering considerations.

Currently, the recorded traffic volumes of 800 vpd in Tapping Way would, under current traffic assessment parameters, create a low priority in the Engineering Department's traffic management programme for the installation of a roundabout at Piper Street.

In view of the adjacent residents' concerns and submissions, it is considered that the subdivision developer can be authorised to construct the Morialta Avenue connection to Tapping Way as a standard "tee" junction with a traffic island treatment.

The installation of roundabouts in Tapping Way can be listed, on a priority ranking, in the Traffic Management Forward Plan.

RECOMMENDATION

That Council:

38authorises the subdivisional developer of Lot 1 Marmion Avenue to construct the Morialta Avenue connection to Tapping Way, as a standard "tee" junction with a traffic treatment island;

39lists the installation of roundabouts in Tapping Way, Quinns Rocks for future consideration, on a priority ranking with other treatments in the Traffic Management Forward Plan;

40advises the petitioners accordingly.

R T McNALLY
City Engineer

DRB:AT
Aerell120
H11114

CITY OF WANNEROO REPORT NO H11114

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 313-7

SUBJECT: 40 KPH SPEED LIMITS IN RESIDENTIAL AREAS

The matter of speed limits on local roads was one of the issues examined by a Government-led task force in 1992. (Items G11208 and G10817 refers). The task force comprised representation from the Main Roads WA, Police Department, West Australian Municipal Association and the Traffic Board.

The Government subsequently endorsed the principal recommendations of the Task Force's report. In the context of local streets, provision of 40km/h speed limits on an area-wide basis, under certain specified conditions, was recommended.

Legislation is now in place to allow area-wide speed limits to be installed.

The Main Roads WA has advised that the initiative to seek the introduction of lower speed limits rests with Local Authorities using the principles covered in the Guidelines for Local Area Traffic Management (LATM) publication. This publication was supplied to Council in 1990 and the interim procedure for the approval of local traffic area (40km/h) signs for urban areas is shown on Attachments 1 and 2. Main Roads WA has indicated that for this speed zoning assessment, determination of traffic precincts is critical. Therefore, individual streets will not be considered in isolation.

It should be noted that the responsibility for determining whether the speed zoning requested is appropriate remains with Main Roads WA as the sign erecting authority. Any LATM devices installed by Council to induce driver compliance with lower operating speeds, must also be acceptable to Main Roads WA. This is essentially a continuation of past practices.

Council has previously supported the principle of 40 km/h speed limits within residential zones. (Item F10922 refers). However, with further consideration of the implications of this proposal, Council supported a position paper of the Local Government Engineers Association Australia to advise the Minister of Transport that a general urban speed limit reduction from 60km/h to 50km/h was more appropriate (G11113 refers). Such a reduction was considered to have considerable safety benefits and be consistent with proposals for uniformity of speeds throughout Australia. It was acknowledged there is considerable community support for the adoption of a 40km/h speed limit on local roads. Unfortunately extensive traffic treatments to physically restrict vehicle speeds will need to be introduced in a majority of areas, particularly the more established older suburbs.

With newer subdivisions designs within the City, there are precincts that can, at this time, be considered appropriate for lower speed zoning. One example is the recent Woodvale Waters Estate subdivision in Woodvale where a series of roundabouts, traffic islands and brick-paved areas are considered to conform to a traffic calmed 40 Km/h environment. A fundamental factor is the spacing of traffic treatments at 140-180m intervals.

In established areas, numerous ongoing requests are received from local residents to control the speed of motorists along the streets. Recent reports to Council about this matter include

Bannister Road - Padbury, Randell Crescent - Ocean Reef and Littorina Avenue, - Heathridge.

However, the estimated cost to traffic calm a precinct such as around Bannister Road, Padbury, is likely to exceed \$140,000. Also, the cost to traffic calm the overall area of Padbury is likely to exceed \$1,000,000.

Accordingly, Council's current traffic management strategy mainly involves the installation of roundabouts at strategic intersections on Local Distributor roads throughout the municipality (G10810 refers). This policy has enabled traffic treatments, based upon traffic and safety parameters, to be constructed on an ongoing programme throughout the City. Public reaction has generally been supportive of this policy to modify driver behaviour on these more well used roads. These treatments will not, however, in isolation, create an environment for a general speed limit reduction to 40km/h. Currently the expenditure for this traffic management programme is in the order of \$500,000 per annum.

Another important aspect of Council's traffic management strategy has been directed towards safety around schools. In conjunction with the Ministry of Education, the Engineering Department has been installing traffic treatments around schools at an annual cost in excess of \$60,000. This programme receives very wide community support. Currently a revamped Schools Crossings and Road Safety Committee is examining the feasibility of introducing 40km/h speed limits in roads around school's. Though no schools are being trialled within Wanneroo, traffic survey data from recent investigations has been forwarded to this committee for its information.

With the approval of the legislation which enables area wide speed limits to be installed, there may be considerable community expectations for 40 km/h speed limit to be introduced. However, there are significant implications in implementing this scheme with a major factor being the expenditure required to treat a precinct.

In this regard, and consistent with previous strategies on lower speed limits, it is considered that Council should defer requests for 40 km/h speed zoning, pending the State Government's consideration on the reduction of the current urban speed limit for built-up areas from 60 km/h to 50 Km/h.

RECOMMENDATION

That Council:

41defers consideration of the implementation of 40 Km/h speed limit precincts pending the State Government's consideration on the reduction of the current urban speed limit for built-up areas from 60 Km/h to 50 Km/h;

42does not seek a 40 Km/h speed zoning for Bannister Road, Padbury or Randell Crescent, Ocean Reef as these roads do not comply with the Main Roads WA requirements;

43advises the petitioners accordingly.

R T McNALLY
City Engineer

PP:AT
Aerell104
H11115

CITY OF WANNEROO REPORT NO H11115

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-1287, 510-1039

SUBJECT: PEDESTRIAN ACCESS - ANGOVE DRIVE TO HILLARYS
BOAT HARBOUR

At its 13 October 1993 meeting, Council resolved, inter alia, to defer construction of a dual use path on the eastern side of Whitfords Avenue, northwards from Angove Drive, to the entry road to the Whitfords Nodes car park and reallocate the budgeted funds of \$20,000 as follows:

- (a) approximately \$7,000 to the Duncraig Playgroup Storage Facility;

- (b) approximately \$13,000 to the construction of a footpath in Cliff Street between Ozone Street, Bettles Street and Gull Street, Marmion.

The Cliff Street footpath is estimated to cost \$7,000 and works are programmed for completion by mid November. An amount of \$6,000 remains in Account No 31239 for works on the Whitfords Avenue and dual use path.

The Whitfords Avenue commitment was originally inserted in the Forward Plan in March 1992 when Council received a 24 signature petition from residents (Item G10312 refers).

Preparatory administrative work undertaken each year, prior to Draft Budget compilation, involves contact with the ratepayers affected by projects that are being contemplated for full budget consideration.

Hillarys residents were informed of this project ranking and many have received confirmation of its successful inclusion in the 1993/94 document. Construction withdrawal will not be appreciated by the residents in view of the information provided to the contrary.

Council may consider the option of allocating unexpended funds from the following completed 1993/94 footpath/footway commitments to bring forward the construction of the Whitfords Avenue pathway:

ACCOUNT NO	LOCATION	AMOUNT
32944	West Coast Drive, Sorrento	\$2,388
32943	PAW, Greygum Cres, Quinns Rocks	\$1,255
32945	PAW, Whitfield Drive, Quinns Rocks	\$1,143
32949	PAW, Evans Place, Two Rocks	\$ 468
32964	O'Leary Road, Padbury	\$1,316
32971	Freeman Way, Marmion	\$1,949

		\$8,519
		=====

The construction estimate for the pathway is \$18,000 and any shortfall in funding for this project can be accommodated from Account No 31215 - Dual Use Paths - Various Localities.

RECOMMENDATION

That Council:

44constructs the dual use path in Whitfords Avenue, north from Angove Drive to the entrance to the Whitfords Nodes car park;

45authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, reallocation of unexpended funds from the following footpath projects to the dual use path project in Whitfords Avenue, Hillarys.

ACCOUNT NO	LOCATION	AMOUNT
32944	West Coast Drive, Sorrento	\$2,388
32943	PAW, Greygum Cres, Quinns Rocks	\$1,255
32945	PAW, Whitfield Drive, Two Rocks	\$1,143
32949	PAW, Evans Place, Two Rocks	\$ 468
32964	O'Leary Road, Padbury	\$1,316
32971	Freeman Way, Marmion	\$1,949

	\$8,519	
	=====	

R T McNALLY
City Engineer

ABW:AT
Aerell117
H11116

CITY OF WANNEROO REPORT NO H11116

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/1016

SUBJECT: SAND QUARRY, LOCS 1271/2793 MADELEY STREET,
LANDSDALE

Ion Services has applied, on behalf of Amatek Ltd trading as Rocla Quarry Products, for renewal of the Extractive Industry Licence and Development Approval for the sand quarry on Locs 1271 and 2793 Madeley Street, Landsdale. (Refer Attachment 1) The excavation is part of the recontouring associated with the Landsdale Industrial Area.

The sand quarry has been operating for a number of years without any problems. There is a road maintenance contribution agreement in place for this quarry.

Several areas have been over excavated to obtain special sand grades. A compaction condition has been included in the recommendations to cover the filling of these areas.

RECOMMENDATION

That Council:

46approves the application by Ion Services, on behalf of Amatek Ltd, to commence development of the limestone quarry on Swan Locs 1271 and 2793 in accordance with the provision of its Town Planning Scheme, subject to:

- (a) the use of the land for quarrying purposes ceasing by 30
- (b) maintaining a water allocation or secure water supply for
- (c) all fuel storage on site being in approved underground to Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- (d) submission of an annual, updated, site contour plan and
- (e) the applicant maintaining the agreement with the City of the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the agreed rate, such payment to be made quarterly;

- (f) stabilising all stockpiles and using suitable dust suppression
- (g) hours of quarry operation being restricted to:
 - Monday to Friday 0700 - 1900
(except public holidays)
 - Saturdays 0700 - 1500
 - Sundays (work not permitted)
 - Public Holidays (work not permitted)
- (h) all site equipment being suitably soundproofed so as to
- (i) there being a clear understanding that, regardless of the
- (j) maintaining a sealed crossover and sealing up to the fire
- (k) operating in accordance with the submitted report and do
- (l) no excavation within 20 metres of the property boundaries
- (m) all fill areas shall be compacted to 95% modified maximum dry density. The Engineer, the fill material shall be placed in 300mm layers and each layer compacted and appropriately tested;
- (n) standard conditions.

47. Approves an Extractive Industry Licence for Amatek Ltd to operate a sand quarry on Swan Lacs 1271 and 2793 with the following conditions:

- (a) Annual fee - \$300;
- (b) Period of Licence - 2 years to 30 November 1995
- (c) Rehabilitation bond - \$20,000
- (d) under By-law 21 of the Extractive Industry By-laws agree to repair and maintaining roads under its control in the neighbourhood of the proposed excavation at the agreed rate per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

R T McNALLY
City Engineer

RWE:EMT
Aere1111
H11117

NOT FOR PUBLICATION

CITY OF WANNEROO : REPORT NO H11117

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 24 NOVEMBER 1993
FILE REF: 208-6
SUBJECT: VEHICLE ADDITIONAL PURCHASES PROGRAMME
TENDER NUMBERS: 035, 038, 039 AND 041-93/94

Tenders were advertised on 16 and 19 October 1993 for the supply and delivery of the following:

Tender No

035-93/94	Two (2)	One tonne vans (no trade).
038-93/94	One (1)	4 cylinder 4WD extended cab utility (no trade).
039-93/94	One (1)	6 cylinder utility (no trade).
041-93/94	One (1)	15 seater bus (no trade).

Tenders closed at 11.00am on Friday, 5 November 1993 and tenders received are as per the attached schedule.

Generally tenders confirming to Council specification and providing the lowest changeover are recommended.

Tender No: 035-93/94

This tender provides for a library courier van and a long wheel base reticulation van.

The longer wheelbased Ford Econovan (4.7M), as offered by Nuford, is the preferred vehicle for use in reticulation maintenance.

In comparison with the low tender of Titan Ford for the supply of two (2) 4.0M wheelbase vans, the tender of Nuford also provides the best economical deal with a gross price difference of \$6,656.00 being reduced to \$931.00 after discount.

Tender No: 038-93/94

This tender provides for a 4WD extended cab utility with fibreglass canopy for use by an additional ranger for animal control.

The low tender of Midway Ford for the supply of a Ford Courier Super Cab is recommended.

Tender No: 039-93/94

This tender provides for a standard utility for the new Parks Supervisor to assist with supervision of new parks and the developing northern area.

The low tender of Nuford for the supply of Ford Falcon longreach utility is recommended.

Tender No 041-93/94

This tender provides for an additional 15 seater bus for use by the Welfare Department.

The low tender of Prestige Toyota for the supply of a Toyota Commuter bus is recommended.

RECOMMENDATION

That Council accepts the following tenders as outlined in Attachment 1 to Report No H11117:

Tender No	Company	Price
035-93/94	Nuford	\$ 31,033.00
038-93/94	Midway Ford	\$ 23,925.00
039-93/94	Nuford	\$ 16,446.00
041-93/94	Prestige Toyota	\$ 30,938.00

R T McNALLY
City Engineer

BD:PRG
dre112
H11118

NOT FOR PUBLICATION

CITY OF WANNEROO : REPORT NO H11118

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 208-037-93/94

SUBJECT: PLANT REPLACEMENT RESERVE PROGRAMME - TENDER
NUMBER - 037-93/94

Tender Number 037-93/94 was advertised on 16 and 19 October 1993 for the supply and delivery of four (4) 6 cylinder SWB light attack fire units.

Trade vehicles are generally of similar specification to that required and are detailed below:

Plant No	Registration	Make	Delivery
----------	--------------	------	----------

95075	WN25779	Toyota Landcruiser Fire Engine	15/07/88
95076	WN25780	Toyota Landcruiser Fire Engine	15/07/88
95109	WN28484	Toyota Landcruiser Fire Engine	00/05/91
95110	WN28472	Toyota Landcruiser Fire Engine	03/05/91

The tender closed at 11.00am on Friday, 5 November 1993 and is as per the attached schedule.

The low tender of Prestige Toyota conforms to Council specification and is recommended accordingly.

RECOMMENDATION

That Council accepts Tender Number 037-93/94 from Prestige Toyota for the supply and delivery of four (4) Toyota Landcruisers for the changeover price of \$96,840.00 as outlined in Attachment 1 to Report No H11118.

R T McNALLY
City Engineer

BD:PRG
dre111
H11119

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO H11119

TO:	TOWN CLERK
FROM:	CITY ENGINEER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	24 NOVEMBER 1993
FILE REF:	208-029-93/94
SUBJECT:	TENDER NO 029-93/94 RESURFACING OF TENNIS COURTS

Council, as part of the 1993/94 Budget, allocated funds to the resurfacing of the following tennis courts:

ACCOUNT NO	DESCRIPTION	BUDGET
29392	Kingsley Reserve Resurface 2 tennis courts	\$10,000
29394	James Cook Park Resurface 2 tennis courts	\$10,000
29395	Yanchep Sports Mens Club Resurface 2 tennis courts	\$10,000
29396	Emerald Park, Edgewater Resurface 2 tennis courts	\$10,000
	TOTAL	\$40,000

In July Council considered a report in relation to the resurfacing of Yanchep Sports Club tennis courts and resolved to refuse the application by the Yanchep Sports Club for Council to resurface these courts. The funds approved in the Budget for this project were not reallocated and it is now suggested that they be used on other courts requiring resurfacing.

Tenders were called in October for the resurfacing of tennis courts at Kingsley, James Cook, and Emerald Parks and in place of Yanchep Sports Club Tennis Courts, the next two projects, listed in the Five Year Capital Works Programme, namely Montrose Park and Fenton Park.

Four tenders were received and are listed as follows:

NAME OF TENDERER TENDER VALUE

Sports Surfaces	\$35,242
Tapps Surface Coating	\$52,995
Davesta Pty Ltd	\$31,653
Sportcoat	\$31,429

During the 1992/93 financial year, both Sportcoat and Sport Surfaces carried out resurfacing works for Council with the greater majority being undertaken by Sport Surfaces.

Approximately twelve months ago four courts were resurfaced at the Elliott Park tennis complex, two by Sportcoat and two by Sports Surfaces. An inspection this month highlighted that the repair and resurfacing works by Sports Surfaces have been more effective and are of a higher quality.

Sports Surfaces has also offered a three year warranty period which is over and above the specified twelve month warranty period.

Davesta Pty Ltd has advised that it proposes to utilise Sportcoat's materials and has carried out work as a sub-contractor to Sportcoat. Council has not had any direct dealings with this tenderer in the past and it is suggested that this tender, along with Sportcoat's tender, not be considered.

A summary of the Sports Surfaces' tender prices for each set of courts is outlined below:

Kingsley Park	\$8,493
James Cook Park	\$7,495
Emerald Park	\$9,370
Montrose Park	\$7,744
Fenton Park	\$2,140

RECOMMENDATION

That Council:

- 1 resurfaces tennis courts A1 and A2 at Montrose Park and the tennis court at Fenton Park;
- 2 authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, the reallocation of funds from Account No 29395 - Yanchep Sportsman's Club - Resurface Two Tennis Courts to the following projects:

Montrose Park - Resurface Two Tennis Courts	\$7,744
Fenton Park - Resurface Tennis Court	\$2,140
- 3 accepts the tender of \$35,242, as submitted by Sports Surfaces at Tender No 029-93/94 for the resurfacing of tennis courts at Kingsley, James Cook, Emerald, Montrose and Fenton Parks.

R T McNALLY
City Engineer

GR:AT:EMT
Aerell110

H11120

CITY OF WANNEROO REPORT NO H11120

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 508-4

SUBJECT: RECYCLING SORTING CONTRACT

The Recycling Sorting Contract for the Badgerup Road Recycling Sorting Plant expires at the end of November 1993. The late delivery of the recycling collection trucks means that operating data on the recycling services does not yet reflect the ultimate collection volumes. The lack of reliable data makes it desirable to delay calling tenders for the new contract.

The sorting of recyclables is relatively labour intensive. Reliable information is essential for accurate pricing by tenderers. Alternatively, the risk of uncertainty is covered by a higher tender price.

The current contractor is keen to have the contract retendered, but has agreed to an extension of the current contract for no longer than six months.

RECOMMENDATION

That Council approves a six month extension of Contract 10-92/92, Contract Sorting of Recyclable Materials.

R T McNALLY
City Engineer

RWE:EMT
Aere1119
H11121

CITY OF WANNEROO : REPORT NO H11121

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 22 NOVEMBER 1993
FILE REF: 201-0
SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of October 1993 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in October 1993 was 5% less than the number of permits issued in October 1992 and the value was 23 % more. Compared to the four year average, the number of permits is 114% and the value is 160 %.

The financial analysis of licence receipts is set out below:

	1993/94		1992/93	1993/94		
	1992/93					
	Month's		Month's	Year to Date		Y-T-D
Month	Actual	Budgeted	Actual	Actual	Budgeted	
Actual						
	\$	\$	\$	\$	\$	\$

JUL	129,088	103,000	171,517	129,088	103,000
	171,517				
AUG	162,488	110,000	102,011	291,576	213,000
	273,528				
SEPT	152,497	113,000	117,867	444,073	326,000
	391,395				
OCT	128,591	124,000	126,888	572,664	450,000
	518,283				

Actual year-to-date receipts to the end of October 1993 are 27% more than the budgeted receipts.

The number of permits approved from July to October 1993 was 15% more than in July to October 1992 and the value was 15% more as shown on Attachment A.

NOTICES AND PROSECUTIONS

Unauthorised
Pool Installation

Aqua Technics (WA) Pty
Ltd

Lot 449 (4)
Maitland Rise
Woodvale

Background: File No:
2512/449/4

Following a telephone call from the owner of Lot 449 (4) Maitland Rise, Woodvale, an inspection revealed that a fibreglass swimming pool had been installed without the authority of a building licence.

The pool installation company is well aware that a pool shall not be installed until the building licence has been collected and validated.

Unauthorised Pool
Installation

Aqua Technics WA Pty
Ltd

Lot 537 (40)
Bainbridge Mews
Currambine

Background: File No: 3579/537/40

An inspection of Lot 537 (40) Bainbridge Mews, Currambine, revealed that a fibre glass swimming pool had been installed without the authority of a building licence.

It is considered that the pool

company is fully aware that the installation of a pool without a building licence is an offence.

Unauthorised Concrete Pool Installation

Background: File No:1238/148/4

Aqua Technics WA Pty
Ltd

An inspection of Lot 148 (4) Cliverton Court, Marmion, as a routine check of applications being held pending, revealed that a concrete swimming pool has been installed without the authority of a building licence.

Lot 148 (4)
Cliverton Court
Marmion

The application submitted was for a concrete pool, details of which were requested but not received. It is considered that this company is fully aware of Council's requirements and that the installation of the pool without a building licence is an offence.

BUILDING CONTROL ACTIVITY

This month 780 building applications were received and 698 building licenses were prepared for issue. Seven site instructions for building infringements were issued and 3 matters were satisfactorily resolved. It should be explained that many building infringements are rectified immediately by the builder and a site instruction is not required.

Swimming pool inspections resulted in no site instructions issued and no matters were required to be resolved from 46 inspections. 351 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 5842.

COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1992/93 is set out in Attachment C.

RECOMMENDATION

That Council:

- a) endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report H11121;
- b) instigate prosecution proceedings against Aqua Technics (WA) Pty Ltd under Section 374 (1)(a) of the Local Government Act for the installation of a pool without a building licence.
- c) instigate prosecution proceedings against Aqua Technics WA Pty Ltd under Section 374 (1)(a) of the Local Government Act for the installation of a pool at Lot 537 (40) Bainbridge Mews, Currambine, without a building licence.
- d) instigate prosecution proceedings against Aqua Technics WA Pty Ltd under Section 374 (1)(a) of the Local Government Act for the installation of a pool at Lot 148 (4) Cliverton Court, Marmion without a building licence.

R FISCHER
City Building Surveyor

LC:SE

bre110002
H11122

CITY OF WANNEROO REPORT NO: H11122

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/300

SUBJECT: MODIFICATION OF EXISTING PYLON SIGN: LOT 501
 WHITFORDS AVENUE, HILLARYS

APPLICATION

An application has been received from Westfield Design and Construction Pty Ltd to modify an existing pylon at the Whitfords Shopping Centre, Lot 501 Whitfords Avenue, Hillarys.

BACKGROUND

The existing pylon is located near the main entrance of the shopping centre, is 17.0 metres high and has a surface area of 42.75m² (refer Attachment A). The sign was included in the approval for the original shopping centre.

The proposed modification of the pylon sign increases the height of the sign to 22.5m with a surface area of 70.5m² (see Attachment B).

COUNCILS BY-LAWS

Councils By-laws relating to Signs, Hoardings and Billposting restricts pylon signs at large shopping centres to a height of 20.0m with a maximum surface area of 10.0m². The existing sign is 32.75m² in excess of this requirement and the proposed modification exceeds this requirement by 60.5m².

Clause 3.1.5(a) of the By-Law permits Council to refuse a sign application where, in its opinion, the sign would be injurious to the amenity or natural beauty of the area. The size has a large impact on the surrounding residential area and any increase in size would increase this impact. The sign is illuminated and the proposed modifications will increase this illumination.

PROPOSED AMENDMENTS

There is currently a proposal before Council to increase the surface area of pylon signs at major shopping centres to 25m². The existing and proposed sign is far in excess of the proposed modifications to the Signs By-Laws.

RECOMMENDATION

That Council refuses the proposed modification of the existing pylon sign at Lot 501 Whitfords Avenue, Hillarys for the Whitfords City Shopping Centre.

R FISCHER
City Building Surveyor

RS:SE

bre11007

H11123

CITY OF WANNEROO REPORT NO: H11123

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 210 - 15

SUBJECT: PHASING OUT HEPTACHLOR

REPORT

At its meeting on 27 October, 1993, Council requested that a report be submitted on the phasing out of the use of Heptachlor for the protection of buildings from subterranean termites (Item H90139 refers).

BACKGROUND

Investigations have revealed that both the previous and the present Governments have indicated that they wish to phase out the use of chemical treatment of soil for buildings under construction by the end of 1994 subject to suitable alternative treatment being found.

The City of South Perth recently attempted to phase out the use of chemical treatments and was given legal advice that it did not have the authority to do so. The Council was advised that it could only prevent the use of chemicals in buildings that were under its direct control (Council Buildings).

REQUIREMENT

It should be noted that termite treatment is only required when structural timber is used, for example, if a roof frame was constructed of steel, no treatment would be required. The Building Code of Australia does not seek to prevent termite damage to furniture and fittings.

BUILDING CODE OF AUSTRALIA

The Building Code of Australia calls up two Australian Standards, AS 2057 - 1986 Protection of Buildings from Subterranean Termites - Chemical Treatment of soil for buildings under construction; and

AS 1694 - 1974 Physical Barriers used in the protection of Buildings against subterranean termites.

A new Standard AS3660 -1993 has been recently produced and is on order. The new Standard amalgamates the previous Codes and is expanded to include the use of stainless steel mesh. This new standard has not yet been adopted in the Building Code of Australia.

PHYSICAL BARRIERS

Australian Standard 1694 - 1974 indicates that physical barriers are more suited for buildings with raised floors, using antcaps or continuous antcapping over footings or sub-walls. The standard does not address slab on ground construction.

Two new systems of physical barriers for slab on ground construction have recently been introduced. One method is to lay a bed of crushed basalt under the building to be constructed. The voids between the basalt granules is reputed to prevent entry of termites. A trench surrounding the building filled with the basalt granules is also required. Advice received indicates that the only basalt granules which will be suitable for WA conditions must come from South Australia at an approximate cost of \$3000.00.per dwelling.

The second system is the use of stainless steel mesh (Termimesh) developed by a Perth businessman. All tests to date indicate that the mesh is a suitable barrier, however it has not yet been accepted in the Building Code of Australia. The City Building Surveyor has permitted the use of 'Termimesh' under certain conditions.

There is no reason to indicate that the new Australian Standard AS3660-1993 will not be adopted by the Australian Uniform Building Regulations Co-ordinating Council. The stainless steel mesh method has been included in the new standard and provides for either a full application where the total area of the foundation is covered with mesh or a partial application where the mesh is only used in the brick cavities and as a surround for service pipe penetrations through the floor slab.

RECOMMENDATION

That Council write to the Minister for Local Government:

- 1 voicing it's concerns about the use of Heptachlor;
- 2 advising that it considers that there is now a suitable system which can be used as a physical barrier for slab on ground construction and that there should be no reason for not phasing out the use of Heptachlor and any other organo chlorines as soon as possible;
- 3 seeking the appropriate amendments to the regulations.

R FISCHER
City Building Surveyor
H11124

LC:lc/brell006

CITY OF WANNEROO REPORT NO H11124 EX H11105

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 061-390-3

SUBJECT: TIMBERLANE PARK, WOODVALE
TENNIS COURTS : CONTRACT NO 31-93/94

Council has approved funds of \$65,000 in the 1993/94 Budget, Account No 29399, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale.

Tender No 31-93/94 for the construction of two illuminated tennis courts, adjacent to the existing tennis courts on Timberlane Park in Woodvale, was advertised on 25 and 28 September 1993.

The location of the proposed tennis courts on this reserve, in relation to the existing courts, is shown on Attachment 1. Tender submissions are shown on Attachment 2.

Lighting Standard

Council normally provides a recreational standard of lighting for all new courts. However, Kingsley Tennis Club has requested Council to investigate the upgrading of the lighting standard for these two new courts to a competition standard. The club has also requested the cost to upgrade four existing courts to competition standard lighting. The tender submissions for these items are also shown on Attachment 2.

Upgrading to competition standards of lighting incorporates the following costs:

Increased Capital Costs :	Depends on the court location and existing supply.
Replacement Luminary Costs :	Approximately one third higher irrespective of type purchased.
Power Costs :	Double the cost of Recreational Lighting

The Parks Department has indicated its concerns for setting a precedent in upgrading tennis court lighting standards to competition standards.

The Department has been requested, by various groups, to upgrade existing facilities to competition standards of lighting. The number of requests involve 54 courts out of a total of 69 courts

supplied by Council. The capital and associated running costs in carrying out this upgrading would be extreme. Council would normally ask any group requiring specific competition lighting to fund all the installation and associated operational costs. Due to the high costs associated with maintenance of the facilities, the average club is unable to meet these requirements.

With respect to this particular installation at Timberlane Park, the proposed courts are the furthest away from the clubroom but closer to housing development. Even with environmental type lighting fittings, the extra illuminance produced by a competition standard of lighting could be obtrusive.

The apparent trend towards evening tennis competitions and the need to upgrade the standard of court lighting requires further detailed evaluation by Council's Recreation and Cultural Services Department. There are a number of tennis clubs now operating within the City and the upgrading of court lighting to competition standard will be a substantial expense to these clubs. The type of lighting fixtures needs to be carefully assessed to ensure that the impact on adjoining residences is minimal.

It is recommended that Council continues with its policy of providing recreational lighting to the tennis courts at Timberlane park and any further upgrading be subject to a report by the City Recreation and Cultural Services Manager.

Power Supply Upgrade

Recent discussions with SECWA highlighted a deficiency in the existing power supply to Timberlane Park. To accommodate the proposed tennis courts and oval reticulation, a total upgrade of the existing SECWA cabinet is required. The cost of carrying out this work is \$7,396. As the upgrade involves the proposed tennis court lights, a half share of \$3,698 should be allocated from Engineering Account No 29399 - Timberlane park - Construction of Two Illuminated Tennis Courts. The balance of the cost will be accommodated from Account No 29194 - Timberlane Park - Oval Development.

Tender Evaluation

The lowest tender received was from Sportcoat at \$50,112, which included recreational standard of lighting. This company has previously constructed tennis courts for Council and its work has been considered satisfactory. Sportcoat has included in its

tender, the use of Spectra Tennis Ace luminaires which are of the environmental type. The computer generated illumination diagram, submitted with the tender, shows that the illumination levels of the court will be above the minimum specified requirements. This tender is therefore recommended.

The tender option from Sportcoat for the two tennis courts with competition lighting is the only tender which conforms with Council's specification. The tender price of \$62,440 for this option highlights additional cost of \$12,328 for the upgrading of court lighting.

It is recommended that Kingsley Tennis Club be advised of the extra costs required for upgrading to competition standard of lighting, including initial capital costs as well as associated maintenance and running costs.

RECOMMENDATION

That Council:

48approves recreational standard lighting for two illuminated tennis courts to be constructed at Timberlane Park, Woodvale;

49awards Contract No 31-93/94, for the construction of two illuminated tennis courts on Timberlane Park, Woodvale, to Sportcoat, using Spectra Tennis Ace Luminaires, 12 metre high tapered octagonal poles and Sportcoat Surfacing System for the fixed price, lump sum tender of \$50,112;

50authorises the amount of \$3,698 to be allocated from Account No 29399 - Timberlane Park Tennis Court for works to upgrade the power supply to Timberlane Park;

51advises Kingsley Tennis Club of the extra costs for upgrading to competition standard of lighting, including all capital costs, future maintenance and extra power costs;

52authorises the signing of the tender documents;

53seeks a report from the City Recreation and cultural Services Manager on the requirement for competition standard lighting to tennis court complexes utilised by tennis clubs.

R T McNALLY
City Engineer

MR:AT:EMT
Aerell107

TENDERER	TENDER AMOUNT RECREATIONA L	COURTS WITH COMPETITI ON	UPGRADING FOUR EXISTING COURTS TO COMPETITION
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H21100A

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H21109

CITY OF WANNEROO : REPORT NO: H21109

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 290-1

SUBJECT: DEVELOPMENT ASSESSMENT UNIT - 1 OCTOBER TO
21 OCTOBER 1993

Overleaf is a resumé of the development applications processed by the Development Assessment Unit from 1 October to 21 October 1993.

RECOMMENDATION:

That Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report H21109.

O G DRESCHER
City Planner

pre923
1.9.93
H21110

CITY OF WANNEROO REPORT NO: H21110

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/4550

SUBJECT: PROPOSED WAREHOUSE/MOTOR VEHICLE AUCTIONS, LOT
109 (6A) BARETTA ROAD, WANGARA

METRO SCHEME: Industrial

LOCAL SCHEME: Light Industrial

APPLICANT/OWNER: Botril Pty Ltd/Langer Nominees Pty Ltd

CONSULTANT: Colin Langer

INTRODUCTION

An application has been received from Colin Langer on behalf of Botril Pty Ltd and Langer Nominees Pty Ltd, seeking Council's approval for a warehouse to be developed on Lot 109 (6A) Baretta Road, Wangara. The applicant intends using the premises to auction motor vehicles.

BACKGROUND

Lot 109 consists of 1200m² of site area and is located within the Wangara industrial estate. It is currently a vacant site.

The land is zoned Light Industrial under Council's Town Planning Scheme No 1 where a warehouse is a "P" use (a use that is

permitted under the Scheme) and vehicle sales is an "AA" use (a use that is not permitted unless approval is granted by Council).

ASSESSMENT

1. DEVELOPMENT APPLICATION - PROPOSED WAREHOUSE

The development proposes 991m² of gross floor area (GFA) as one unit. Based on Council's Town Planning Scheme No 1 car parking for this type of development is one bay per 30m² GFA, a minimum of 33 bays are required. Thirty-two bays are identified on the plans submitted. The applicant has the option of providing the extra bay or making a payment to Council in accordance with its Cash-in-Lieu of Car Parking Policy. (This policy was introduced, inter alia, to provide an option for developers for the development of on-site parking).

Apart from the provision of a bin storage area and increasing the landscaping component to 8%, the development generally complies with all other requirements and can be approved subject to standard and appropriate development conditions.

2. PROPOSED USE

The applicant advises that the premises will accommodate a motor vehicle auction business currently operating from a development in Mt Hawthorn. The business, called Mt Hawthorn Auto Wholesalers, involves a wholesale auction activity and is anticipated to operate for a two hour period, bi-monthly. Approximately 50 motor vehicles will be auctioned.

The business will employ four people and the vehicles will be kept within the premises. Both the general public and motor dealers will be permitted to attend. Approximately 40 to 50 people are expected to attend each auction.

The applicant has indicated that on some occasions on-site client parking may be inadequate and some street parking may take place. This is not normally tolerated, however, in this particular case it is considered acceptable.

Given the applicant's attendance figures (40 to 50 people) the majority of clients will be accommodated on site (32 bays). It must be remembered that the number of expected clients does not necessarily equate to an equivalent amount of vehicles. Therefore, proposed on-site parking should cope and any addition street parking is likely to be in conformity with what is considered to be normal in the area. Furthermore, the auctions

only occur twice a month for a two hour period and therefore the street parking issue becomes even less important.

RECOMMENDATION:

THAT Council:

1. approves the application for a warehouse development on Lot 109 (6A) Baretta Road, Wangara, as submitted by Colin Langer, on behalf of Botril Pty Ltd and Langer Nominees Pty Ltd, subject to:
 - (a) a minimum number of 33 car parking bays being provided on site. Any shortfall will require a payment being made to Council in accordance with its Cash-in-Lieu of Car Parking Policy;
 - (b) the provision of a suitably screened bulk bin area to be provided to the satisfaction and specification of the City Engineer and City Environmental Health Manager;
 - (c) a minimum of eight percent of the site is to be landscaped to the specifications and satisfaction of the City;
 - (d) standard and appropriate development conditions;
2. approves the use of the building to be erected on Lot 109 (6A) Baretta Road, Wangara for the auction of motor vehicles, subject to:
 - (a) all operations associated with the business, including storage and display of vehicles, being confined to within the unit. The car park is for client and staff parking only;
 - (b) standard and appropriate development conditions.

tk:gm
prel131
8.11.93
H21111

CITY OF WANNEROO REPORT NO: H21111

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/2838

SUBJECT: PROPOSED LUNCH BAR : LOT 1 (79) BUCKINGHAM
DRIVE, WANGARA

METRO SCHEME: Industrial

LOCAL SCHEME: Light Industry, Service Station

APPLICANT/OWNER: Parin Nominees Pty Ltd

CONSULTANT: Mr M Parin

INTRODUCTION

An application has been received from Murray Parin, on behalf of Parin Nominees Pty Ltd, seeking Council's approval to the establishment of a lunchbar within an auto trade complex currently under construction on Lot 1 (79) on the corner of Buckingham and Hartman Drives, Wangara.

BACKGROUND

On 22 July 1992 the Development Assessment Unit approved a petrol filling station, together with six industrial units for use as factories/showrooms and offices.

The development is currently under construction.

PROPOSAL

The application proposes to divide an approved showroom/office unit to create Unit 7 for use as a 75m² lunchbar. The design of

the remaining units and car parking area has been modified slightly to incorporate this change. Total gross floor area over the entire site, excluding the petrol filling station, has increased by approximately 100m² to 1992m² and the total car parking provision has increased by three bays to a total of 66 bays.

The lunchbar is proposed to be located over the portion of the site zoned Light Industry and will have exposure to Hartman Drive.

ASSESSMENT

Under Town Planning Scheme No 1 a lunchbar is classified as a use not permitted unless approved by Council (an AA use) in a Light Industrial Zone.

In accordance with Council's Advertising of Planning Proposals Policy, this application has not been advertised as lunchbars are considered to be an acceptable land use within industrial areas.

A total of ten lunchbars have been approved within the Wangara Light Industrial area to date. In the past, Council has not generally considered the economic viability of development proposals, rather it has left this decision for the entrepreneur to assess.

The City's operative Town Planning Scheme and associated policy requires one car bay for every 30m² of gross floor area used for industrial purposes and one car bay for every 12.5m² of gross leasable area used for the lunchbar. The scheme does not require any formal car parking for the petrol filling station as the refuelling positions generally cater for this demand. According to these requirements the present design, incorporating the lunchbar component, requires a total of 70 car bays, however, only provides for a total of 66 car bays. If Council approves this lunchbar a shortfall of four car bays will exist.

Council's Town Planning Scheme and associated policy provides for the option of a cash payment in lieu of car parking, provided at least 75% of the required car parking is provided on site.

Based on current figures, the cash payment for a four bay shortfall in a Light Industrial Zone would equate to \$11,800.

The Development Assessment Unit has assessed the proposal and advises that the design can accommodate the City's requirements for lunchbars including servicing.

RECOMMENDATION:

THAT Council approves the application submitted by Murray Parin on behalf of Parin Nominees Pty Ltd for modifications to the approved design and the establishment of a lunchbar within Unit 7, Lot 1 (79) Buckingham Drive, Wangara, subject to:

1. the use remaining within the confines of the definition of 'Lunchbar' as stated in Town Planning Scheme No 1;
2. a minimum of 70 car parking bays being provided on site, or a cash payment to be paid to the City in lieu of any car parking bay shortfall in accordance with Council's Cash-in-Lieu of Car Parking Policy;
3. standard and appropriate conditions of development.

O G DRESCHER
City Planner

rmp:gm
pre1132
9.11.93
H21112

CITY OF WANNEROO REPORT NO: H21112

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/1763

SUBJECT: WHITFORDS MEDICAL CENTRE PARKING FACILITIES,
LOT 979 DAMPIER AVENUE, KALLAROO

METRO SCHEME: Urban

LOCAL SCHEME: Special Development A

APPLICANT/OWNER: Dr P Jarvis

CONSULTANT:

B J Service Drafting

INTRODUCTION

Two separate applications have been received from the Whitfords Avenue Medical Group, the first for a six bay car port on Lot 979 Dampier Avenue and the second, for extensions to the medical centre by means of three additional suites on Lot 951 Cromer Grove. The existing medical centre is located on Lot 979 Dampier Avenue, Kallaroo which abuts Lot 951 Cromer Grove (see Attachment No 1).

The medical centre previously carried out minor alterations without Council approval which has come to light with this application. As the popularity of the centre has increased it has also become apparent that the centre has an under-provision of parking. This parking issue required addressing prior to any further approvals being granted to increase the area of the centre.

BACKGROUND

The Whitfords Medical Centre was approved by Council in December 1986 with a total of 48 parking bays; this was calculated at a ratio of three bays per practitioner. The original application was designed with an atrium in the centre of the building; this has since been enclosed to allow for a larger area for consulting rooms, the enclosure was carried out without Council approval.

Council's Town Planning Scheme requires a parking ratio of six bays per practitioner which would require a total of 72 car bays.

A number of on site inspections have revealed that the centre has a parking problem due to the under-provision of bays. Patrons are parking on the verge fronting Dampier Avenue at all times.

When the current applications were received Dr Jarvis was requested to address the parking problem prior to an approval being issued for either application. Dr Jarvis' response was to request approval from Council to construct a public parking area on the Parks and Recreation Reserve 33178 located opposite the medical centre (see Attachment No 1). Dr Jarvis would finance the development of the parking area which he believes would have an overall benefit with public access to the reserve being improved increasing utilisation. It would also help with supplying extra area at low public utilisation times for parking for the medical centre opposite on week days.

A memo was forwarded to the City Parks Manager and the City Engineer for their comments regarding the location of a public car park on Reserve 33178. The response from the City Parks Manager was that from the Parks Department's point of view the car park is not required. The park is a reticulated, passive area of public open space and does not draw large numbers of people. The Parks Manager added that he does not believe Council should give up public open space solely for a private business car park.

The City Engineer advises that the car park could be constructed in that location with access off Dampier Avenue, however, comment would be required from land owners adjoining the lot. This scheme would have to be approved by the City Parks Manager.

PROPOSAL

The proposed six bay carport application does not directly affect the current parking problems experienced by the medical centre. The carport will be covering six existing car bays and will be used by the medical practitioners. This part of the application should not be held any longer due to this parking issue.

The proposed additions to the medical centre consist of three suites on Lot 951 Cromer Grove with an additional sixteen parking bays being provided. Council has been advised that there will be no additional practitioners employed at the centre, the proposed additions are to provide additional space for the existing practices.

With the additional 16 bays the parking of the whole centre would require a further eight bays to bring it into line with Council's parking requirements.

Although previous alterations have been carried out without Council approval there has been no increase in the number of practitioners employed on site. The current shortfall of parking is as a result of Council's previous approval not being in accordance with policy. As the medical centre is now proposing to increase its floor area and will have the potential to employ additional practitioners the overall development should be brought into line with the full parking requirements of Council, in this way alleviating the existing parking problem.

For this application to be acceptable to Council, Lot 951 would have to be amalgamated with Lot 979. Both lots are currently zoned Special Development A and have a density code of R20. Consulting rooms in a residential zone are an AA use under

Councils Town Planning Scheme and therefore require approval of Council. The application would require advertising on site for 30 days and also in a newspaper, to allow residents in the area sufficient time to comment on the application.

Council's policy regarding the location of consulting rooms in residential areas requires that they be located in or adjacent to shopping centres. This development is opposite the Whitford City Shopping Centre which has an area large enough to accommodate an additional medical centre.

Lot 951 has a frontage to Cromer Grove, a residential cul-de-sac and also to Whitfords Avenue, the latter frontage is bounded by a pedestrian accessway restricting access from that side. The pedestrian accessway also extends along the western side boundary. Access to the lot for this application is proposed to be via Lot 979 through the car park of the medical centre. No access is proposed to Cromer Grove. The medical centre insists that it requires additional area for the operation of the practitioners of the centre, however, they have not fully addressed the parking requirements for the centre.

Dr Jarvis application to construct a public car park on Council's recreation reserve is unnecessary when considering his application for additions to the medical centre on Lot 951. A reduction in the floor area of the proposed additions would allow for the additional parking requirements to be accommodated on Lot 951. This would then bring the number of parking bays into line with Council's Town Planning Scheme requirements and alleviate the existing parking problem.

RECOMMENDATION:

THAT Council advises Dr S Jarvis that:

54it does not support the proposal for the construction of a public car park on Reserve 33178 for the use of patrons of the medical centre on Lot 979 Dampier Avenue, Kallaroo;

55the application for additions to the Whitfords Medical Centre on Lot 951 Cromer Grove, Kallaroo to be revised to accommodate an additional eight car parking bays to bring it into line with the City's Town Planning Scheme prior to approval for advertising being granted by Council;

56approval is granted for a six bay carport to be constructed on Lot 979 Dampier Avenue, Kallaroo, subject to standard and appropriate development conditions.

O G DRESCHER
City Planner

mb:gm
pre1119
4.11.93
H21113

CITY OF WANNEROO REPORT NO: H21113

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/3595

SUBJECT: PROPOSED CAPACITY UPGRADE, LOT 7 (136) WESCO ROAD, NOWERGUP

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Swan Portland Cement Ltd

CONSULTANT: Kinhill

INTRODUCTION

Council received correspondence from the Environmental Protection Authority on 21 October 1993 requesting comment on the proposed capacity upgrade of the Quicklime plant and Limestone quarry at Lot 7 (136) Wesco Road, Nowergup.

BACKGROUND

Council may recall in June 1992, the Minister for the Environment issued approval for the construction and operation of a Quicklime plant on Lot 7 (136) Wesco Road, Nowergup. The approval was subject to a number of environmental conditions set by the Environmental Protection Authority.

Council's main concerns during the consideration of the above application were:

1. Traffic generation on Gibbs Road, which was identified as the access road.
2. Availability of groundwater to sustain the estimated consumption.
3. Use of the site over the 30 year time period and the appropriate zoning and planning approvals.
4. Management programmes with respect to noise and dust from the operation of the facility.

ASSESSMENT OF PROPOSAL

The Environmental Protection Authority has requested Council's comments for the increase of the production capacity of its plant from the approved Quicklime production rate of 230,000 tonnes per annum (T/A) to 460,000 T/A and to increase the rate of limestone quarrying from the approved 450,000 T/A to approximately 1,000 000 T/A. The report detailing the revised proposal is available in the Councillors' reading room.

The report prepared for the revised proposal identifies that the increase in production will not require additional power or water supplies.

The zoning of the site remains Rural, however, given that the use of the site is estimated for 30 years, it is considered appropriate that the site be rezoned to General Industrial. It is noted that a Development Application for the proposal is yet to be approved by Council, thus the matter of inappropriate zonings should be addressed at this stage.

The management of noise and dust during operating hours are subject to conditions imposed by the EPA. Council's Health Department has also investigated the matter and recommended that the plant could operate 24 hourly, seven days a week, however, the quarrying would only be acceptable Monday to Saturday, 7.00 am to 7.00 pm. Although these specifications were not identified

as conditions of operation by the EPA, the above requirements could be imposed by Council at development approval stage.

Since previous consideration of the proposal, a number of additional concerns have been raised.

The calciner tower will increase an additional 24 metres higher than the approved project. The total height of the proposed stack will be approximately 89 metres. It is noted that the approved height impacts considerably on the proposed location of the aerodrome facilities and the proposed increase would compound the effect

It is also noted that a number of environmental considerations which were subject to EPA conditions in the previous approval have not been addressed in this report.

In particular, identified stands of Eucalyptus "argutifolia" were to be preserved and mining was not to occur within a certain distance of the stands to avoid disturbance. It is considered important, in Council's response, to ensure that the previous conditions with respect to their preservation will also be placed on the revised proposal.

TRAFFIC COMMENT

The EPA has prepared a list of environmental commitments applicable to the approved project. Commitments 18 to 20 in the revised report refer to transport requirements around the site.

Commitment 18 recognises Gibbs Road would no longer be used to transport limestone to Rivervale once the Pinjar lease quarry and quicklime plant become operational. The road is currently the subject of an Area Traffic Study (H10309 and H10512 refers). Residential opinion supports the construction of EW10 (Nowergup Road).

Commitment No 19. In short term, and until access between the revised plant site and Flynn Drive has been constructed, Swan is prepared to use the Wattle Avenue East, Pinjar Road and Flynn Drive to Wanneroo Road for the transportation of quicklime if necessary.

Table 5.1 to the report gives the estimated vehicle numbers as 164-212 and erroneously concludes, based on MRD figures that the approved project would generate 3.4-3.9% additional traffic and the revised proposal 4.4-5.8%. Based upon Council traffic data, these percentages should be 34-37% and 40.6-46.7%. Pinjar Road,

Wesco Road and Wattle Avenue East will require reconstruction within the next five years. Current costs are approximately \$290,000 per kilometre or \$2,784,000.

Commitment 20. Prior to development of North Wesco lease, negotiations would be held with the City of Wanneroo concerning possible temporary diversion of Wesco Road and other measures to avoid conflict with public road users.

RECOMMENDATION:

THAT Council submits comments to the Environmental Protection Authority reflecting the concerns and requirements identified in the above report.

O G DRESCHER
City Planner

pje:gm
prell14
26.10.93
H21111

CITY OF WANNEROO REPORT NO: H21111

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/895

SUBJECT: MODIFICATION TO PARKING STANDARDS, LOT 740
(99) CARIDEAN STREET, HEATHRIDGE

METRO SCHEME: Urban

LOCAL SCHEME: Special Zone (Restricted Use) Commercial

APPLICANT/OWNER: Mr S Thomson

INTRODUCTION

An application has been received from Mr Simon Thomson to construct additions to Shop 8 on Lot 740 Caridean Street, Heathridge. The additions entail the enclosure of the existing yard area at the rear of the shop to extend the workshop.

BACKGROUND

The subject lot is zoned Special Zone, Restricted Use for Commercial under Council's Town Planning Scheme No 1. The existing centre was established in 1988 with a total of 109 car parking bays. The development consists of 11 shops facing Caridean Street,

An application to enclose the yard area of Shop 8 was received in June 1992 however the applicant was advised that he would be required to pay cash in lieu of parking for the additional area of floor space. The applicant did not proceed. In October this year, the application has been re-submitted and the applicant now requests that Council considers waiving the cash in lieu requirement.

PROPOSAL

The applicant proposes to enclose the 56m² yard area at the rear at Shop 8 to increase the work and storage area of his bicycle shop. The extension is proposed to be sympathetic with the existing development with access to the rear parking area as well as the existing front access.

Mr Thomson's reasons for requesting Council to waive the cash in lieu parking requirement are as follows.

1. The existing car parking is never more than 50% full at the front of the centre, and the rear parking bays never have to be used. There is, therefore, no justification for having any more car parking bays.
2. The argument that the use of the retail areas may change in the future is quite valid, however, it is not a valid argument that a parking problem will occur in the future. The most likely scenario is that more of the retail space will be used for after hours trading, which will in fact make more parking bays available during normal trading hours.

3. There will never be a supermarket in the centre, and therefore the car parking bays needed per square retail metre must obviously be decreased accordingly.
4. The proposed extension is for storage and workshop use only and will therefore not create any more retail space.
5. The original plan for building the shopping centre was approved by Council on the condition that there was a reciprocal car parking agreement with the shopping centre adjoining the proposed application. This condition was not enforced by the Council as it should have been had this condition been fulfilled there would be no need for extra parking bays to be created.

ASSESSMENT

In the assessment of the request, reference needs to be made to Council's Cash-in-Lieu of Car Parking Policy adopted by Council at its meeting on 26 February 1992 (G20250). One of the objectives of the policy is to provide an option for developers in the form of a cash payment in lieu of their provision of on-site car parking. The policy requires a payment of \$4,450 per bay shortfall on commercial land.

With the calculation of parking bays being required at one per 12.5m² of gross leasable area this application would have a shortfall of four bays therefore requiring the payment of a total \$17,800 cash in lieu.

The cash-in-lieu policy was first brought into being due to developers requesting reductions in the number of parking bays required for developments. The policy was a means of securing money for the Council to meet future parking demands and to assist in providing Council parking facilities for the benefit of the community as a whole.

Council should be aware that recently a number of appeals have been made to the Minister regarding the payment of cash-in-lieu for parking and the Minister has upheld these appeals.

A number of on-site inspections have been carried out for this application and at no time has there been a large number of cars parked in the parking area.

No reciprocal car parking agreement exists between this shopping centre and the one adjoining it. As a result, there is no surplus parking in addition to that required for the existing

floor area of the shopping centre. In accordance with Council's cash-in-lieu policy the applicant is therefore required to provide additional parking or pay cash-in-lieu for the additional floor area provided.

RECOMMENDATION:

THAT Council approves the application by Mr S Thomson for the enclosure of a 56m² yard area at the rear of Shop 8, Lot 740 Caridean Street, Heathridge, subject to:

1. the provision of an additional four car parking bays or the payment of \$17,800 cash-in-lieu in accordance with Council's Cash-in-Lieu of Car Parking Policy;
2. standard and appropriate development conditions.

O G DRESCHER
City Planner

mb:gm
prel112
26.10.93
H21115

CITY OF WANNEROO REPORT NO: H21115

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/2502

SUBJECT: USE APPROVAL FOR A RESIDENTIAL CHILDREN'S HOME
ON LOT 163 (460) KINGSWAY, LANDSDALE

METRO SCHEME:
LOCAL SCHEME: Rural
APPLICANT/OWNER: Salvation Army
CONSULTANT: Asia Securities (Aust) Pty Ltd

INTRODUCTION

An application has been received from Asia Securities (Aust) Pty Ltd on behalf of the Salvation Army, for a use approval of a residential children's home on Lot 163 (460) Kingsway, Landsdale.

ISSUES

The subject lot is zoned Rural and is 2.036 ha in size. The proposed use is defined under an "Institutional Home" in Town Planning Scheme No 1 and is classified "AA" (ie a use not permitted without Council approval).

"INSTITUTIONAL HOME" (A380 - 11.12.1987) means a building appropriately designed and operated to provide accommodation which the Council considers acceptable in a residential neighbourhood or rural area for children, the aged or infirm, state wards, orphans, or persons who are physically or mentally handicapped.

It is proposed that the property be owned and operated by the Salvation Army for occupation by a division of that organisation known as "Crossroads West".

Crossroads West provides a service to "at risk" children and adolescents aged between 12 to 18 years of which there are units currently operating at Nedlands and at Mirrabooka.

The programme provides an opportunity for children who have had a very disadvantaged start in life to develop basic life skills and regain their self esteem through the provision of a home environment.

The children in the proposed facility will be aged between 12 to 15 years old. The maximum number of children to be housed on the subject lot would be four girls and four boys. The home will be staffed 24 hours a day by properly qualified guidance officers of which the normal number of staff on site at any one time will be two, with a maximum of four during shift changeovers.

The length of stay for the children varies; however, it is envisaged that the average stay will be between six and eighteen months.

DEVELOPMENT PROPOSAL

The subject lot was previously used for the keeping of horses, it contains five horse paddocks and two brick horse shelters. The site has been unkept and the paddocks are very overgrown.

Located towards the rear of the site (and not visible from the road) is a four bedroom, two bathroom brick and tile house. Both the garden and the house are in need of maintenance.

The applicant proposes to develop an addition of five bedrooms and one bathroom to the existing house with an intention to create two x four bedroom wings with four girls on one side and four boys at the other side with the living room and staff bedroom area in between.

The applicant also proposes to develop an outdoor building with toilet facilities, for use as a life skills teaching area. The Salvation Army prefers to keep the teaching activities away from the house so as to maintain a home environment in the house and to restrict its use to the more normal household activities.

The site provides sufficient parking facilities, with a double lock-up garage and a limestone based area in front of the house.

A passenger van will also be provided for transporting the children.

The applicant states that the site will be completely upgraded, including some levelling, surfacing of the driveway and landscaping, all in keeping with the rural nature of the area.

ASSESSMENT

The two facilities currently operating in Nedlands and Mirrabooka, have been there for some years now. The applicant identifies how successful the programme is operating in these areas with no adverse effect on the privacy and lifestyle of the surrounding neighbours. Both these facilities are located within a residential area whereas the proposed use is to be located on a rural site.

A need for advertising under Town Planning Scheme No 1 (Clause 3.14) is necessary when a proposal is considered to have an effect on the land which is subject to the application or an effect on land or residents in the vicinity.

The proposed use is to be located on a rural site of which the house is situated a fair distance from the road and from the neighbouring residents. The proposed extensions will be in keeping with the existing house and the site will be upgraded and maintained to a much higher standard than at present. As such, the proposed use will have no adverse effect on the area or surrounding residents, therefore, advertising is not recommended.

However, to provide an opportunity for the residents in the immediate vicinity to comment on the proposed use, I suggest that when a development application is received by Council, the applicants are notified of such and are invited to comment.

CONCLUSION

The proposed children's home will provide a valuable service for children in the area. It is designed to rebuild their self esteem and life skills to the point where they are able to feed back into the public high school system and eventually return to their own homes or foster homes.

RECOMMENDATION:

THAT Council supports the application by Asia Securities (Aust) Pty Ltd to use Lot 163 (460) Kingsway, Landsdale, for a residential children's home subject to:

1. an application for approval to commence development being submitted and approved before the use or any building commences;
2. not more than eight children being accommodated.

O G DRESCHER
City Planner

sk:gm
pre1129
8.11.93
H21116

CITY OF WANNEROO : REPORT NO H21116

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-1

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF
OCTOBER 1993

Overleaf is a resume of the Subdivision Applications processed by the Subdivision Control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the State Planning Commission
- 3.3 Applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council
- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

RECOMMENDATION:

THAT Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report H21116.

O G DRESCHER
City Planner

gap:rp
pre1127
8.11.93
H21117

CITY OF WANNEROO REPORT NO: H21117

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-91176

SUBJECT: PROPOSED SUBDIVISION LOT 14 MARIGINIUP ROAD,
MARIGINIUP

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr E and Mrs H Eindorf

CONSULTANT: Mr E and Mrs H Eindorf

INTRODUCTION

An application has been received from Mr and Mrs Eindorf seeking Council's support for the subdivision of Lot 14 Mariginiup Road, Mariginiup into two lots of approximately 2 hectares each in a battleaxe formation (see Attachment No 2).

BACKGROUND

The subject lot is zoned Rural under both the Metropolitan Region Scheme and the City's Town Planning Scheme No 1. It has an overall site area of 4 ha and is located on the eastern side of Mariginiup Lake.

The lot currently accommodates a residence, and garage and remains largely undeveloped.

The applicant has given no explanation in support of the application.

ASSESSMENT

Lot 14 is located within the minimum 4ha lot size area under the Council's Rural Subdivision Policy G3-33. This policy was adopted by Council in the interests of retaining land for active rural use adjacent to the North West Urban Corridor.

Given that the proposed subdivision does not comply with the above policy, it is recommended that the application be refused.

RECOMMENDATION:

THAT Council does not support the application submitted by Mr and Mrs Eindorf for the subdivision of Lot 14 Mariginiup Road, Mariginiup for the following reasons:

1. the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in the locality;
2. the proposal represents a fragmentation of the rural area in this locality, thus diminishing its rural integrity;
3. support for the proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

tk:gm
pre1123
5.11.93
H21118

CITY OF WANNEROO REPORT NO: H21118

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-91188

SUBJECT: PROPOSED SUBDIVISION, LOT 4 GNANGARA ROAD,
GNANGARA

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: P J and G L McNamara

CONSULTANT: P J and G L McNamara

INTRODUCTION

An application has been received from P J and G L McNamara seeking Council's support for the subdivision of Lot 4 Gngangara Road, Gngangara into two lots of approximately 1.7 ha each in a battleaxe formation (see Attachment No 2).

BACKGROUND

The subject lot is zoned Rural under both the Metropolitan Region Scheme and Council's Town Planning Scheme No 1. It has an overall site area of 3.4697 ha and is currently undeveloped (see Attachment No 1).

The applicant has not given an explanation in support of the subdivision.

Council is advised that the current owners have made three previous applications for subdivision which were similar to the current proposal. In all instances the applications were not supported by the Council and were subsequently refused by the Department of Planning and Urban Development. The applicant also appealed against the decision of the original application, however, the Hon Minister did not uphold the appeal.

ASSESSMENT

Lot 4 is subject to Council's Rural Subdivision Policy G3-33 which specifies a minimum lot size of 4 ha for the vicinity. This policy was adopted by Council in the interests of retaining land for active rural use adjacent to the North West Urban Corridor.

As the current lot size is already below the 4 ha minimum it is evident that further subdivision would be inconsistent with Council's Policy and therefore cannot be supported.

RECOMMENDATION:

THAT Council does not support the application submitted by P J and G L McNamara for the subdivision of Lot 4 Gngara Road, Gngara 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 locality;
2. the proposal represents a fragmentation of the rural area in this locality thus diminishing its rural integrity;
3. support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

tk:gm
prel126
5.11.93
H21119

CITY OF WANNEROO REPORT NO: H21119

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 520-2

SUBJECT: APPLICATION FOR MINING LEASES 70/810, 70/811,
70/667 RESERVES 8399 AND 27279 LAKE GNANGARA

METRO SCHEME: Rural

LOCAL SCHEME: Recreation Reserve

APPLICANT: Boral Resources, Magic Soil Pty Ltd

INTRODUCTION

The Department of Minerals and Energy has referred to Council for comment two applications for mining leases within and adjacent to Lake Gnangara. Boral Resources application for mining leases 70/810 and 70/811 is on Reserve 8399, which is adjacent to Lake Gnangara. Magic Soils application for mining lease 70/667 is located within Lake Gnangara on Reserve 27279. The mining lease areas are shown on Attachment 1. Both reserves are vested in Council for recreation.

BACKGROUND

In the past, Council has considered similar applications within Lake Gnangara. At its February 1992 meeting (Item G20242) Council advised the Department of Mines that it did not object to an application for mining lease 70/704 on reserve 42558, in Lake Gnangara (Attachment 1). The recommendation was made on the basis that approval of the mining lease did not constitute the go ahead to commence mining operations.

At its April 1990 meeting (E20405) Council resolved to approve an application from Magic Soil Pty Ltd to develop a diatomite mine (mining lease 70/473) on Reserve 27279 Lake Gnangara (Attachment 2) for a seven year period, subject to a number of conditions. This application was formally assessed and approved by the Environmental Protection Authority.

ISSUES

Mining lease applications 70/810 and 811 cover most of Reserve 8399 which contains Marri and Banksia woodland. Remnant Banksia woodland is rare and in the Perth metropolitan area is not secure. Sand mining on this reserve would destroy most of the woodland. Although approval of the mining lease application

would not constitute approval to commence mining operations, it would give the applicant the expectation that Council would be in favour of mining on this reserve. Therefore Council is advised not to support mining lease applications 810/811.

Approval of mining lease application 70/667 does not mean that the applicant can commence mining diatomite. Development approval would be necessary and it is likely that application would be formally assessed by the Environmental Protection Authority.

RECOMMENDATION:

THAT Council advises the Department of Minerals and Energy that it,

57opposes the applications for mining leases 70/810 and 70/811 on Reserve 8399, Lake Gngangara;

58supports the application for mining lease 70/667 on Reserve 27279 Lake Gngangara.

O G DRESCHER
City Planner

lk:rp
pre1049

H21120 - WITHDRAWN

H21121

CITY OF WANNEROO REPORT NO: H21121

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 1225/410/9

SUBJECT: UNLAWFUL USE OF RESIDENTIAL LOT 410 (9) VISTA
CLOSE, EDGEWATER FOR LIGHT INDUSTRIAL
PURPOSES: MR G VAN LOON

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER:
CONSULTANT:

Council is advised that on 10 September 1993 a complaint was received from Mr Van Loon's neighbour complaining that he was operating a furniture making business at his home and in the process creating continual excessive noise by the use of industrial machinery and regularly creating unacceptable odours caused by the application of lacquers.

An inspection on 16 September 1993 revealed that Mr Van Loon is using two single garages on his lot solely for the purpose of manufacturing furniture. At the time of the initial inspection he was operating a band saw, engaged in the manufacture of a number of chairs; the garages were equipped with woodworking machinery normally expected to be found in the industrial zone.

Mr Van Loon made no attempt to deny that he was operating a business from home and stated that he has been operating there for four years; has made furniture for a number of near neighbours except for the complainant who wants the business removed to the correct location because of noise and fumes.

Mr Van Loon was fully advised that he must relocate his business and promised to do so within one week.

Since that date, however, two further complaints have been received and on 14 October 1993 Mr Van Loon was again interviewed and his property inspected, when both sheds were in use, chairs were in the process of manufacture and a dining table almost completed. All of the activities were clearly visible from the road. The total operations can only be described as fully industrial.

Mr Van Loon was told that there is now no other option but to refer the matter to Council and that as he has been given ample time to relocate and has not done so, the only recommendation that can be made is to prosecute.

RECOMMENDATION:

THAT Council refers the matter to its solicitors for immediate prosecution.

O G DRESCHER
City Planner

jhw:gm
pre1103
19.10.93
H21122

CITY OF WANNEROO REPORT NO: H21122

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 30/2368, 730-8

SUBJECT: ROYCE COURT, LOT 65 (4) WINTON ROAD, JOONDALUP
BUILDING CANOPIES OVER PROPERTY BOUNDARIES

METRO SCHEME: Urban

LOCAL SCHEME: Special Zone (Restricted use) Car park

APPLICANT/OWNER: City of Wanneroo

INTRODUCTION/BACKGROUND

Several reports have been presented to Council regarding Royce Court and adjacent development applications.

As Council is aware, Royce Court is developed as a public car parking area with lots directly abutting its northern and southern boundaries. Development is required to have a nil setback to Royce Court for the objective of creating a

traditional business strip area (see Attachment No 1). All client parking is proposed to be accommodated within Royce Court.

The subject lots are serviced by Lincoln Lane and Lago Place. On site development requires a minimum setback of 15 metres to these roads to accommodate servicing requirements, staff parking and landscaping.

Design guidelines have been prepared (by the Joondalup Development Corporation) to control development in this area. Development must also comply with the requirements of the City's Town Planning Scheme No 1.

BUILDING CANOPIES OVERHANGING PROPERTY BOUNDARIES

The design guidelines require developments to incorporate a continuous pedestrian canopy along the front of the building extending 2.0 metres over the property boundary into Royce court.

Recent correspondence from an adjacent landowner advises that difficulties are being experienced in obtaining strata approval for their development because Royce Court is not a dedicated road, it is a separate lot owned in fee simple by the City.

This problem may arise with other developments in the area and consequently the best method of rectifying the situation will be to grant easements over the relevant portions of Royce Court to accommodate access and the encroachment of the canopies.

RECOMMENDATION:

THAT Council requires an easement agreement to be put in place for the portions of Royce Court (Lot 65 Winton Road, Joondalup) which accommodate the pedestrian canopies as a condition of development approval or as and when requested by individual owners of existing developments. The preparation of the easement to be at no cost to Council.

O G DRESCHER
City Planner

tk:gm
pre1121

H21123

CITY OF WANNEROO REPORT NO: H21123

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-93

SUBJECT: PROPOSED RETAINING WALLS EXCEEDING TWO METRES
IN HEIGHT - CURRAMBINE AND ILUKA

METRO SCHEME: Urban

LOCAL SCHEME: Rural & Residential Development

APPLICANT/OWNER: Beaumaris Land Sales

INTRODUCTION

Beaumaris Land Sales is seeking Council's authorisation to the construction of retaining walls in excess of two metres in height throughout the remaining stages of its Currambine and Iluka landholding (see Attachment No 1).

BACKGROUND

At its August 1993 meeting Council authorised similar requests from Beaumaris Land Sales for several subdivisional stages of Currambine and Iluka (H20852 and H90817).

Beaumaris Land Sales' Consulting Engineers, Cossill and Webley, currently have subdivision construction drawings relating to Iluka Stage 2 and Currambine Stages 3C and 8B with the City for approval. In some instances retaining walls are proposed as high as 3.1 metres.

Beaumaris Land Sales has adopted a 'terraced' approach to earthworks throughout its landholding. This approach:

1. provides future purchasers with flat building sites requiring minimal further site works;

2. alleviates the need for often ad hoc cutting, filling and retaining wall construction by individual builders;
3. provides surety that retaining walls have been properly constructed;
4. alleviates disputes, often involving the City, regarding cost sharing, obligations etc between adjacent landowners;
5. reduces overall retaining construction costs;
6. provides prospective purchasers with the opportunity of seeing the ultimate extent of retaining walls in the vicinity when purchasing;
7. optimises elevations and views.

ASSESSMENT

Council Policy authorises the City Building Surveyor to approve retaining walls up to a maximum height of 2.0 metres. This policy is considered appropriate in established areas. The existence of limestone and the nature of the terrain in the Currumbine and Iluka areas is such that some retaining walls in excess of 2.0 metres high will be required.

Beaumaris Land Sales request is based on an attempt to improve the subdivision approval process. The City's Building, Engineering and Town Planning Departments will assess plans for issues such as strength, amenity and overshadowing.

Given Beaumaris Land Sales' objective of providing flat terraced lots, the natural terrain, the existence of limestone in the area and the fact that the area is a relatively isolated broadacre subdivision, the request is considered acceptable.

RECOMMENDATION:

THAT Council authorises the construction of subdivisional retaining walls greater than 2.0 metres in height for the remaining stages of Beaumaris Land Sales' Currumbine and Iluka landholding in those instances deemed appropriate by the City Planner, City Engineer and City Building Surveyor, subject to:

1. the subdivision designs being approved by the Department of Planning and Urban Development;

2. the detailed design being signed by a practising structural engineer.

O G DRESCHER
City Planner

rmp:gm
pre1134
9.11.93
H21124

CITY OF WANNEROO REPORT NO: H21124

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 790-670

SUBJECT: AMENDMENT NO 670 : PROPOSED REZONING OF PT LOT
106 BERKLEY ROAD, MARANGAROO

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: North Whitfords Estates

CONSULTANT: Feilman Planning Consultants Pty Ltd

INTRODUCTION

An application has been received from Feilman Planning Consultants Pty Ltd on behalf of North Whitfords Estates for a rezoning of Pt Lot 106 Berkley Road, Marangaroo from Residential Development R20 to Residential Development, Special Zone (Additional Use) Corner Store.

BACKGROUND

Council, at its September 1993 meeting (H20918) resolved to support the subdivision of Lot 106 Berkley Road, Marangaroo.

Council also resolved to support the location of a corner store on the subject lot.

The land in question is Pt Lot 106 Berkley Road, Marangaroo, being 1070m², as depicted on the subdivision plan (Attachment No 1).

PROPOSAL

Feilman Planning Consultants Pt Ltd have requested that Council initiate a rezoning of Pt Lot 106 Berkley Road, Marangaroo for the use of a corner store.

The definition of Corner Store under Town Planning Scheme No 1 is as follows:

"Corner Store" means land and buildings within residential zones comprising a dwelling house attached to which is a shop not exceeding 100m² gross floor area offering only convenience goods for sale operated as an additional use by the permanent residents of the dwelling.

Given Council's support of the location of a corner store on the subject site, it is recommended that Council initiate Amendment No 670 and request consent for advertising.

RECOMMENDATION:

THAT Council

59advise Feilman Planning Consultants Pty Ltd of its support for the proposed rezoning of Pt Lot 106 Berkley Road, Marangaroo;

60forwards the documents of Amendment No 670 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

sk:rp
pre1133
9.11.93
H21125

CITY OF WANNEROO REPORT NO: H21125

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 790-658

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 658
CONCRETE BATCHING PLANTS

METRO SCHEME: N/A

LOCAL SCHEME: General Industry - interpretation

APPLICANT/OWNER: City of Wanneroo

INTRODUCTION/BACKGROUND

Amendment No 658 was initiated by Council at its July 1993 meeting (H20746) and sought to include concrete batching plants within the interpretation of General Industry in Town Planning Scheme No 1.

The purpose of the amendment was to preclude concrete batching plants from the Joondalup City Centre and Joondalup Business Park. These areas are zoned "Joondalup City Centre" and "Service Industrial" respectively. In these zones, General Industries are prohibited.

ADVERTISING

Advertising of the amendment, as approved by the Hon Minister for Planning, closed on 22 October 1993 and no submissions were received.

RECOMMENDATION:

THAT Council:

1. finally adopts Amendment No 658 to Town Planning Scheme No 1;
2. authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER
City Planner
8.11.93
sk:gm/pre1130
H21126

CITY OF WANNEROO REPORT NO: H21126

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-2281

SUBJECT: CLOSURE OF PART OF GRIFFITHS ROAD, WANNEROO

Application has been made for the closure of the unconstructed section of Griffiths Road, Wanneroo.

Griffiths Road is a dedicated road reserve which extends from Dundobar Road to the southern boundary of Lot 50 Vincent Road but it is constructed only up to the cul de sac head at the common boundaries of Lots 12 and 13. The section north of the cul de sac head is uncleared.

Lots 12 and 13 were created in 1987 out of the subdivision of City owned land and the road was constructed at that time. It was intended that the northern section would not be used for vehicle or pedestrian traffic and would be closed and amalgamated with the adjoining properties. However, the intended closure was not proceeded with as neither the City as the owner of Lot 12 nor

the then owners of Lots 119 and 120 Canna Place, which abut it, were prepared to purchase the land.

Quito Pty Ltd, trading as Benara Nurseries, as the new owners of Lots 12 and 13 Griffiths Road are seeking to have the unconstructed portion closed and partly amalgamated with their land. The current owners of Lots 119 and 120 Canna Place have given their support to the closure and indicated they would be prepared to purchase the half width that adjoins their properties.

The subject portion of road is shown as servicing a possible future special residential subdivision in a draft local structure plan that has been prepared by Greg Rowe and Associates for Pacesetter Homes, as shown on Attachment No 2. All of the land in that special residential zone is owned by Quito Pty Ltd and will continue to be used for nursery operations in the foreseeable future. Therefore, closure of the road will not jeopardise the future implementation of the draft structure plan as it can be reinstated by Quito Pty Ltd if and when it chooses to subdivide in accordance with the plan.

All of the servicing authorities have been consulted and advise that there are no objections to the closure.

The requested closure was advertised in the Wanneroo Times to gauge public reaction and no objections or other submissions were received in the period allowed.

RECOMMENDATION:

THAT Council authorises the closure of the unconstructed section of Griffiths Road, Wanneroo between the cul de sac head and the southern boundary of Lot 50 Vincent Road.

O G DRESCHER
City Planner

twm:rp
pre1105
20.10.93

H21127

CITY OF WANNEROO REPORT NO: H21127

TO: TOWN CLERK
FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-1492

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN KYLIE WAY AND GOOLLELAL DRIVE,
KINGSLEY

An application has been received to close the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley. The application is made on the grounds of the antisocial behaviour of some users of the accessway and the amount of vandalism being experienced by the adjoining property owners. The application was supported by a petition representing 12 households.

The State Energy Commission has a 22,000 volt cable running through the accessway. SECWA has objected to the closure on the grounds that the cable could pose a serious danger if it was contained within private property. An easement would not be acceptable in this case as many people ignore easements and simply erect structures over them. The placement of permanent structures over the cable may not pose too many problems (apart from maintenance) however it would obviously be extremely dangerous for someone to dig up the area where the cable is. Relocation of the cable is not feasible in this instance.

Even though the adjoining property owners have agreed to meet all the costs involved in closing the accessway and the pedestrian movement in the area would not be affected by the closure, I do not believe that Council can ignore SECWA's objection.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley.

O G DRESCHER
City Planner

cd:rp
prell20

4.11.93
H21128

CITY OF WANNEROO REPORT NO: H21128 EX H21101

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 10 NOVEMBER 1993

FILE REF: 30/4203

SUBJECT: PROPOSED CHEMIST USE APPLICATION, LOT 719 (10)
MINDARIE DRIVE, QUINNS ROCKS

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Gamehill Pty Ltd

CONSULTANT: BSD Consultants

INTRODUCTION

An application has been received from BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for the establishment of a Chemist on Lot 719 Mindarie Drive, Quinns Rocks.

BACKGROUND

At the June meeting this year, Council approved an application for a medical centre, child care centre and infant health centre on Lot 719 Mindarie Drive, Quinns Rocks (H20608). The approved development included a women's health medical suite and a specialist medical suite. This current application deletes both of those suites and replaces them with a Chemist.

The subject site is a triangular lot bounded by Mindarie Drive, Quinns Road and Smales Road. The land is zoned Residential Development under Town Planning Scheme No 1. A Chemist is an unlisted use in the operative scheme but falls within the definition of a shop. In the scheme, a shop is not permitted in a Residential Development zone.

PROPOSAL

The proposal is to develop a chemist as part of the approved consulting rooms, paramedical development on Lot 719. The chemist will take the floor space of the proposed specialists suite and the women's health suite occupying a floor space of 200m².

A total of 60 car parking bays has been provided on site based on Council's car parking requirements of six bays per practitioner for consulting rooms totalling 48 bays and one per 30m² of gross floor area for offices. This does not provide for council's requirement of one bay per 12.5m² of GLA for a shop, this would increase the total requirement for on site parking to a minimum of 64 bays.

The proposal has been submitted in part due to the Chemist currently located in Quinns Shopping Centre expressing an interest in relocating to be part of the medical centre. The Chemist currently feels that he will not be able to accommodate the projected future patronage in his present location.

The Quinns Rocks local shopping centre is separated from Lot 719 by 500 metres of regional reserve. This centre has a gross leasable floor area of 2015m², therefore, it would be excessive to consider rezoning a single lot so close to an existing centre to accommodate a Chemist which is already located within the centre.

The current approval for the Child Care Centre, Infant Health Centre and Medical Centre on Lot 719 Mindarie Drive, is adequate to service the Quinns Rocks area and will already generate greater traffic volumes within the surrounding Residential zone. Due to the proximity of the medical centre to the existing shopping centre, it is recommended that Council not approve this application.

RECOMMENDATION:

THAT Council refuses the application by BSD Consultants Pty Ltd on behalf of Gamehill Pty Ltd for a Chemist to be located on Lot 719 Mindarie Drive, Quinns Rocks, on the grounds that:

1. the proposed use is not permitted in the Residential Development zone;
2. the Quinns Rocks local shopping centre located at Lot 80 Quinns Road is in close proximity to the proposed medical centre on Lot 719 Mindarie Drive and this centre

adequately services the Quinns Rocks area on a commercial basis.

O G DRESCHER
City Planner

mb:gm
pre1110
25.10.93

H31100A

CITY OF WANNEROO

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H31103

CITY OF WANNEROO : REPORT NO H31103

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 020-0

SUBJECT: OUTSTANDING GENERAL DEBTORS - OCTOBER 1993

Detailed below is a summary of the outstanding general debtors at the end of October 1993 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 October 1993 is summarised as follows:-

	Total Outstanding	
	\$	
Current	182,357.51	20%
30 Days	491,986.74	53%
60 Days	6,485.01	1%
90 Days	201,938.55	22%
Deferred Debtors	34,191.12	4%

\$916,958.93

100%

30 Days Debtors include:-

Reimbursement:

Costs associated with Marmion Avenue Construction	\$318,002.16
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Government Grants:

Department for the Arts, Sport, the Environment and Territories	\$ 62,312.00
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Ministry of Sport and Recreation:

Payment of these accounts are expected by mid November 1993	\$ 72,000.00
----------------------------------------------------------------	--------------

\$452,314.16

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Mansard Homes	\$ 22.81
Olympic Kingsway Soccer Club # 1 Account	\$24,853.83
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60
Supa Valu Kingsley	\$ 527.00
Wanneroo Districts Rugby Union Club	\$ 4,000.00

\$34,191.12

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

\$

Sorrento Soccer Club	14,809.61
Wanneroo Districts Basketball Association	5,829.00
Olympic Kingsway Soccer Club #2 Account	29,244.42
Wanneroo Football Club	16,351.94
Wanneroo Districts Rugby Union Club	6,701.49
S.G.I.O.	2,355.58
Quinns Rocks Bowling club	30,000.00
North Whitfords Estates	6,978.40
Water Authority WA	36,219.34
Whitfords Recreation Association	4,550.00
Eating House Licences and Registrations 1992/93	600.00
Eating House Licences and Registrations 1993/94	6,000.00
Sporting Clubs Clubrooms Facilities Contributions	19,282.48
Sundry	23,016.29
	\$201,938.55

SORRENTO SOCCER CLUB

The club's total outstanding debt is \$15,138.86 dissected as follows:

Loan Repayments	\$ 5,344.74
Property Rental	\$ 3,155.40
Commercial Refuse Charges	\$ 1,073.80
Utility Charges	\$ 3,041.49
Interest on Debt	\$ 2,523.57

\$15,138.86

Council at its April 1992 meeting approved a repayment programme of \$500.00 per month for the Club. The Club's repayments have fallen into arrears with the August, September, October 1993 payments of \$500.00 have not been received at the time of writing this report. The Club failed to adhere to a written request to bring the payment programme up to date by 29 October 1993.

WANNEROO DISTRICT BASKETBALL ASSOCIATION - \$5,829.00

Lease fee 1 January to 30 June 1993 (\$14,000.00 less paid \$3,375.00) and hire of Craigie Leisure Centre Sports Hall (\$2,454.00). The current monthly payment of \$3,625.00 towards

lease fees should clear the Association's accrued debt by 31 December 1993.

OLYMPIC KINGSWAY SOCCER CLUB # 2 ACCOUNT

The club's total outstanding debt on the Number 2 account with Council stands at \$29,957.90 dissected as follows:-

Loan Repayments	\$22,470.98
Portion of Gate Receipts	\$ 3,178.16
Utility Charges	\$ 1,669.91
Commercial Refuse Charges	\$ 1,421.15
Property Rental	\$ 1,175.00
General	\$ 42.70

\$29,957.90

It will be recalled that the Olympic Kingsway Soccer Club gave Council an undertaking to pay its outstanding debt in full on the sale of "Olympic House".

At a meeting held with Mr Nick Trandos, the Mayor, Acting Town Clerk, City Treasurer and Revenue Accountant on 27/09/93, Mr Trandos reaffirmed his club's commitment to pay Council in full on sale of the property. Whilst the property was still unsold a fair degree of interest had been shown. The club has however now decided to multi list the property for sale.

Council at its October 1993 meeting resolved to grant a further extension to the 30 November 1993 with interest to be charged on the outstanding balance at the National Australia Bank base rate of 9.2%. Interest was to be levied effective 01/10/93.

WANNEROO FOOTBALL CLUB

The total amount outstanding on this account is \$21,707.69 dissected as follows:-

Lease Fees	\$18,350.43
Commercial Refuse Charges	\$ 1,008.30
Utility Charges	\$ 629.11
Interest on Debt	\$ 1,249.85
Property Rental	\$ 470.00

\$21,707.69

While the club is keeping to its weekly payment programme of \$500.00 it will take approximately a year to clear the current debt. The Club paid \$2,000.00 in October 1993.

At a meeting held on 18 October 1993 between Council and Club representatives the Club advised it was having difficulty in meeting Council's lease payments (currently \$18,272.00 per annum) and sought assistance in this area.

The Club was advised that its original self supporting loan repayment programme of \$21,557.76 per annum was too onerous and was restructured effective 1 July 1989 to \$16,000 per annum with reviews every 3 years in accordance with CPI movements.

The Club has been advised to review its financial position and submit a proposal to Council on how it might meet its future lease commitments. On receipt of this proposal it will be submitted to Council for consideration.

WANNEROO DISTRICTS RUGBY UNION CLUB

The total amount outstanding on this account is \$7,556.06, dissected as follows:-

Utility Charges	\$1,915.85
Property Rental	\$1,140.21
Loan Repayments	\$4,500.00

\$7,556.06

At a meeting held on 23 August 1993 between Council and Club representatives the club advised it was having difficulty in meeting Council's loan repayments and sought assistance in this area.

The club was advised that the original repayments of \$5,724.05 per year on its self supporting loan over 20 years were too onerous, as a consequence in June 1988 the loan was restructured to \$3,000 per year for the first 6 years \$6,000 for the next 8 years and \$8,000 for the last 8 years.

This restructuring was to assist the club in making its loan repayments more manageable. From the 1994/95 year the annual loan repayment increases from \$3,000 to \$6,000 per year.

The club was advised to review its financial position and submit a proposal to Council on how it might meet its future loan commitments. On receipt of this proposal it will be submitted to Council for consideration.

S.G.I.O. - \$2,355.58

Workers Compensation - \$60.03

1 claim.

General Claims - \$2,056.20

3 claims (since written off \$1,525.04).

Motor Vehicle Claims - \$239.35

1 claim.

QUINNS ROCKS BOWLING CLUB - \$30,000.00

Grant to provide extensions to existing clubrooms (\$60,000.00 less paid \$30,000.00). The Club has advised that a Management Committee for the Club was elected on 10 October 1993. At present the new committee is endeavouring to ascertain the exact financial position of the Club. When the Club's financial position is known a further meeting will be convened with the new committee to discuss repayment of the grant.

NORTH WHITFORDS ESTATES - \$6,978.40

Legal fees regarding preparation of Town Planning Scheme No. 21 and deed. Account currently in dispute and being discussed by the company and City Planner.

WATER AUTHORITY WA - \$36,219.34

* Reticulation and restoration works at Luisini Park completed 1992/93 financial year (\$35,310.00). Water Authority WA was provided with an itemised account in August 1993. It advised on 30 September 1993 that because the account for these works was received by them after 1 July 1993, funds for payment needed to be reallocated to this financial year. Further advised payment should be made in the first half of November 1993.

*Cleaning costs associated with sewerage overflow at Whitford Res

WHITFORDS RECREATION ASSOCIATION - \$4,550.00

Contribution to works on storeroom additions at Warrandyte Reserve Clubrooms (\$7,550.00 less paid \$3,000.00).

EATING HOUSE LICENCES AND REGISTRATIONS - \$6,600.00

1992/93 - \$600.00

3 accounts of \$200.00 outstanding for which summonses have been served.

1993/94 - \$6,000.00

18 accounts of \$300.00 outstanding together with 4 accounts unpaid with balances of \$100.00 to \$200.00. All establishments have been advised to settle in full by 12 November 1993 in order to prevent legal action being taken.

SPORTING CLUBS CLUBROOMS FACILITIES CONTRIBUTIONS -
\$19,282.48

Contributions by various sporting clubs towards the use of clubrooms for 1991/92 (\$9,641.24) and 1992/93 (\$9,641.24).

SUNDRY - \$23,016.29

Other Recoupables - \$947.81

Road and footpath repairs, other works.

Subsidies - \$24.60

Day care charges.

Commercial Refuse - \$8,359.01

Payments being pursued.

Licences/Fines and Penalties - \$3,846.84

Renewal of licences for dog kennel, manure works and rabbit farm and dog registrations.

Income from Property - \$6,178.30

Hire of various reserves and buildings.

General - \$3,299.73

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayments recoverable, meals on wheels charges, creche operation donation, overtime payment recoverable and development/building licence fee, workers compensation overpayment recoverable and child care fee relief overpayment recoverable and reimbursement of staff training costs.

Private Works - \$360.00

Prepaid private works, other private works.

An amount of \$1,084.56 is considered irrecoverable and in need of Council write off approval. Details are listed in Attachment B to this report.

RECOMMENDATION

That Council writes out of its general debtor's ledger an amount of \$1,084.56 representing debts considered irrecoverable as detailed in Attachment B to this report; and

J B TURKINGTON
City Treasurer

HRK:JW
2 November 1993

tre0013
H31104

CITY OF WANNEROO REPORT NO: H31104

TO: TOWN CLERK
FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
COMMITTEE

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 015-0

SUBJECT: DEBT RESTRUCTURE PROPOSAL

With lower interest rates prevailing in the financial market, Treasury officers have, for some time, been investigating the feasibility and cost effectiveness of refinancing Council's loan portfolio at lower rates. The current 5 year borrowing rate is 6.75% and the weighted average cost of Council's existing borrowings is 11.9%. Refer Attachment "A".

An evaluation of the situation in March 1993 concluded that no real benefit would accrue to Council primarily due to the economic cost of penalties to pay out current loans. Report H30312 refers.

Negotiations continued with Council's banker, National Australia Bank, with a view to consolidating all loan debentures held by it. Whilst both organisations would benefit by some administrative savings the penalties proposed by National Australia Bank (\$391,760 as at 1 October 1993) negated any gains resultant from reduced interest rates. National Australia Bank indicated that the amount of penalties were non negotiable.

During July 1993 a proposal was received from United Pacific Finance Pty Ltd to act as intermediary between Council and its various lending institutions to negotiate a refinancing of Council's loan portfolio. However projected savings in the region of \$319,921 after estimated net penalties of \$587,143 and payment of 1% commission were initially viewed with considerable scepticism.

In essence the proposal was to provide a fully amortised loan of \$6,316,766 being the total of loans included in United Pacific Finance Pty Ltd's analysis as at 30 June. The term of the proposed loan was 60 months at an interest rate 35 basis points below the current 5 year Indicative Rate. The actual rate to be finally determined on the date of settlement. The proposed lender was identified as a major international bank from United Pacific Finance Pty Ltd's panel. United Pacific Finance Pty Ltd would negotiate the payout of Council's existing loans.

United Pacific Finance Pty Ltd advised that it has completed several of this type of transaction around Australia over the last 18 months and provided a company profile and a list of references. Refer Attachment "B".

Detailed calculations were requested to enable Treasury officers to assess the proposal prior to proceeding any further. These were subsequently provided - with the proviso that details of the proposal are for the exclusive use of Council and are not to be disclosed to third parties without the written consent of United Pacific Finance Pty Ltd. Acknowledgement of this confidentiality clause was provided.

Detailed analysis of United Pacific Finance Pty Ltd's proposal had been completed and confirms potential savings to Council of \$314,706. Refer Attachment "C". This model utilises loan balances as at 30 June 1993 and excludes those loans which will be finalised during 1993/94.

An update of the proposal has since been received with a settlement date of 15 December 1993 (Refer Attachment "D"). This projects a minimum saving to Council of \$273,354 over the life of the loans which equates to a net present value saving of \$66,209.

United Pacific Finance Pty Ltd also advises that since its initial contact with the City, Australia's major banks have entered the market and are extremely competitive. The National Australia Bank Ltd is purportedly in the forefront and as a consequence the recent proposal indicates that 86% of the consolidated loan will be covered by National Australia Bank.

The legalities of the proposal have been referred to Council's solicitors for their opinion - refer Attachment "E". Subject to the offset of penalties and interest there appears to be no legal impediment. Nevertheless, should Council agree to proceeding further, it is proposed that Council's auditor be requested to comment. United Pacific Finance Pty Ltd has indicated that, subject to certain confidentiality conditions it has no problems with this course of action.

Whilst, prima facie the proposal has considerable merit the exercise is purely hypothetical until agreement is reached with Council's various lending institutions. The apparent success by United Pacific Finance Pty Ltd following the failure of Council's previous endeavours is primarily due to the initial participation of international banks. Australian banks were forced to change their stance in order to retain market share.

In order to progress further, United Pacific Finance Pty Ltd requires Council's exclusive mandate to act on its behalf in negotiating the restructure and refinancing of Council's loan portfolio. This exclusive mandate is to remain in force until revoked in writing. However, Council is not obligated to follow any particular course of action and no fees are payable by Council for services provided.

Should Council agree to proceed it is suggested that as a matter of protocol Council's bankers be advised of the situation.

The benefits to Council of proceeding with the restructure/refinancing proposal are:-

1. Monetary savings in the order of \$270,000 to \$310,000 (NPV \$66,000 to \$75,000).
2. Administrative savings in servicing a single loan as against the
3. Achieving a debt free status by the year 1999.

RECOMMENDATION

That Council

1. awards United Pacific Finance Pty Ltd the exclusive mandate to arrange the restructure and re-finance of Council's loan portfolio until revoked in writing;
2. authorises United Pacific Finance Pty Ltd to contact all loan
3. acknowledges the confidentiality of all information provided and to be provided by United Pacific Finance Pty Ltd and undertakes not to disclose any of the information to third parties without the prior consent of United Pacific Finance Pty Ltd;
4. refers with the approval of United Pacific Finance Pty Ltd the
5. advises Council's bankers, National Australia Bank Limited of Council's intention.

J B TURKINGTON
City Treasurer

TO:JW
1 November 1993

tre0148

H31105

C I T Y O F W A N N E R O O R E P O R T N O : H31105

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 24 NOVEMBER 1993

FILE REF: 021-1

SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
31 OCTOBER 1993

WARRANT OF PAYMENTS TO COUNCIL ON 24 NOVEMBER 1993

INCORPORATING PAYMENTS TO 31 OCTOBER 1993

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	104047 - 105380	\$ 5,846,590.32
Municipal	002926 - 002934	\$ 8,797,286.16
Trust	013701 - 013701A	\$ 8,115.00
Town Planning Scheme No 5	000092 - 000092A	\$ 101.75
Town Planning Scheme No 6	000104 - 000105A	\$ 55,765.41
Town Planning Scheme No 7A Stage 2	000380 - 000380A	\$ 301.75
Town Planning Scheme No 7A Part B Stage 4	287595 - 287595A	\$ 301.75

Town Planning Scheme No 21

000211 - 000212B

\$ 141,316.16

\$14,849,778.30

=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 1 ACCOUNTING DIRECTIONS.

CERTIFICATE OF TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$14,849,778.30 which was submitted to each member of Council on 24 November 1993 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$14,849,778.30 as submitted on 24 November 1993 is recommended to Council for payment.

MAYOR

RC:JW
tre0010
H31106

CITY OF WANNEROO : REPORT NO H31106

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 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 \$38,223.

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 - 24 November 1993.

J B TURKINGTON
City Treasurer

TO:JW
4 November 1993

tre0008
H31107

CITY OF WANNEROO REPORT NO: H31107

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 010-0

SUBJECT: SURPLUS OFFICE EQUIPMENT

Due to a recent refitting of offices within the Administration Centre Council has a number of desks which are surplus to requirements.

Some interest has been shown in the acquisition of these desks.

The Scarborough Parish of the Uniting Church of Australia through its Secretary, John Jodrell has requested the donation of a surplus office desk to assist in the running of a community outreach group.

Asset No 0343 is considered suitable for donation. This is an old office desk which was purchased in June 1977 and has been

fully depreciated and is unlikely to be required by the City in the future.

RECOMMENDATION

That Council -

1. donates the surplus office desk, Asset No 0343 to the Scarborough Parish of the Uniting Church of Australia; and
- 2.makes the necessary entry in the Asset Register to reflect the

J B TURKINGTON
City Treasurer

KA:JW
1 November 1993

tre0149
H31108

CITY OF WANNEROO REPORT NO: H31108

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 010-1

SUBJECT: ORDERS FOR GOODS AND SERVICES - APPROVING/REQUISITIONING OFFICERS

The Local Government Accounting Directions, Clause 15 (2) requires the authorisation of specific officers to sign purchase orders.

Complementing this authority, an internal procedure exists whereby specific officers are assigned the duty of requisitioning goods and services.

The position of Administration Officer has recently been created in the Recreation and Cultural Services Department. The City Recreation and Cultural Services Manager has requested that this position be authorised to requisition goods and services to a limit of \$1,000.

The existing position of Heritage Officer has an expenditure limit of \$1,500. The Recreation and Cultural Services Manager has requested that the expenditure limit be amended to \$1,000.

RECOMMENDATION

That Council -

1. includes the Administration Officer on the register of officers authorised to requisition goods and services, to a limit of \$1,000; and
2. amends the expenditure limit of the Heritage Officer to \$1,000.

J B TURKINGTON
City Treasurer

KA:JW
8 November 1993

tre0150

H31109

CITY OF WANNEROO REPORT NO: H31109

TO:	TOWN CLERK
FROM:	CITY TREASURER
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE
MEETING DATE:	24 NOVEMBER 1993

FILE REF: 009-1

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Jesam Stewart, 12 Karri Court, Woodvale 6026.

Jesam has been accepted by the Youth Music Australia to attend the National Music Camp to be held in Melbourne in January 1994. The camp involves musicians from around Australia to play chamber music and orchestral pieces. The cost to attend this camp is \$845.00 excluding airfare.

2. Peter and Julie Richardson, 72 Allenswood Road, Greenwood 6024

Peter and Julie have been selected and named as Accredited Softball Umpires. They have been selected to represent the State in the National Softball Tournament to be held in Perth from 8 - 15 January 1994 at the Mirrabooka Stadium.

Although the games are being held in Perth, accommodation costs and a levy are to be paid.

It should be noted Council donated \$100.00 to Peter and Julie Richardson in November 1992.

3. Miss Laura Hoy and Mr Trevor Hoy, 33 Roxwell Way, Girrawheen 6061

Laura and Trevor Hoy have been selected to represent Western Australia in the National Allstyles Karate Tournament to be held in Melbourne on 28 November 1993.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council -

1. donates \$50.00 to Miss Jesam Stewart to assist with offsetting costs to compete in the National Musical Camp to be held in Melbourne in January 1994;
2. donates \$100.00 to Peter and Julie Richardson to participate in

3. donates \$100.00 to Laura and Trevor Hoy to assist with costs to compete in the National Allstyles Karate Tournament to be held in Melbourne on 28 November 1993.

such donations to be from Account No 29470 - Donations - Recreation Control.

J B TURKINGTON
City Treasurer

JW
9 November 1993

tre0002

H31110

CITY OF WANNEROO : REPORT NO H31110

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
OCTOBER 1993

The staff overtime return for the month of October 1993 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

Details are shown on a Programme and Location basis and include comparative summaries showing monthly and cumulative totals for the same period last year - Attachment A refers.

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1993/94 budget are also provided.

Submitted for information.

J B TURKINGTON
City Treasurer

LC:JW
3 November 1993

tre0011

H41100A

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H41112

NOT FOR PUBLICATION

CITY OF WANNEROO REPORT NO: H41112

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 841/45/3

SUBJECT: PETITION - NOISE COMPLAINT

Council is advised of a 28 signature petition received from surrounding residents regarding music emanating from Lot 45 (3) Santa Way, Wanneroo.

A Noise Officer has visited the residents of the subject home and explained their responsibilities under the Environmental Protection Act 1986.

RECOMMENDATION

That Council refers the petition received regarding noise emanating from Lot 45 (3) Santa Way, Wanneroo to Council's Health Department for administrative action.

G A FLORANCE
City Environmental Health Manager

hrel1001
mla:rej
H41113

CITY OF WANNEROO REPORT NO: H41113

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 690-1

SUBJECT: AQUA ATTACK SWIM CLUB PROPOSED CITY OF
WANNEROO SWIMMING CLASSIC

Council has received a request for support from Aqua Attack Swimming Club to host an annual swimming event to be known as the City of Wanneroo Swimming Classic.

Aqua Attack is one of the four swimming clubs based in the City of Wanneroo and currently trains at Aquamotion. All four clubs will be invited to compete in the event. Aqua Attack's proposal has also received endorsement from the Western Australian Swimming Association.

The proposed event will be held at Aquamotion on 19 February 1994, outside regular trading hours. This will allow the competitors full access to the 25 metre pool and ensure regular users are not affected. The event will be organised within a framework acceptable to the Western Australian Swimming Association. Events will be based on age groups in the following strokes:

Freestyle
Breast Stroke

Back Stroke
Butterfly
Relays.

The Club envisages the involvement of approximately 100 competitors, 200 spectators and 20 officials. Spectators will be charged an event entry fee of \$2 - \$3 per participant.

Aqua Attack has requested Council's support in several areas:

- 1 the appointment of a City of Wanneroo patron or chairperson for the event, which the Club believes will be vital in their efforts seeking commercial sponsorship; and
- 2 financial support primarily for trophies and associated prizes.

Council will recall that a policy has been developed for the donation of trophies and conditions that apply to such donations (Item H51116 refers).

RECOMMENDATION

That Council requests Aqua Attack Swimming club to invite the three remaining swimming clubs based in the City of Wanneroo to become involved in the event. Subject to involvement from all four clubs (namely Aqua Attack, Aquamotion Swim Club, Breakers Swim Club and Wanneroo Swim Club) Council support be as follows:

- 1 nominates the Mayor as patron for the City of Wanneroo Swimming Classic; and
- 2 offers the Club's Special Events Committee financial sponsorship for five perpetual trophies, valued at a maximum of \$100 each, consistent with the policy outlined in Report No. H51116.

R BANHAM
City Recreation and
Cultural Services Manager

DVR:SS
rrell1008

H41114

CITY OF WANNEROO REPORT NO: H41114

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 1915/4/8

SUBJECT: DOG ACT APPEAL - MRS P CANSFIELD, 8 MONTESSORI PLACE, KINGSLEY

On 9 September 1993 Council refused an application by Mrs P Cansfield of 8 Montessori Place, Kingsley 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 Cansfield 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 Cansfield under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. that all reasonable steps are taken to control or minimise the barking of the dogs;
2. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
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

8 November 1993

dw/11005
H41115

CITY OF WANNEROO REPORT NO: H41115

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 843/213/54

SUBJECT: DOG ACT APPEAL - MRS V GILL, 54 KOONDOOLA AVENUE, KOONDOOLA

On 3 September 1993 Council refused an application by Mrs V Gill of 54 Koondoola Avenue, Koondoola to keep three dogs at their residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Gill 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 Gill 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 to be taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if valid complaints are received or conditions of the approval are breached; and
4. the exemption is applicable to the present occupier and to the specific dogs currently in her 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

8 November 1993

tmt/11007
H41116

CITY OF WANNEROO REPORT NO: H41116

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 961/ /112

SUBJECT: DOG ACT APPEAL - REVEREND COLLINSON,
ST STEPHEN'S SCHOOL, 112 DOVERIDGE DRIVE,
DUNCRAIG

On 1 September 1993 Council refused an application by Reverend Collinson, Principal of St Stephen's School, 112 Doveridge Drive, Duncraig to keep three dogs at the School Caretaker's residence.

All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Reverend Collinson 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 Reverend Collinson under Section 26(5) of the Dog Act to keep three dogs at the School Caretaker's 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 third dog is immediately registered with the Council;
4. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
5. 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

8 November 1993

tmt/11006
H41117

CITY OF WANNEROO REPORT NO: H41117

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 313-5

SUBJECT: APPOINTMENT OF HONORARY BEACH INSPECTORS -
MULLALOO SURF LIFE SAVING CLUB

A letter dated 29 October 1993 has been received from the Mullaloo Surf Life Saving Club nominating Mr Stephen Brian DARGIE aged 33 years, of 149 Caridean Street, Heathridge and Mr Jeffrey Alexander DAVIDSON aged 26 years, of 13 Taylor Way, Hillarys, to be authorised as Honorary Beach Inspectors for the Mullaloo Beach Reserve area.

Messrs Dargie and Davidson are officials of the Club and will be replacing Mr Edward Neilan and Mr Leslie Paxton whose Honorary Beach Inspector appointments expire on 24 November 1993.

Council draws its authority to appoint Beach Inspectors under Clause 16 of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons (No. 14) made under the Local Government Act.

Both applicants are persons of good character and there appears to be no impediment to their honorary appointments.

The positions are voluntary and the appointed officers do not receive any form of salary, wage or other gratuity. Appointments may be cancelled by resolution of Council.

RECOMMENDATION

That Council approves the appointment of Mr Stephen Brian Dargie and Mr Jeffrey Alexander Davidson as Honorary Beach Inspectors attached to the Mullaloo Surf Life Saving Club for a period of 12 months, subject to renewal. Such authority to be contained to the Mullaloo Beach Reserve area.

T M TREWIN

Manager - Municipal
Law & Fire Services

10 November 1993

tmt/dw/11009
H41118

CITY OF WANNEROO REPORT NO: H41118

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER

FILE REF: 880-8-6

SUBJECT: PROVISION OF DOMESTIC CLEANING - COMMUNITY
OPTIONS SERVICE

The Community Options Service is seeking Council's approval to contract its home cleaning service to a private personal care agency.

The Community Options Service receives funding through the Home and Community Care Programme to provide personal care and home support to frail aged and disabled persons living in the City of Wanneroo.

Since October 1991 when Community Options commenced operation individual contract workers have been used to provide a majority of the programme's services including domestic cleaning. This system of using contract workers has several difficulties namely:

- . The administrative workload for the administrative assistant and Council's purchasing section.
- . The inability to provide supervision or training due to the contract arrangement.
- . A lack of clarity over insurance coverage.

A directive by the Australian Taxation Office to pay contractors as casual workers through the payroll system thus incurring additional costs.

It has therefore been decided to change the method of service delivery from contract workers to contracting out to a private agency.

An advertisement calling for Expression of Interest from companies/organisations capable of providing a domestic cleaning service for frail aged and disabled persons was placed in the West Australian on 25 August 1993.

32 companies/organisations responded by telephone and were sent further information including specific conditions and general requirements.

16 written submissions were received. These submissions were assessed on the basis of meeting the general and specific conditions, experience in household cleaning, involvement in specialised services for frail aged and disabled and cost efficiency. Of the 16 submissions it was felt that three agencies met the total requirements, these being

	\$
Total Care Nursing Service	14.75 per hour
Dial an Angel	16.00 per hour
Welcare	16.00 per hour

It is recommended therefore that the Total Care Nursing Service be given the contract.

This agency is well known to the Welfare Department and has been used on numerous occasions for services for individual clients. Other general cleaning agencies quoted from \$10.00 - \$20.00 per hour but it was felt they failed to meet the criteria required by the Service.

Approximately 20 clients will receive home cleaning assistance at an annual cost of between \$25,000 - \$30,000.

Attachments to this report include the proposed contract, conditions of agreement and service standards.

RECOMMENDATION

That Council approves a contract agreement for a period of one year with Total Care Nursing Service to provide a domestic

cleaning service to frail aged and disabled clients registered with the Welfare Service.

P STUART
Manager Welfare Services

PS:GR:CJ
wrell002

H61100A

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

24 NOVEMBER 1993

H61108

CITY OF WANNEROO : REPORT NO H61108

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 290-0

SUBJECT: DEVELOPMENT ENQUIRIES: OCTOBER 1993

The following schedule lists those enquiries received during October 1993 and where possible indicates the area suggested by the enquirer to be the preferred location for such development, together with a resumé of advice given by the department.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

gap:rp
pre1128
8.11.93

DEVELOPMENT ENQUIRIES - OCTOBER 1993

KEY:

1. AGRICULTURE	7. MEDICAL PURPOSES	13. RESTAURANT
2. CARAVAN PARK	8. NURSERIES	14. RESIDENTIAL
3. COMMERCIAL	9. OFFICES	15. AGED PERSONS
4. FAST FOODS	10. PUBLIC WORSHIP	16. SCHOOLS
5. GROWERS MARKETS	11. RECREATION	17. SERVICE INDUSTRIAL
6. INDUSTRIAL	12. SHOPS	18. VIDEO PREMISES

ENQUIRY	CATEGORY	LOCALITY	REMARKS/ADVICE
RABBIT FARM	3	NOWERGUP	PERMITTED USE IN RURAL ZONE.
LANDSCAPING SUPPLIES	3	YANCHEP	RURAL LAND - WOULD NEED REZONING.
AGED PERSONS HOMES	15	JOONDALUP CITY CENTRE LANDCORP.	INFORMATION ON JOONDALUP GIVEN. REFERRED TO
CHILD CARE CENTRES	3	JOONDALUP/ CLARKSON	RELEVANT INFORMATION PURCHASED.
CONSULTING ROOMS	7	WARWICK/ SORRENTO	COUNCIL POLICY EXPLAINED.
FAST FOOD AND INFORMATION COMMERCIAL	4 & 3	JOONDALUP AND NORTH INFORMATION GIVEN ON FUTURE SITES.	SHOPPING CENTRE SHEET PURCHASED AND DEVELOPMENT
SHOPPING CENTRE REFERRED	12	JOONDALUP	NUMEROUS ENQUIRIES TO LANDCORP.

H61109

CITY OF WANNEROO REPORT NO: H61109

TO:

TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 740-89020

SUBJECT: LOT 662 BAYPORT CIRCUIT, MINDARIE - LAKES AREA

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development R40

OWNER: Gumflower Pty Ltd

INTRODUCTION

I refer to Item H91023 of Council's meeting on 27 October 1993 regarding a letter on behalf of purchasers of lots adjacent to the landscaped lakes on Lot 662 Bayport Circuit, Mindarie.

The letter was tabled by Councillor Waters and stated that purchasers were advised, prior to purchase, that the "lakes area" would not be built on as it formed part of a reticulation system for the Mindarie Keys Estate. This advice was given by the on-site sales representative.

Twenty signed statutory declarations have been submitted in support of this advice and the signatories seek Council's support to prevent development. Council resolved that the letter be received and referred to the Town Planning Department for a report to Council.

The subject land is zoned Urban under the Metropolitan Region Scheme and Residential Development R40 under the City of Wanneroo Town Planning Scheme No 1.

The approved structure plan identifies the site as R40, the initial intention being to accommodate grouped housing, and in accordance with more recent planning practice, to also accommodate small lot subdivision.

On 6 January 1989 Council supported a subdivision of the area bounded by Anchorage Drive, Honiara Way and Rothesay Heights. The application effectively created lots 512 and 662 as two

grouped housing sites of 6677m² and 1.4917 ha respectively (see Attachment No 1).

At its meeting in February 1993 (H20226) Council resolved to support a further subdivision of Lots 512 and 612. The application identified 34 single residential lots ranging in size from 350m² to 680m² and a grouped housing site of 4350m². This subdivision has subsequently been approved by the Department of Planning and Urban Development (see Attachment No 2).

In the report dealing with the above subdivision, Council was advised that the southern portion of Lot 662 contains two lakes which are part of the irrigation system for the Mindarie Keys Marina and Hotel. The subdivision, immediately upon construction, will delete the northern lake and the land will be included within residential lots to be created. The southern lake, waterfalls and adjacent landscaping is intended to be temporarily maintained. This is contained within the proposed 4350m² grouped housing site.

At the time, the applicant (Russell Taylor and William Burrell on behalf of Gumflower Pty Ltd) advised that by way of an agreement with the previous owners, Beneficial Finance Ltd, the 4350m² lot will be leased back by the hotel owners from Gumflower Pty Ltd for a period of ten years, or a lesser period, as may be determined by the hotel owners.

The applicant further advised that at the expiry of the lease period, or when the system is no longer required for the hotel's reticulation purposes, the land will be developed for residential purposes in accordance with the R40 coding.

ASSESSMENT

The concerned purchasers have sought legal action in an attempt to stop any development of the lake's area. Their actions have resulted in a stalemate situation, thus the reason for approaching Council.

Research indicates that the lakes area was established by the original developers for the purpose already mentioned in this report. It was landscaped purely for reasons of aesthetics in keeping with the image the developer was attempting to portray for the area. The land does not form part of the public open space provision for Mindarie nor is it required for drainage purposes (ie drainage sump).

In conclusion, the subject land is zoned for residential purposes and therefore can be developed as such. The allegation of misleading information being given to purchasers of land in the area is an issue between the selling agents and the purchasers to resolve.

Discussions are currently being held with Gumflower Pty Ltd to determine what course of action they propose to take with respect to the lakes. When these negotiations have been concluded I will further advise Council.

SUBMITTED FOR COUNCIL'S INFORMATION

O G DRESCHER
City Planner
tk:gm
pre1122
4.11.93
H61110

CITY OF WANNEROO REPORT NO: H61110

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 320-3

SUBJECT: CURRENT TRENDS FOR THE EXCISION OF SITES FROM
RESERVES VESTED IN COUNCIL

INTRODUCTION

Council, at its September meeting (H20910), called for a report on the background and current trends of the excision of Council reserves for leasing purposes and the provision of funds to maintain the reserve. The matter that gave rise to this request was a recent excision of a telecommunication site from a vested Council recreation reserve in Hillarys. All Crown reserves are administered by the Department of Land Administration (DOLA)

under the Land Act. DOLA has the authority to vest reserves in various bodies, including local authorities and government departments and a vesting basically gives the vested authority exclusive use, occupancy and management of the reserve for a designated purpose. The vested reserve must only be utilised for its designated purpose for example a reserve set aside for the purpose of recreation should not be used for a primary school or any other purpose unrelated to recreation. If any amendment to a reserve is required, such as an amended purpose, the approval of DOLA is required. In the case of Section 20A reserves the approval of the Minister for Lands is required and "A" class reserves require parliamentary approval.

BETTER GOVERNMENT POLICY

In the past DOLA has allocated reserves to various bodies on a non-profit basis. A Better Government Policy was being considered whereby reserves used for commercial purposes would in the future be subjected to a rental from DOLA based on an unimproved valuation. However, it appears that the Better Government Agreement will not proceed in the form originally proposed and the established practice will continue to apply at least in the short term.

TELECOM AND OPTUS

DOLA treat Telecom and Optus as government bodies. If either require a site for its plant within an existing reserve, DOLA would excise an area from the main reserve and vest the excised area in the applicant. If the main reserve was vested DOLA would seek the consent of the vestee to any changes, but failing agreement it does have the power to effect the changes it considers necessary or desirable.

DOLA has never encouraged local authorities to lease portions of reserves vested in Council to Telecom, Optus or any other government agency and the recent case of it opposing Council's proposal to enter into lease agreements with Telecom over a portion of a reserve vested in Council is consistent with its established practice.

Once a portion of land is excised from a reserve vested in Council and a new reserve is created and vested in another organisation, the new reserve is no longer the responsibility of Council. Therefore maintenance of the new reserve is the sole responsibility of the authority holding the vesting order.

If access across the main reserve which remains in Council's control is required by the new vestee, then some maintenance agreement to preserve the access route would need to be negotiated between Council and the authority concerned.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

cd:rp
prell24
H61111

CITY OF WANNEROO REPORT NO: H61111

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 200-2

SUBJECT: COMMONWEALTH GOVERNMENT REGIONAL DEVELOPMENT
TASK FORCE

INTRODUCTION

The Cities of Wanneroo, Stirling and Perth have recently forwarded a submission to Canberra in response to the Commonwealth Government's Task Force on Regional Development. The task force, recently established by the Hon Alan Griffiths, Minister for Industry, Technology and Regional Development is focusing on key economic and industry development issues from a regional perspective. This includes any adjustments to Commonwealth policies and programmes to enhance regional development.

The City of Wanneroo along with the Cities of Stirling and Perth have been grouped together by the task force to form a large north-west Metropolitan Perth Region. The region was asked to make a presentation to the Task Force Committee along with a submission.

The City of Wanneroo who employed the services of experienced Management Consultants Deloitte Touche and Tohmatsu to aid it in its submission, has also forwarded a separate supplementary submission highlighting Wanneroo's unique opportunities and problems. Copies of both of these have been placed in the Councillors' reading room for perusal.

BACKGROUND

Chaired by Bill Kelty, the eleven member Task Force, including Western Australian representative Stuart Morgan, Chairman of Western Aerospace Ltd, will identify how regional Australia can best contribute to national economic growth. Key issues are:

- experience in the development of competitive enterprises and industries in regions;
- any issues relating to the local regional development institutions, regional strengths and weakness, infrastructure including transport and communications, labour and education, business development issues;
- how the regions could become more effective in pursuit of regional development.

KEY ISSUES OF THE REGIONAL PRESENTATION AND SUBMISSION

The Regional presentation to the task force took place on the 21 September 1993 at the City of Stirling and addressed a number of key initiatives.

1. The establishment of a formal linkage between local government and industry through the establishment of a voluntary regional body.
2. The establishment of a new form of vocational education and training and the establishment of a Vocational Training Institute based on the findings of the Carmichael Report.

3. The establishment of a one-stop shop or "brokerage" mechanism which recognises the need for scarce Government resources to be better targeted.
4. The establishment of a Business Technology Park in the northern part of the region.
5. The provision of public services infrastructure in eastern Wanneroo and the potential benefits for employment generation that would flow from the provision of additional infrastructure in the region.
6. The development of import replacement programmes and value added industries similar to the successful programmes which have been established interstate.
7. The establishment of a food industry institute within the region.

Also part of the presentation and submission to the task force was an industry perspective of the region and a perspective from the education and training institutions within the region. These two perspectives linked well with the above initiatives resulting in a solid presentation that was well received by the Task Force Committee members present.

CITY OF WANNEROO'S SUPPLEMENTARY SUBMISSION

In support of the broader regional submission, and to ensure that the Task Force is aware of Wanneroo's enormous and somewhat unique potential for growth, industry and employment, the City has also forwarded its own supplementary submission to the Task Force. This submission prepared by Deloitte looks at the vision for growth in Wanneroo, the demographics, the existing enterprises to assist industry, and the opportunities available to further encourage growth in Wanneroo's industries.

East Wanneroo and the substantial opportunities which exist in this region to stimulate the housing and construction industry is again stressed in more detail in the supplementary submission. Some 2.6 billion dollars worth of investment and the creation of some 6,500 jobs each year may be realised within this region in the housing and construction industry alone if present difficulties can be overcome and an injection of funds to kick start development can be obtained.

The need for the continued growth of the Joondalup City Centre has also been highlighted. In particular, the need for continued

public investment in the City Centre is seen as paramount and a means to reassure private investors of the continued commitment of the Government sector towards the short, medium and long-term goals for the City Centre. The development of Joondalup City will affect growth within the region as a whole in that the rate of growth for nearby residential areas such as those in East Wanneroo may be more rapid when accompanied by the rapid growth of a vibrant City Centre nearby offering a range of opportunities for employment, shopping, transportation, recreation and relaxation.

CONCLUSION

The importance of the Regional Development Task Force's recommendations should not be underestimated, particularly in terms of its impact on the distribution of Commonwealth Government policies and assistance programmes for regional development. In the recent past Wanneroo has not been the recipient of such funding to any large extent, and this Task Force is an opportunity to readdress this past imbalance.

The recent dearth of Commonwealth funding was highlighted at the presentation to the task force by the Member for Moore, Paul Filing.

Placed in the Councillors' reading room, for their information, are copies of Landcorp's submission to the Task Force. Landcorp's submission links well with the Regional submission and focuses on the Wanneroo area and Joondalup City.

Initial feedback from the Task Force following the presentation was encouraging with Stuart Morgan, Chairman for the occasion, complimenting the region on its proposals and discussion. It is hoped that the region and Wanneroo will figure prominently in the Task Force's recommendations to the Minister on 10 December this year.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner
pjn:gm/pre1118
H61112

CITY OF WANNEROO REPORT NO H61112

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 510-168

SUBJECT: FOOTPATH DAMAGE - MIRRABOOKA AVENUE, KOONDOOLA

Damage to the slab footpath in Mirrabooka Avenue at House Nos 52 and 62 has been reported to Council for identification of the damage source. (Item H91038 refers)

An on-site inspection dated 5 November 1993 did not disclose the reason for damage at No 52, however, the few cracked slabs were even and well seated. Maintenance is not warranted.

The second address, No 62, revealed that the owners had laid a temporary two track brick path across the verge to assist some form of small vehicle traversal. While no evidence of vehicle activity was apparent, the maintenance crew had recently reinstated the path. An advice will be sent to the residents stipulating the provisions of the Local Government Act in relation to property access from a paved road.

Submitted for information.

R T McNALLY
City Engineer

ABW:AT:EMT
Aerell118

H61113

C I T Y O F W A N N E R O O R E P O R T NO : H61113

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 24 NOVEMBER 1993

FILE REF: 002-3

SUBJECT: FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO
31 OCTOBER 1993

GENERAL

Generally Council's income and expenditure is within budget estimates for this time of the year. No significant adverse income or expenditure trends have emerged which will prevent Council achieving budget estimates.

Declining interest rates and slower collection of debts requires officers to work harder to achieve similar interest returns and rate and other debt collection levels to last year.

Financial statements for all funds are shown as Attachment A to this report.

MUNICIPAL FUND

Rates

Rate collection at 31 October 1993 was \$27,712,855 representing 69.9% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1992/93	69.3%
1991/92	67.6%
1990/91	66.8%
1989/90	70.4%
1988/89	79.1%
1987/88	74.0%
1986/87	56.0%

Comparison with other local authorities revealed the following:-

	Issue Date	Collection Rates Outstanding
Stirling	30/07/93	72.9%
Swan *	23/07/93	78.0%

Canning	11/08/93	65.2%
Wanneroo	06/08/93	69.9%

* Discount system in operation

As mentioned last month 12,561 rate collection notices were issued during the week commencing 27 September 1993 to those ratepayers who had not responded to Council's initial rate notice. Council is now in the process of issuing Notices of Intention to Summons to those ratepayers who have not responded to the collection notice.

Refuse

87.9% of refuse levied was collected at the end of October 1993. Collections at the corresponding time in previous years have been:-

1992/93	88.6%
1991/92	86.0%
1990/91	87.0%
1989/90	87.0%

Full details of rates and refuse are shown on Attachment B.

Interest on Investment

Interest earned to the Municipal Fund at 31 October 1993 was \$669,800 which represents 33.5% of the budgeted \$2,000,000.

In previous years the yield from this source was:-

31/10/92	\$424,458	35.6%
31/10/91	\$647,595	37.4%
31/10/90	\$677,501	30.3%
31/10/89	\$838,109	65.5%
31/10/88	\$551,664	43.0%
31/10/87	\$407,525	36.0%

Based on collection at this relatively early stage of the year, officers are confident of obtaining budget this year.

The following table compares Council's investment portfolio at 31 October 1993 with that achieved in previous years:-

FUND	AMOUNT INVESTED 31/10/91 \$	AMOUNT INVESTED 31/10/92 \$	AMOUNT INVESTED 31/10/93 \$
------	--------------------------------------	--------------------------------------	--------------------------------------

Municipal Fund	25,094,182	25,971,774	52,526,199
Loan Fund	2,126,842	2,135,332	
General - Trust	1,430,000	2,111,000	
Deposits			
Trust - Specific	853,606	1,052,275	246,205
Deposits			
Reserve Accounts	13,229,991	11,966,710	
T.P.S. No 5	175,445	188,417	198,286
T.P.S. No 6	741,264	794,917	213,260
T.P.S. No 7A (2)	961,300	1,028,482	1,087,206
T.P.S. No 7A Pt B (4)	506,495	668,048	702,706
T.P.S. No 21			139,000
Wangara Industrial Estate	4,071,245	3,676,926	
 TOTAL	 \$ 49,190,370	 49,593,881	 55,112,862

Council's total investment portfolio at 31 October 1993 is summarised as follows:-

National Australia Bank	\$23,764,791	43.1%
Westpac	\$ 5,967,690	10.9%
Australian and New Zealand	\$ 4,730,746	8.6%
Commonwealth Bank	\$ 6,552,418	11.9%
Town and Country Bank Ltd	\$ 6,199,530	11.2%
R & I Bank	\$ 6,008,039	10.9%
Challenge Bank	\$ 1,651,484	3.0%
Permanent Building Society (In Liquidation)	\$ 238,164	0.4%
	 \$55,112,862	 100.0%

At the corresponding period in previous years, Council's total investment portfolio was:-

1992/93	\$49,593,881
1991/92	\$49,190,370
1990/91	\$42,750,317
1989/90	\$39,312,076

A more comprehensive presentation of Council's investment portfolio is appended as Attachment C.

SALARIES AND WAGES

The payroll paid to 31 October 1993 was \$7,464,512 which represents payments for 9 of the 26 pays scheduled for 1993/94.

LOAN BORROWINGS

It will be recalled that Council's 1993/94 budget provided to borrow \$600,000 for the following roadworks:-

Hocking Road	\$200,000
Quinns Street - Drainage	\$200,000
Road Resurfacing	\$200,000

With a view to reducing Council's reliance on loan borrowings, officers are attempting to identify cost savings or additional revenue gains within the 1993/94 budget to restrict the need to borrow either all or some of the loan funds provided in the budget. Preliminary investigation indicate that based on year-to-date collections revenue from building licences will exceed budget estimates by some \$400,000. In addition it is expected that savings will be effected in salaries and wages. These areas will be closely monitored over the next 3 months to ascertain if this year's loan borrowings can be restricted and the works funded direct from Council's own sources.

CRAIGIE LEISURE CENTRE

In broad terms the financial position of Craigie Leisure Centre for the four months ended 31 October 1993, was:-

	Surplus \$	Subsidy \$
Control		
Pool		135,818
Sports Hall		834
Fitness Room	36,166	
Aerobics Room	5,204	
Kiosk		973
Creche		15,022
Total	\$41,370	\$152,647

Net Subsidy \$111,277.

In previous years the trading position was as follows:-

1992/93	\$ 3,522 surplus
---------	------------------

1991/92	\$ 2,748 subsidy
1990/91	\$20,626 surplus
1989/90	\$15,735 surplus

As mentioned in Report H after taking cognisance of the year-to-date asset depreciation of \$81,714 the overall trading position was \$33,085 down on the corresponding period last year.

Full details are shown in Report H31115.

AQUAMOTION

In broad terms the following is the position for the four months ended 31 October, 1993:-

	Surplus \$	Subsidy \$
Control		
Pool		122,502
Fitness Room		967
Recreation Room		10,745
Kiosk		7,376
Creche		2,782
 Total	 \$	 \$144,372

Net subsidy \$144,372.

For comparative purposes the following was the position in previous years:-

1992/93	\$102,400 subsidy
1991/92	\$142,852 subsidy
1990/91	\$100,699 subsidy

After taking account of asset depreciation (\$27,780) the trading position was approximately \$14,192 down on that achieved last year.

Full details are shown in Report H31116.

MARANGAROO GOLF COURSE

In summary the operating financial profile of this activity for the four months ended 31 October, 1993 was:-

	Full Budget	Budget 31/10/93	Actual 31/10/93
Income	845,880	281,960	271,268
Expenditure	428,770	142,923	126,913
Surplus	\$417,110	\$104,280	\$144,355

The net operating surplus for the corresponding period in previous year was as follows:-

31/10/92	\$128,053
31/10/91	\$146,921
31/10/90	\$132,403
31/10/89	\$125,880
31/10/88	\$ 77,516

Comparison of the number of players for the four month period ending 31 October was as follows:-

1993/94	36,670
1992/93	36,229
1991/92	35,492
1990/91	36,782
1989/90	36,798

Full financial details are shown on Attachment D.

RECREATION CENTRES

The operating position for the individual recreation centres in the four months ended 31 October 1993 is attached as Attachment E.

SMALL FUNDS

Council has received \$230,000 for development headworks associated with Town Planning Scheme No. 21.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
3 November 1993

tre0004
H61114

CITY OF WANNEROO : REPORT NO H61114

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 006-1

SUBJECT: MAJOR CAPITAL PROJECTS - COST/BUDGET
COMPARISON

A comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year is submitted for Council's information - refer Attachment A.

Projects with an estimated cost of \$100,000 and over have been listed in the attached schedules and are grouped in the order of Engineering, Building and Parks construction works. To assist in analysis both dollar and percentage variations are shown.

It should be noted that whilst a project may be physically completed, final costings may yet to be processed. Therefore, a project's job status indicator will not show 'completed' until financial transactions are complete.

As projects are completed, performance against budget will be shown as a surplus or deficit.

Submitted for information.

J B TURKINGTON
City Treasurer

TO:JW
9 November 1993

tre0009

H61115

CITY OF WANNEROO REPORT NO: H61115

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 680-1

SUBJECT: CRAIGIE LEISURE CENTRE MONTHLY REPORT - OCTOBER 19

Attendance figures for October 1993 are shown on Attachment A.

Overall attendance figures for the centre were 221,949 which represented an increase of 33,061 or 17.5% over that achieved in the corresponding period last year. October attendances of 54,720 was an increase of 1,181 or 2.2% greater than that achieved for the month of October last year (53,539).

The operating position for the complex for the 4 months ended 31 October 1993 was as follows:-

	Centre Subsidy	Surplus
\$		\$
	Control Pool	
135,818		

834	Sports Hall	
	Fitness Room	36,166
	Aerobics Room	5,204
973	Kiosk	
	Creche	
15,022		
	Total	\$41,370
	\$152,647	

Net Subsidy \$111,277.

Note: Depreciation Costs \$81,714.

The monthly turnover for each centre for the year to date was:-

	Control	Pool	Sports Room	Fitness Room	Aerobics Room	Kios
	\$	\$	\$	\$	\$	\$
July/						
August	732	138,591	31,718	57,827	23,348	
39,355	4,893	296,464				
September	480	74,791	23,561	31,610	12,067	
21,055	4,595	168,159				
October	572	68,121	21,174	30,802	11,188	
24,922	2,611	159,390				
Total	1,784	281,503	76,453	120,239	46,603	
85,332	12,099	624,013				

The year to date turnover comparison for previous years for each centre as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kios
	\$	\$	\$	\$	\$	\$
1989/90		297,697		26,561	41,699	
83,125	4,944	453,426				
1990/91		341,946		35,436	58,591	
88,485	7,205	531,663				
1991/92		337,815		39,010	61,328	
77,595	5,894	521,642				
1992/93		310,540		30,499	52,011	
69,923	5,999	468,972				
1993/94	1,784	281,503	76,453	120,239	46,603	
85,332	12,099	624,013				

The year to date trading comparison for previous years for each centre as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kios
	\$	\$	\$	\$	\$	\$
1989/90		(26,628)		23,624	24,528	
8,435	(14,224)	15,735				
1990/91		(27,805)		30,506	37,335	
5,359	(24,769)	20,626				
1991/92		(58,003)		34,265	38,853	
2,899	(20,762)	(2,748)				
1992/93		(5,121)		17,647	21,972	
(7,579)	(21,317)	3,522				
1993/94		(135,818)	(834)	36,166	5,204	
(973)	(15,022)	(111,277)				

It should be noted that this year depreciation is reflected in the financial statements. At the 31/10/93 the total cost was \$81,714. Taking cognisance of this the trading position this year was approximately \$33,085 down on the corresponding period last year.

The closure of the pool for 5 days from 18 - 22 October 1993 inclusive as a result of a structural deficiency had an adverse impact on revenue. This year's takings on these days totalled \$10,350.

Control

These costs are allocated to the various cost centres in accordance with the budgetary provisions.

Pool

The pool closed for 5 days in October as a consequence of structural damage. This had an adverse impact on revenue for this centre.

Turnover for this centre was \$281,503 - down \$29,037 over that achieved last year. Trading (after taking account of the depreciation charge) was approximately \$30,000 over last year. The main contributing factors were:

1. the drop in revenue of \$29,000;
2. a general increase in operating costs; and
3. an increase in allocation of control costs.

Sports Hall

The financial scenario for this operation was:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	189,300	63,100	76,453
Expenditure	237,490	79,164	77,287
Subsidy	\$ 48,190	\$16,064	834

This area is performing above budget expectations and officers consider trend should continue.

Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	372,650	124,216	120,239
Expenditure	287,920	95,972	84,073
Surplus	\$ 84,730	\$28,244	\$36,166

The trading surplus on this operation is encouraging and early trends that the annual budget will be exceeded.

Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	151,800	50,600	46,603
Expenditure	111,150	37,048	41,399
Surplus	\$ 40,650	\$13,552	\$ 5,204

This area is performing below budget expectations with revenue down expenses up on budget. A major turnaround is required for budget estimate to be achieved.

12,031 persons participated in aerobic sessions during the first four months of the year. This was 1,218 (or 9.2%) less than for the corresponding period last year.

Kiosk

The financial scenario for this activity for the four months ended 31 Oct 1993 was:-

	\$
Sales	85,332
Less Cost of Goods Sold	43,210
Gross Profit	42,122
Less Expenses	43,095
Net Subsidy	\$ 973

Creche

The financial scenario for this operation was:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	29,300	9,764	12,099
Expenditure	89,210	29,736	27,121
Subsidy	\$59,910	\$19,972	\$15,022

Given that the creche attendance figures for the 4 months ended 31 Oct 1993 totalled 7,929, the **net** Council subsidy per attendee was \$1.89 per person. Comparing the statistics with the corresponding period last year the position is:-

	1993/94	1992/93
# of Children	7,929	4,821

Income	\$12,099	\$ 5,999
Expenses	\$27,121	\$27,316
Subsidy	\$15,022	\$21,317
Average Cost Per Child:	\$1.89	\$4.42

This is a major turnaround for this service and augurs well for the future.
Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
3 November 1993

tre0042
116

CITY OF WANNEROO REPORT NO: H61116

TOWN CLERK

FROM: CITY TREASURER

MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 24 NOVEMBER 1993

REFERENCE REF: 690-1

SUBJECT: AQUAMOTION MONTHLY REPORT - OCTOBER 1993

Attendance figures for the four months ended October 1993 are shown in Attachment A. Total attendances were 49,806 compared to 50,332 at

responding period last year. This represents an attendance decline of 52%.

operating financial position for the complex for the 4 months ended October 1993 was as follows:-

	SURPLUS \$	SUBSIDY \$
Control		
Pool		122,502
Fitness Room		7,376
Recreation Room		2,782
Kiosk		967
Creche		10,745
Total	\$	\$144,372

subsidy \$144,372.

the corresponding period in previous years the net subsidy was:-

1992/93	\$102,400
1991/92	\$142,852
1990/91	\$100,699

er taking cognisance of the asset depreciation charge of \$27,780 the contribution is approximately \$14,192 down on that achieved last year.

1

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	310,060	103,352	76,630
Expenditure	572,215	190,740	199,132
Subsidy	\$262,155	\$87,388	\$122,502

h the warmer weather to come this trend should begin to be reversed.

ness Room

financial scenario for this operation for the first 4 months of the year follows:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	30,120	10,040	8,903
Expenditure	38,840	12,944	11,685
Subsidy	\$23,320	\$2,904	\$2,782

reation Room

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	29,830	9,944	8,049
Expenditure	53,150	17,716	15,425
Subsidy	\$23,320	\$7,772	\$7,376

che

financial scenario for this centre for the first 4 months is as follows:-

	Annual Budget	Budget 31/10/93	Actual 31/10/93
Income	4,240	1,412	1,561
Expenditure	37,540	12,512	12,307
Subsidy	\$33,300	\$11,100	\$10,745

ncil will recall that this facility was privatised for a trial six months period commencing 25/10/93.

'loss equation' on this facility for the 4 months ending 31/10/93 was:-

Subsidy	\$10,745
# of Children	1,406
Subsidy Per Child	\$7.64

mitted for information.

TURKINGTON
y Treasurer

:JW
November 1993

0043

H61117

CITY OF WANNEROO REPORT NO: H61117

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 201-5

SUBJECT: MONTHLY REPORT FOR OCTOBER 1993 - PARKS
DEPARTMENT

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

PARK MAINTENANCE

Seasonal maintenance works are progressing with block turfing of run-ups on practice and match wickets being carried out where required.

PLAYGROUND EQUIPMENT

The mobile play trailer was located at Perry's Paddock, Moolanda Welfare, Koondoola Park and is now located at John Moloney Park.

New play equipment has been installed at Littleham Park, Quinns Rocks and Newham Park, Kingsley.

A Bibra shelter was erected at Rotary Park, Wanneroo.

Safety checks and maintenance work on play equipment are ongoing.

TURF WICKETS

The turf wickets have received high marks on the wicket standard ratings.

TREE PRUNING

The Linmac large cherry picker is progressing the SECWA list of trees under wires and ratepayer initiated work orders.

The Afron cherry picker is progressing street tree pruning work in Craigie. Kallaroo was completed mid-October.

The woodchippers are following up pruning work and chipping tree prunings. The chippings are being recycled as mulch on median strips and garden beds.

WATER TANKERS

Water tankers have commenced the summer watering cycle. A new watering list has been designed and will be modified as and when required.

CONSTRUCTION

Areas have been prepared for ten half basketball courts at Templeton Park, Kanangra Park, Waterford Park, Legana Park, Wolinski Park, Gibson Park, Tom Walker Park, Dampier Park, Mullaloo Foreshore South and John Moloney Park.

Renovation works have been completed at Mirror Park involving the incorporation of organic matter (wood chippings) into the soil to improve the carbon content, soil insulation and water retention.

The oval surface level has also been improved.

The area for the double practice wickets at John Moloney park was been prepared, prior to cementing which has now been completed.

Mulch has been delivered to various locations.

Goals have been delivered for special functions at Gumblossom Park for hockey and Percy Doyle Complex for grid iron.

Backfilling of turf removal areas completed at various locations and removal of large logs from pruning works.

Goal post removal and wicket uncovering for summer sports has been completed.

A large rock has been delivered to Wanneroo Civic Centre for attachment of a plaque.

Dethatching is 95% complete at Marangaroo Golf Course and dethatchings delivered to the new golf course at Carramar.

RETICULATION

Winter maintenance has been completed on twenty-eight parks.

The summer reticulation maintenance cycle has commenced.

BORES AND PUMPS

Pumps out for service during October are as follows:-

St Andrews Park, Newcombe Park, Robin Park, Kingsley Welfare.

Serviced pumps have been reinstalled at Penistone Park, Lacepede Park, Whitfords Park West, James Cook Park and Warrandyte Park.

Numerous lateral breaks have been repaired around new toilets at John Moloney Park.

100mm main line has been replaced at Warrigal Park, Greenwood.

Mainline at Santiago Park, Ocean Reef has been diverted.

Hydrometers have been installed at Warrandyte Park, Craigie, Lacepede Park, Sorrento and Cabrini Park, Marangaroo.

Domestic reticulation has been reinstated on O'Leary Road, Padbury following Engineering Department works.

Bore pumps at Carramar Golf Course have been checked out and set up.

MOWING

Mowing for the month of October is now up to date.

GREEN PLAN

Jobskills Projects

The Wanneroo Road median landscaping project has been completed.

All median islands from Wallawa Street to Whitfords Avenue have been landscaped with native species, reticulation to all plants completed and mulch applied to the bases of plants. 3 participants from the Jobskills project are now employed with the City of Wanneroo.

A graduation ceremony was held at Northsyde Skillshare at which Cr Rita Waters presented certificates to those participants who completed the project.

The 10th Light Horse Heritage Trail/Merriwa Conservation Reserve Jobskills project is progressing well. The crushed limestone trail has been completed, significant sites reinstated and fencing of some sites completed at the 10th Light Horse Heritage Trail. Merriwa Conservation Reserve has had the limestone fitness trail completed, fitness station and majority of fencing completed.

Proposals are being prepared for submission to DEET for consideration of funding for 2 further Jobskills projects involving landscaping of arterial road medians and verges.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crew include:

- Warwick Open Space - Bollard installation around new carpark
- Prince Regent Park - Weeding
- Craigie Leisure Centre - Weeding and mulching garden beds
- Warwick Leisure Centre - Weeding and mulching garden beds
- Trigonometric Reserve - Weeding and general clean up
- Yanchep Foreshore - Log ramp construction

CONTRACT WEED CONTROL

Broadleaf weed control was carried out on several dry and reticulated parks as required.

Lovegrass was sprayed on several arterial road verges.

VANDALISM, THEFT AND DAMAGE FOR OCTOBER

Ward	Cost
South	\$1,750
Southwest	\$1,000

F GRIFFIN
City Parks Manager

DHC:JB
grell100
H61118

CITY OF WANNEROO REPORT NO: H61118

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 250-6

SUBJECT: COMPUTERISED RETICULATION SYSTEM (EX H50801)

Council at its meeting on 25 August 1993 resolved that a report be provided to the 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.

Computerised Reticulation System

The main aim in installing a computerised reticulation system throughout the Municipality was to gain better control over the application of water on Council's parks.

The subsequent goals from this aim were:

- 1 More efficient use of energy resources.
- 2 More effective and efficient use of the water resources.

Subsequent to these two goals was an underlying objective to maintain the workforce that was currently engaged in the maintenance of the reticulation systems at a reasonable static level, bearing in mind that there would be additional parks and reticulation systems coming on stream in subsequent years. With this in mind Council should be aware that currently there are 172 reticulated parks and in excess of 20,000 sprinklers in the Municipality.

For comparison purposes figures showing energy costs and the number of reticulated parks for the previous six years are listed below:

	Annual SECWA Charge	Reticulated Parks	SECWA Charges/annum/ha
1988/89	\$393,567	122	\$771
1989/90	\$354,553	137	\$642
1989/90	\$454,258	143	\$802
1991/92	\$450,124	152	\$774
1992/93	\$448,191	159	\$757

It can be seen that whilst the number of reticulated parks has increased over the past five years the actual expenditure per hectare for electricity consumed has dropped in dollar terms. This has largely been brought about by the reduction of watering times on each park and the reduction of times for operation of lights on parks.

The two main savings that are expected to be achieved with the new system relate to energy costs and a reduction in manpower and labour charges.

The energy costs, as demonstrated above, have been reduced, but once the new system is fully functioning on all parks I would conservatively estimate that a further reduction of energy costs in the order of 10% is achievable in the first instance. This will be brought about by the pumps and bores and lights on all

parks being made operational by a signal from the main office. The outside workforce will be unable to turn the reticulation on or off at a whim as is currently done.

It is intended that the Deputy City Parks Manager and another designated officer will be the only officers with access to the computer that operates the pumps and reticulation systems.

Another saving that can be achieved relates to man hours and vehicle usage in inspecting and repairing faults to reticulation systems on parks. Before the computerised system was installed the only way anyone had any knowledge as to whether the reticulation system on a park came on during the evening was for a Council employee to visit the park, open the control box and read the appropriate gauges. This action took place at least every second day and, in some instances, every day during the summer.

The current strength of the reticulation crew is fourteen employees with associated vehicles and it is considered that this number will increase by two over the next few years because of the large number of reticulated parks coming on stream. However, after this period it is envisaged that employee numbers should remain static because the computerised system will eradicate the necessity of a reticulation crew visiting a park every day.

The computerised system will, through the computer in the office and the printer in the Depot, list all the faults that have occurred during the evening and it will be these sites only that will necessitate an employee visit. This will leave the balance of the crew available for maintenance works that are currently not being carried out to a satisfactory standard.

Without the computerised system it has been estimated that for every ten new reticulation systems installed by Council or developers, one extra man and vehicle would be required.

Reticulation of Parks - Minimum area 4 hectares

In regard to the expected cost savings that can be obtained by raising the minimum area of public open space that can be reticulated from 1.6 hectares to 4 hectares, I advise that to put a dollar value on this point is very difficult.

The main reason behind the change in policy was to prevent developers indiscriminately developing and reticulating small parcels of land which, in the majority of cases, were only constructed for reasons of beautification to enhance sales.

In some instances developers used to reticulate numerous pockets of public open space within a subdivision, whereas another developer in an adjoining suburb would not do any. This causes disharmony between suburbs and the residents with the result both Councillors and staff receive unfavourable comments and requests from ratepayers.

Currently Council has a total of 160 areas of public open space developed as dry parks, all being under 4 hectares in area.

Council should also be aware that there are 47 reticulated parks under 1.6 hectares and 54 reticulated parks with sizes ranging between 1.6 and 4 hectares. The majority of these parks were constructed many years ago by Council and developers alike.

For comparison purposes I have listed below six parks showing their sizes and the amount of money set aside in the current budget for maintenance:

	Size	Cost per annum
St Michaels Park, Connolly	1.59ha	\$11,370
Simpson Park, Padbury	1.63ha	\$11,780
Elcar Park, Joondalup	1.78ha	\$10,200
Kanangra Park, Greenwood	3.35ha	\$19,920
Whitfords East Park, Craigie	3.45ha	\$23,170
Broadbeach Park, Hillarys	4.00ha	\$19,740

The price per hectare for maintenance charges remains approximately the same regardless of size. It can, therefore, be said that there are no cost savings to be achieved between the two different sized parks.

Submitted for Council's information.

F GRIFFIN
City Parks Manager

FG:JB
grell01
H61119

CITY OF WANNEROO REPORT NO: H61119

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 061-285, 30/1286

SUBJECT: PERCY DOYLE COMPLEX: ELECTRICAL AND HYDRAULIC
SERVICES TO SORRENTO TENNIS CLUB

Background

Council, at its September 1993 meeting, considered a request from the Sorrento Tennis Club for approval for extensions and concerns about adequately servicing the project with power and water, item H10919A refers.

Council Consulting Engineers, Electrical Technology Consultants, and Hydraulic Consultant, W R Bury, separately investigated their respective service supplies.

Electricity

The maximum demand metering on consumer mains undertaken by Electrical Technology Consultants for distribution pillar No. 1 gave a maximum loading of 66 amps per phase. Therefore the spare capacity at distribution pillar No. 1 which serves both the Bowling Club and Tennis Club and courts is approximately 150 amps. The additional loads placed on the system by additions to both Club areas can be accommodated. The recommendation by ETC is that the proposed works be allowed to unconditionally proceed.

Hydraulic Services

Hydraulic Consultant, W Bury, has investigated the water supply system.

There is a service connection off Warwick Road and a combined domestic/fire reticulated service within Percy Doyle Reserve.

In assessing the domestic and fire service installation the following needs to be considered:

- . assumed consumption figures would have to be in the region of 600-700 litres per minute consumption for a combined installation as against a figure of 400-450 litres per minute that would apply for the domestic water component only;
- . the existing combined service was not constructed as a loop or ring main which would be normal to land sub-divisional type developments. As a result, the present system is prone to a drop in water pressure towards the end of each spur line depending on the number of fixtures that are in use at any one time. If this combined service is retained, there is every reason for the installation of a hydrant booster to maintain the 300 Kpa pressure required to serve a fire hydrant. This would mean a dedicated fire service would become a requirement. The reasoning for this is that the pressurising of water supply must be confined only to the fire hose reel and hydrant installation with the domestic service requiring the reduced water pressure of 120Kpa. Hence, separate services would be required;
- . currently, sections of the existing combined services on site are only 80mm diameter and all hydrants and hydrant risers must be served by a 100mm diameter sized service.

The current cost of a standard 100mm boundary fire service connection is \$4,000 and if one adds to this the cost of installing a new dedicated fire service, disconnecting fire service branch lines from the existing supply line, the cost differential between the payment of Head Works charges and a new installation could be in the region of \$10,000-\$20,000 in favour of separate services.

The recommendation by Mr W Bury for a separate fire and domestic water supply has been incorporated as a condition of the building licence for additions to the Sorrento Tennis Club, and reads:

"A fire hydrant is to be provided in accordance with E1.3 of the Building Code of Australia and be located not more than 20 metres from a hard standing area for a fire appliance."

As the need for this new fire service has been generated by the Sorrento Tennis Club, the Club will need to bear the full cost for this installation. Similarly, should the Bowling Club or any

other user group upgrade or extend their leased premises and create the need for an upgrade to the fire service requirements then they will need to bear the full costs for extending the proposed new fire service to meet the requirements of the Building Code of Australia.

Submitted for your information.

R FISCHER
City Building Surveyor

JS:SE

bre11008

H61120

CITY OF WANNEROO REPORT NO: H61120

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 405-0

SUBJECT: PROTECTIVE CLOTHING FOR RANGERS

Council at its meeting on 23 June 1993 resolved for a report to be submitted on the feasibility of providing protective padded clothing for rangers for use during dog catching.

The City's Senior Ranger has made enquiries with the Citys of Canning, Nedlands and Stirling, and none of these Councils provide any form of specialised protective clothing to Rangers. Butchers' metal gauntlets have been considered however, while they may prevent a tearing type wound, they do not prevent teeth passing the metal studs into the user's arms. This type of gauntlet was used by City of Wanneroo Rangers in 1976 or 1978 without much success.

The Senior Ranger reports that there is no type of foolproof clothing as dogs can be unpredictable and may attack any part of the body.

Rangers are currently issued with a hollow metal pole measuring just over a metre in length. This has a rope noose that can be dropped over an aggressive dog's head and the dog is then impounded.

Where a dog is such that its highly aggressive nature prevents this method of impounding and where the owner is not present, then the attending officer may destroy the dog. Under Section 29 sub section 13a of the Dog Act 1976 an Authorised person may destroy a dog in a public place; or on premises that are not a public place if the occupier of those premises consents to the destruction.

Submitted for Council's information.

T M TREWIN
Manager - Municipal
Law & Fire Services

9 November 1993

tmt/dw/11008
H61121

CITY OF WANNEROO REPORT NO: H61121

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 24 NOVEMBER 1993

FILE REF: 260-0

SUBJECT: RECREATION DEPARTMENT MONTHLY REPORT FOR
OCTOBER/NOVEMBER 1993

RECREATION SERVICES

Out of School Care Services

The six Vacation Care programmes sponsored by Council were fully booked during the October holiday period. The days were filled with sport, art/craft, indoor and outdoor games, videos and excursions to the WA Museum, Perth Zoo, mini golf, movies, rollerskating, swimming pool, puppet theatre and to parks within the City.

There appears to be an increasing demand for school holiday care which was expressed through the high enrolment numbers at the centres (all programmes were fully booked) and all the enquiries taken. This could be attributed to more parents returning to the workforce or entering into vocational training.

Due to the increased demand for these full day child care services, it is now necessary to ensure priority is given to parents who have work or study commitments. Consequently, a waiting list will be used for those parents who would like their children to be involved in the programme but not because of the above reasons. Parents on this waiting list will then be contacted a few days prior to the programme starting and offered any available places.

Enrolments for this summer holiday period will commence on Wednesday, 24 November 1993 at 6.00 pm at all six centres. Five programmes will be operating for the three days before Christmas, the exception being Sorrento Duncraig due to renovations occurring in the building) and the three programmes that will be operating between Christmas and New Year are Girrawheen/Koondoola, Whitford and Ocean Ridge. All centres will be open for the month of January.

YOUTH SERVICES

Community Development

The Youth Services Co-ordinator has been involved in a considerable amount of community development work in recent months. As an example, Ms Thomas recently acted as a judge for the Lions Youth of the Year Quest hosted by the Wanneroo Lions club. She also represents Council on a number of local youth networking and co-ordinating bodies.

Council is acknowledged as one of the most active agencies in youth affairs within the municipality.

Anchors Youth Centre

'Anchors' has operated successfully during the last twelve months with several projects being successfully implemented and completed.

The Centre has been accepted as the first Associate member agency to the West Australian Network of Alcohol and Other Drug Users Agencies (WANADA).

WANADA is a network and co-ordinating body for alcohol and drug agencies. As 'Anchors' does have contact with young people who are experimenting and using drugs, WANADA can offer benefit of up-to-date information, training and contacts for referral.

CRAIGIE LEISURE CENTRE

Wellness Day 20 October 1993

The Craigie Leisure Centre held several activities for Wellness Day 1993. These included a Karate demonstration by Jan-de-jong, a mass aerobic class in our main auditorium and fitness testing. Cadbury Schweppes and the Centre combined to have giveaways throughout the day.

Indoor Soccer

The court surrounds for indoor soccer have been installed and are awaiting full clearance from Council's Building Department. The Centre has many teams on a waiting list and this activity should become very popular in the coming months.

Promotion

Prices are being sought for the printing of a colour brochure advertising the Centre. These will be distributed to houses in the Centre's catchment area. Sponsorship opportunities are being investigated to cover the costs associated with the publication.

Building

Repairs to the ceiling fabrication were completed on Friday, 22 October 1993. During this down time, twenty skylights were installed on the southern side of the pool hall. These have improved substantially the ambient light in this area of the pool.

Other Activities

New sporting programmes started in the last month are mixed volleyball on Thursday evenings and mixed basketball on Friday evenings. Each of these programmes has a free coaching component to help new players reach a level of competence which enables them to enjoy the games. More adult and junior basketball coaching classes are under consideration.

WARWICK LEISURE CENTRE

Fourth Term 1993 Creative Leisure Course Programme

The term four creative leisure course programme began on the 25th October and numbers have been very encouraging. Approximately 850 people are enrolled in the 84 individual courses offered this term. Several new courses are being conducted away from the centre including Golf and Abseiling.

Fitness Programme

With the warmer weather aerobics numbers are on the increase. A new class 'Teenage step sensations' was an instant success with 30 teenagers participating in the first class on Friday 29th October.

Warwick Leisure Centre Mural

Warwick Leisure Centre corridors are now graced with a new mural depicting an environmental theme painted on tiles by local artists Olive Birch, Wendy McLellan and Tony Wear.

Bootscooting

Texas rebel line dancing has been added to the list of activities offered at Warwick Leisure Centre. An enthusiastic group of 50 people attended the first 'Bootscoot' held on Wednesday 27th October.

SORRENTO-DUNCRAIG RECREATION CENTRE

4th Term Leisure Courses

Enrolments for Fourth Term leisure courses have been steady with very few courses having to be cancelled. The status quo in terms of numbers of activities and participation levels has been retained in comparison to last term which is a pleasing result.

A couple of activities have been held in conjunction with Warwick Leisure Centre; these are golf and abseiling. The joint promotion has been successful in attracting sufficient participants to these leisure activities.

Foyer/office Alterations

Whilst the alterations have caused a few minor problems, the centre programmes have been able to continue without serious disruption.

PERRY'S Paddock PICNIC DAY 1993

The second Perry's Paddock Picnic Day was held on 24 October 1993. The inclement weather did not deter picnickers and the event drew an estimated crowd of 7,000 people.

The entertainment on the stage and around the paddock was of an extremely high calibre. The foot races were one of the highlights of the day. Hundreds of eager children flocked to the track to compete in the races. Parents' pride swelled whilst "place getters" were presented with ceramic medallions for their efforts.

The horse races went off like clockwork without any incidents. These races were a spectacular display of horse riding skills that drew a large crowd of at least three deep, which lined the full length of the barrier fence.

The tug-o-war attracted 16 teams of 10 people each. Families, friends and sporting clubs formed teams and combined their strength in an endeavour to take out the cash prize of \$250.00, kindly donated by the Kingsley-Woodvale Recreation Association.

The Municipal Heritage Inventory created immense interest as did the display on the proposed Perry's Paddock Historical Village. The Historical Committees banded together once again and presented historical memorabilia displays in the big marquee for picnickers to view.

Entertainment on the stage was well received. The show went on regardless of the rainy periods and all acts were extremely well presented. Highlights on the stage were the Numguts Bush Band with their vibrant music, the Bootscooters with their dance moves and "yee haas" and Lochie McDonald, the Juggler, with all his clever tricks. The fashion parade, with numerous entrants was appreciated by all the onlookers. The judges had a tough decision to pick three winners but the models with the most

authentic costumes from the 1920's took out the prizes donated by National Australia Bank, Wanneroo.

This year the event was organised by a committee which contributed to the day's success and members worked tirelessly at the picnic to ensure all the day's activities went according to the master plan. Without their assistance planning this event would have been a mammoth task for just a few people. Their efforts were much appreciated.

AQUAMOTION

'Learn to Swim' Programme

The Term IV programme is in progress. Attendance figures have been extremely positive as detailed below.

Adults	-	19
School Age	-	166
Preschool Age	-	134
TOTAL		319

Fitness Programme

The Spring/Summer Fitness Programme was launched on 1 November 1993. Response has been positive and should produce an increase in attendances.

Vacation Swim - October

A total of 220 children participated in the ten day Education Department Vacation Swim Programme.

In-term Swimming

A full programme of Education Department In-Term Swim sessions are scheduled at Aquamotion in Term 4, 1993 and Term 1, 1994.

Kiosk

The extended kiosk operation proved successful. Aquamotion received 10% commission on all sales, totalling \$276.65 for the ten day period. Wanneroo Coffee lounge have accepted the invitation to operate again over the Christmas school holiday period.

Creche

The new creche operation commenced Monday, 25 October 1993. The new approach will be monitored and reported on in due course.

WANNEROO RECREATION CENTRE

Creative Leisure Courses

A good response has been received for the Term 4 period. The four newly appointed Programme Supervisors have begun training during this period.

Creche

The new creche operation commenced Monday, 25 October 1993. To date it is too early to comment on its success.

R BANHAM
City Recreation and
Cultural Services Manager

CS
rrell1007