

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, 22 DECEMBER 1993

ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR - JP, Mayor	South-West Ward
	P NOSOW - Deputy Mayor	South Ward
	H M WATERS	North Ward
	W H MARWICK	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL from 7.40 pm	Central Ward
	M J GILMORE	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
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G FLORANCE
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Minute Clerk:	J CARROLL

Apologies for absence were tendered by Crs Moloney and Dammers.

There were 39 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.35 pm.

CONFIRMATION OF MINUTES

MOVED Cr Freame, **SECONDED** Cr Wood that the Minutes of Council Meeting held on 8 December 1993, be confirmed as a true and correct record.

CARRIED

H91230 MINUTES OF SPECIAL COUNCIL MEETING, 20 DECEMBER 1993

MOVED Cr Freame, **SECONDED** Cr Wood that the Minutes of Special Council Meeting held on 20 December 1993, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

Nil

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

Cr Freame asked the following questions:

- Q1 In relation to the decision not to make a donation to the Sorrento Surf Life Saving Association this year, is Council aware that the charges for the SECWA, water, rubbish and insurance paid to the City of Wanneroo have risen from \$7,991 for the 1992/93 season to in excess of \$12,028 for the 1993 year to date?
- Q2 Have any concessions in relation to these accounts been made to the club for community use of the facility?
- Q3 Do the water and SECWA charges reflect any use by the community of the public toilets and changerooms attached to the building, or are there any sub-meters in place?

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

Cr Gilmore asked the following question of the City Engineer:

- Q1 At the Council meeting of 27 October 1993, the City Engineer reported that the car park at the Kingsway netball club was asphalted during October in laterite asphalt. Test results indicated that a higher than specified void ratio appeared. This matter is presently being investigated with the supplier. Do we have an answer on that please Mr McNally.
- A1 We are still discussing with the supplier.

Cr Cooper asked the following question:

Q1 Earlier this year I asked that we as a Council convene a meeting with the Transport authorities regarding the link up of the buses with train services. The staff held a meeting with them and nothing happened. I requested a further meeting involving Councillors and would like to know if this meeting has been held, and if not, why not?

A1 The Town Clerk advised he would investigate this matter.

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

1993 NEW ZEALAND LOCAL GOVERNMENT STUDY TOUR

Earlier this month the Town Clerk and I went to New Zealand to attend the 1993 New Zealand Local Government Study Tour.

The trip was very beneficial and I plan to make a more formal report to Council in the next couple of weeks.

Cr Ewen-Chappell entered the Chamber at this point, the time being 7.40 pm.

WANNEROO AGRICULTURAL SOCIETY APPRECIATION DINNER

Council held an Appreciation Dinner for the Wanneroo Agricultural Society earlier this month.

The Deputy Mayor, Councillor Peter Nosow, reports that the night was an enjoyable occasion.

It also gave Council the opportunity to thank the Agricultural Committee for all its hard work in organising another successful Wanneroo Show.

BUCKINGHAM HOUSE APPRECIATION DINNER

An Appreciation Dinner was held in December for the Buckingham House Management Committee and Historical Sites Advisory Committee Appreciation Dinner.

It was a pleasure for Council to host this Dinner and, in some small way, say thank you to the people involved in these two important committees.

OFFICIAL OPENING - 1993 JOONDALUP SPIRIT OF CHRISTMAS FESTIVAL

Last Sunday I had the pleasure of officially opening the 1993 Joondalup Spirit of Christmas Festival.

It was a fun day which was enjoyed by many family groups in the district.

WA SURF LIFE SAVING ASSOCIATION - LIFEGUARD SERVICE

Yesterday, I went to the Quinns/Mindarie Surf Life Saving Club to present an \$18,000 cheque, on behalf of the City of Wanneroo, to the WA Surf Life Saving Association for this Summer's Lifeguard Service at Sorrento and Mullaloo Beaches and at Sorrento Quay.

I also had the pleasure of presenting cheques of \$2000 each to the Quinns Rocks/Mindarie Surf Life Saving Club and the Yanchep Surf Life Saving Club for their lifeguard service this summer.

Terry Trewin, Manager of Council's Municipal Law and Fire Services, was also at the cheque handover.

Over the last two years, Terry's Department has been instrumental in assisting and training the beach inspectors to enable them to perform their duties in a professional manner.

THANKS TO COUNCILLORS AND STAFF

I would like to take this opportunity to thank Councillors, Council Officers and their Staff for their hard work during the past 12 months.

It has been an eventful year.

We saw the opening of the Craigie Leisure Centre, the introduction of two extra Councillors (which swelled our ranks to 15), the move to a more open style of government with the trial of our fortnightly Council meetings and construction start on the new Carramar Public Golf Course.

Of course, there are the day-to-day operations that keep a Council, as large and diverse as the City of Wanneroo, ticking over.

These smaller jobs are often overlooked and receive little credit but they are the backbone of the services and facilities that good councils provide for their residents.

In closing, I would like to wish Councillors, Council Officers and Staff and the Residents of the City of Wanneroo a Merry Christmas and a happy, prosperous 1994.

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

MOVED Cr Gilmore, **SECONDED** Cr Curtis 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

PRESENTATION OF CERTIFICATE - JOBSKILLS

Cr Freame presented a certificate to Council from the Department of Employment, Education and Training acknowledging Council's support of the Jobskills Programme for Local Government Engineers.

H91231 PETITION REQUESTING SPECIAL MEETING OF ELECTORS - LOT 191 (22) HARMAN ROAD, SORRENTO - [30/4561]

A 77-signature petition has been received from residents of Sorrento requesting Council consideration of holding a Special Electors' Meeting regarding the use of Lot 191 (22) Harman Road, Sorrento as consulting rooms.

MOVED Cr Wood, **SECONDED** Cr MacLean that the petition received from residents of Sorrento requesting Council consideration of holding a Special Electors' Meeting regarding the use of Lot 191 (22) Harman Road, Sorrento as consulting rooms be received and a meeting convened within 35 days in accordance with the provisions of the Local Government Act.

CARRIED

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

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.

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."

Council has written to the Asbestos Society of WA and discussions have been held with its President; a report will be submitted to Council 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 has been received, however this opinion was unsatisfactory in light of further information. Further information has been requested by Council's Solicitors and a report will be submitted in due course.

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.

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.

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.

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 with a view to a report being submitted in February 1994.

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."

CITY ENGINEER'S REPORT H11212

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.

PETITION - INCREASED TRAFFIC ON MARANGAROO DRIVE - ex H91206

"the petition outlining concerns regarding the increased traffic on Marangaroo Drive be received and referred to Engineering Department for a report to Council."

A site meeting will be arranged with the petition co-ordinator to discuss the concerns. A report will be presented after this meeting and discussions with Main Roads WA.

TIMBERLANE PARK WOODVALE TENNIS COURTS: CONTRACT NO 31-93/94 - ex H11124

"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"

A meeting has been arranged between Council and West Australian Lawn Tennis Association to discuss the requirement for competition standard lighting and the City Recreation & Cultural Services Manager will submit a report following this meeting.

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."

A report will be submitted following a meeting to be arranged with the concerned residents.

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.

PETITION REQUESTING PROVISION OF PLAYGROUND EQUIPMENT - CHELSEA PARK, KINGSLEY - ex H91202

"the petition from residents of Kingsley requesting the provision of playground equipment for Chelsea Park,

Kingsley be received and referred to Parks Department for a report to Council".

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

PETITION REQUESTING PROVISION OF PLAYGROUND EQUIPMENT -
BURBRIDGE PARK, KOONDOOLA - ex H91203

"the petition from the Koondoola Neighbourhood Centre Inc requesting the provision of permanent playground equipment for Burbridge Park, Koondoola be received and referred to Parks Department for a report to Council".

CITY PARKS MANAGER'S REPORT H11222

PETITION OBJECTING TO THE UNTIDY CONDITION OF BANYANDAH RESERVE,
WANNEROO - ex H91209

"the petition from residents of Wanneroo objecting to the condition of Banyandah Reserve, Wanneroo be received and referred to Parks Department for a report to Council."

CITY PARKS MANAGER'S REPORT H12323

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

CITY PLANNER'S REPORT H21234

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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."

A report was presented to the Special Meeting of Council on 20 December 1993.

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 item has been handled administratively and may therefore be removed from the agenda.

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."

CITY PLANNER'S REPORT H21248

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.

PETITION OBJECTING TO THE RECODING FROM R25 TO R40 - LOTS 8, 9, 11 AND 12 ST MARKS DRIVE, HILLARYS - ex H91130

"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"

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

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.

PETITION OBJECTING TO PROPOSED DOG BOARDING KENNEL AND CATTERY -
49 ADAMS ROAD, MARIGINIUP - ex H91204

"the petition from residents in Mariginiup objecting to the proposed dog boarding kennel and cattery at 49 Adams Road, Mariginiup be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT H21227

PETITION REQUESTING CLOSURE OF WALKWAY BETWEEN STOTT WAY AND
CHESSELL DRIVE, DUNCRAIG - ex H91208

"the petition requesting the closure of the walkway connecting Stott Way and Chessell Drive, Duncraig 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 SUBDIVISION OF LOT 4 PRIEST ROAD, LANDSDALE - ex H21213

"Council defers the application submitted by Feilman Planning consultants on behalf of T & M Priest for the subdivision of Lot 4 Priest Road, Landsdale pending a resolution of the Gngara Road widening and the future direction of proposed Town Planning Scheme No 21."

A report was presented to the Special Meeting of Council on 20 December 1993.

DRAFT REPORT : CITY OF WANNEROO INVENTORY OF HERITAGE PLACES -
ex H41207

"considers the matter further upon completion of the public comment period."

A report will be submitted to Council upon completion of the public comment period.

OFFICE HIGH RISE CONTROLS IN CENTRAL BUSINESS DISTRICT OF
JOONDALUP - ex H91227

"a report on the viability of office high rise controls in the Central Business District of Joondalup not exceeding three storeys in height be submitted to Council."

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

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 relates to the Uniform Fencing Policy which is being administered by Town Planning Department; a report will be submitted in due course.

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 H61120A

"a report be provided to Council outlining the views of Council's rangers with respect to protective clothing during dog catching duties"

ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT H41221

APPOINTMENT OF HONORARY BEACH INSPECTORS - ex H91156

"a report be submitted to council on the possibility of Honorary Beach Inspectors being appointed from persons living within beach areas"

Clause 16 of the By-laws Relating to Safety, Decency, Convenience and Comfort of Persons precludes Council from appointment any other person outside the statutory requirements of the By-laws. The By-law provides only that Council may appoint inspectors as follows:

- 1 any of its members (Councillors) or employees to be an inspector;
- 2 any member of a lifesaving club to be an inspector;
- 3 every member of the Western Australia Police Force has the power of an inspector under the By-law (Section 668 Local Government Act and Section 50A Police Act - Duty

of Police to report offences against any Local Authority Ordinance).

REQUEST FOR GRANT - ABORIGINAL WOMEN AND CHILDREN'S GROUP -
KOONDOOLA NEIGHBOURHOOD CENTRE INC - ex H91131

"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"

ACTING CITY TREASURER'S REPORT H31215

COUNCIL EMPLOYEES' SUPERANNUATION FUND - ex H91157

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

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

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

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A BUCKINGHAM HOUSE MANAGEMENT COMMITTEE
Meeting held on 12 October 1993
- B SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)
Meeting held on 25 November 1993
- C YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held on 9 December 1993

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

CARRIED

ADVISORY COMMITTEES

- A BUSH FIRES ADVISORY COMMITTEE
Meeting held on 25 November 1993
- B MULTICULTURAL ADVISORY COMMITTEE

Meeting held on 30 November 1993

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

CARRIED

OTHER COMMITTEES

A YANCHEP SURF LIFE SAVING CLUB MEETING
Meeting held on 5 October 1993

B KINGSLEY WOODVALE RECREATION & COMMUNITY ASSOCIATION
Meeting held on 8 November 1993

C OCEAN RIDGE COMMUNITY & RECREATIONAL ASSOCIATION
Meeting held on 8 November 1993

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

CARRIED

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

Mrs Hine submitted the following questions for the Council meeting of 22 December 1993 (Town Clerk responded to Q3 - Q11 inclusive):

- Q1: Mr Mayor, Ref Your Letter 702.2/12/83. You cannot recall my objection on Griffiths Road Closure at previous meeting?
- A2: (Mayor) I could not recall.
- Q2: Did you observe Map on page 3 on 24/11/93?
- A2: (Mayor) Yes I did.
- Q3: I also referred to a conversation I had with Mr T Neale about objection having been raised by me prior to meeting of 10 November 1993. He said he would list me as an objector.
- A3: In the telephone discussion referred to, the Senior Land Officer, Mr Neale, specifically asked Mrs Hine if she wished to have her verbal statement submitted as a formal objection and if she did so wish, he would inform the Town Clerk by way of memorandum prior to the Council meeting. Mrs Hine stated that she did not wish to pursue the matter with a formal objection.

- Q4: What has the money for the sale of land, Lots 12 and 13 Griffiths Road, been earmarked for?
- A4: Asset Replacement Reserve.
- Q5: When was DOLA first informed of the closure of unmade road (Griffiths).
- A5: This question has been answered previously.
- Q6: What is the value of that piece of land?
- A6: This question has been answered previously.
- Q7: Who gave permission to fence off the said land? What date?
- A7: Permission has not been given to fence the road reserve prior to completion of closure procedures.
- Q8: Does the Wanneroo Council condone the bulldozing of pristine woodland at Reserve No 34537 being a water supply reserve within System 6 area for a reservoir as this will fragment the Neerabup National Park?
- A8: As the construction of a reservoir will, of course, involve the clearing of vegetation on the site concerned, this question is interpreted as meaning: "Does Council condone the construction of a reservoir on Reserve no 34537 in the Neerabup National Park?". From the examination of Council records, in the time available, it appears unlikely that Council has ever specifically considered this matter. However, it is a proposal which Council has previously considered in the following broader manner:
- (a) this proposal was included in the 1977 North West Corridor Structure Plan. When Council considered that plan, it raised no objection to this proposal;
 - (b) this proposal was also included in the 1992 North West Corridor Structure Plan. Again, when Council considered this plan it raised no objection to this proposal.

It should be noted that Reserve 34537 is shown as a Reserve for Public Purposes (Water Authority of WA) on the Metropolitan Region scheme, and is similarly shown on the City's district zoning scheme, Town Planning Scheme No 1.

In terms of Council giving specific consideration to this proposal, the Water Authority is currently preparing a CER (Consultative Environmental Review) in respect of it, having been required to do so by the Environmental Protection Authority. It is anticipated that Council would specifically consider this proposal when the CER is released for public comment around April 1994.

- Q9: Is the Council aware that the area hosts very large Blackboys and Zamia palms which could be as old as 5, 6 or 7 hundred years old?
- A9: It is most likely that Council has not previously been formally advised regarding the vegetation of this area. The CER referred to above will provide a detailed description of the vegetation of the area so Council will be made aware of this subject when it considers the CER when it is released.
- Q10: Where in the budget has allowance been made or shown to pay wages for the (12) twelve Landcorp employees?
- A10: At the time of budget compilation, budget provision for this project was not made as the arrangement with Landcorp was not finalised. Subsequent to budget adoption, a budget adjustment was authorised by Council in September 1993 to include a \$600,000 contribution from Landcorp and jobs created for a similar amount. In effect it is at no cost to the City.
- Q11: Who is at Dwellingup Horse and Trial Rides? \$480.00 paid by cheque 27/10/93.
- A11: This relates to cost of horse riding for 24 youths on a camp at Dwellingup from 12-14 October 1993. Council budget provided \$6,590 for excursions under the Ocean Ridge Youth Services Programme.

DECLARATIONS OF PECUNIARY INTEREST

Cr Gilmore declared an interest in Items H11228 and H31207.

Cr Wood declared an interest in Item H31207.

Cr Marwick declared an interest in Item H11228.

BUSINESS REQUIRING ACTION

H91232 TECHNICAL SERVICES

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

CARRIED

H11210 WANNEROO ROAD - CARRAMAR GOLF COURSE ACCESS ROAD INTERSECTION TREATMENT - [622-0]

CITY ENGINEER'S REPORT H11210

At the time of budget preparation for the Carramar Golf Course, Council included a sum of \$65,000 for the intersection of the access road with Wanneroo Road.

Main Road WA has reviewed the intersection standard for Declared Highways and resolved to upgrade the specification in higher speed environments.

The City Engineer reports on the cost of the proposed changes to the design for the intersection, construction of which is estimated at \$125,000. Funds are available for re-allocation from savings made on other items on the golf course.

MOVED Cr Marwick, **SECONDED** Cr Cooper that Council authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds from the following Carramar Golf Course Accounts to the Wanneroo Road/Carramar Golf Course access road intersection project:

<u>Account No</u>	<u>Description</u>	<u>Amount</u>
30488	Transformer Building Construction	\$25,000
30478	Electrical Services	\$15,000
30479	Consultancy Services - Building	\$20,000
		<hr/>
		\$60,000

**CARRIED BY AN
ABSOLUTE MAJORITY**

H11211 FUNDING TRAFFIC SIGNAL INSTALLATION - TRAPPERS DRIVE/ WHITFORDS AVENUE - [510-1729]

CITY ENGINEER'S REPORT H11211

A condition of Development approval for Lot 6 Whitfords Avenue, being the Woodvale Commercial Centre, required the developer to

contribute \$20,000 towards the installation of traffic signals at the junction of Whitfords Avenue and Trappers Drive.

The development approval also required the construction of the western carriageway of Trappers Drive. This responsibility was assigned by the developer to Foodland Property Holdings Pty Ltd.

The City Engineer reports that Main Roads WA subsequently installed the traffic lights and associated works as part of the Federally Funded Black Spot Programme. He gives reasons why he supports Foodland Holdings' request that the \$20,000 provided by the developer be forwarded to Foodland Holdings.

MOVED Cr Gilmore, **SECONDED** Cr Marwick that Council concurs to the \$20,000 contribution from Jayshore Pty Ltd for the installation of traffic signals at Trappers Drive and Whitfords Avenue to be forwarded to Foodland Property Holdings Pty Ltd.

CARRIED

H11212 HOLLETON TERRACE, PADBURY - CONSTRUCTION OF CUL-DE-SAC BULB - [510-2188]

CITY ENGINEER'S REPORT H11212

Residents of Holleton Terrace, Padbury have requested provision of a cul-de-sac bulb at the end of Holleton Terrace.

The City Engineer provides background details of this proposal and advises that the Water Authority has given approval for the cul-de-sac bulb to be constructed on the Water Authority's Reserve subject to certain conditions.

The works are estimated to cost \$10,700 and the project can be accommodated in the Road Maintenance Programme Account No 71021.

RECOMMENDATION

That Council:

- 1 constructs the cul-de-sac treatment at the southern end of Holleton Terrace, Padbury as shown on Attachment 2 to Report H11212 at an estimated cost of \$10,700;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, reallocation of \$10,700 from Account Number 71021 Road Maintenance to the Holleton Terrace cul-de-sac treatment;
- 3 advises the petitioners accordingly.

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

1 CITY ENGINEER'S REPORT H11212 be received;

2 Council:

- (a) constructs the cul-de-sac treatment at the southern end of Holleton Terrace, Padbury as shown on Attachment 2 to Report H11212 at an estimated cost of \$10,700;
- (b) authorises, in accordance with Section 547(12) of the Local Government Act, reallocation of \$10,700 from Account Number 71021 Road Maintenance to the Holleton Terrace cul-de-sac treatment;
- (c) advises the petitioners accordingly;
- (d) writes to the Water Authority of WA enquiring as to its long term plan for this reserve.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix I refers.

**H11213 A LOCAL ROADS INFORMATION SERVICE FOR LOCAL GOVERNMENT -
[510-0]**

CITY ENGINEER'S REPORT H11213

Over several years the Australian Road Research Board and Local Government have been working to deliver research findings and other services aimed at meeting the road needs of municipal councils.

The City Engineer provides details of the services which have been provided in the past and a special Local Roads Information Services package which will be available in 1994 at a cost of \$600.

He outlines the benefits of the new service and suggests that funds be allocated from Account No 46556 Commissioned Services Survey Design and Drafting to purchase this package.

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

- 1 orders a Local Roads Information Services Package for 1994 from Australian Road Research Board at a cost of \$600;

- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds from Account No 46556 Commissioned Services Survey Design and Drafting to fund the Local Roads Information Services Package from Australian Road Research Board.

CARRIED BY AN

ABSOLUTE

MAJORITY

H11214 PARKING PROHIBITIONS - AINGER ROAD, QUINNS ROCKS - [510-441]

CITY ENGINEER'S REPORT H11214

The P & C Association of Quinns Rocks Primary School has requested a change in the existing prohibition times from White Road to Ainger Road, Quinns Rocks from 3.00pm - 4.00pm to 2.30pm - 3.30pm to alleviate a problem that exists when buses return from school excursions to find parents parked in the bus bay.

RECOMMENDATION

That Council:

- 1 amends the "NO STANDING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY EXCEPT BUSES" signs to "NO STANDING 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY EXCEPT BUSES" signs in Ainger Road as shown on Attachment 2 to Report H11214;
- 2 advises the Quinns Rocks Primary School accordingly.

ADDITIONAL INFORMATION

The Town Clerk reported that a request had been received from the Quinns Rocks Primary School dated 21 December 1993 to have this application withdrawn.

Appendix II refers.

H11215 CAR PARKING STRATEGY MARANGAROO PRIMARY SCHOOL - [510-1130, 218-1-1]

CITY ENGINEER'S REPORT H11215

In May 1992, Council considered car parking around the Marangaroo Primary School and made a number of amendments to allow more street parking.

Council has previously resolved not to authorise use of Marangaroo Golf Course car park by primary school parent traffic and supported further discussions with the Education Department and the BMA on the feasibility of an "off road" car parking facility.

The City Engineer reports on background details to the feasibility of school parents using part of the Marangaroo Golf Course car park following a survey being coordinated on the usage of the car parking facilities at the golf course.

He suggests that a two month 'trial' period be instigated to monitor the use of the car park by patrons of the golf course, school traffic motorists and pedestrians.

RECOMMENDATION

That Council:

- 1 rescinds its resolution Item G10520 (1), viz:

 "That Council does not authorise the use of the Marangaroo Golf Course car park by the Marangaroo Primary School parent traffic"
- 2 approves the use of the Marangaroo Golf Course car park for Marangaroo Primary School vehicular traffic for a two month trial period;
- 3 advises all interested parties accordingly.

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

- 1 CITY ENGINEER'S REPORT H11215 be received;
- 2 Council:
 - (a) rescinds its resolution Item G10520 (1), viz:

 "That Council does not authorise the use of the Marangaroo Golf Course car park by the Marangaroo Primary School parent traffic"
 - (b) approves the use of the Marangaroo Golf Course car park for Marangaroo Primary School vehicular traffic for a trial period commencing at the beginning of February 1994 school term until the end of July 1994;
 - (c) advises all interested parties accordingly.

CARRIED

H11216 SPONSORSHIP - CLEAN UP AUSTRALIA DAY - SUNDAY 6 MARCH 1994 - [508-1]

CITY ENGINEER'S REPORT H11216

In past years, the City of Wanneroo has supported Clean Up Australia Day with site identification and the removal of collected rubbish. The project is regarded as the biggest community environmental campaign in the world and involved 400,000 volunteers across Australia last year.

WA Municipal Association has written to metropolitan councils suggesting that public recognition may be gained through group sponsorship of the campaign.

The City Engineer provides details of the proposal which would mean that all promotional material would include "Sponsored by your Local Council".

Funds are available from the Sanitation Verge Litter Collection Account for this contribution.

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

- 1 joins the group sponsorship by Local Government of the Clean Up Australia Day on Sunday 6 March 1994 with a maximum contribution of \$500;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds from Account No 27008 - Sanitation Verge Litter Collection to accommodate Council's contribution to the Local Government group sponsorship of Clean Up Australia Day.

CARRIED BY AN

ABSOLUTE MAJORITY

H11217 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

ACTING CITY BUILDING SURVEYOR'S REPORT H11217

The Acting City Building Surveyor reports on the number and value of building licences issued in the month of November, building control activity and Council Building Works Programme.

MOVED Cr Marwick, **SECONDED** Cr Waters that Council endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report H11217.

CARRIED

Appendix III refers.

H11218 PROPOSED DWELLING: LOT 508 (17) ILLOWRA WAY, DUNCRAIG -
[3124/508/17]

ACTING CITY BUILDING SURVEYOR'S REPORT H11218

The owners of Lot 508 (17) Illowra Way, Duncraig are seeking Council approval to construct a three storey dwelling which exceeds 6000 in height.

Letters were sent to the owners of the immediate adjoining lots for written comment.

The Acting City Building Surveyor reports on the responses received from adjoining owners in respect of loss of privacy, overshadowing and loss of light.

He advises that overshadowing and boundary setbacks comply with the requirements of the Residential Planning Codes.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council approves the proposed dwelling to be constructed at Lot 508 (17) Illowra Way, Duncraig.

CARRIED

H11219 PROPOSED DWELLING: LOT 43 (10) MACKEREL COURT, SORRENTO
- [2442/43/10]

ACTING CITY BUILDING SURVEYOR'S REPORT H11219

The owners of Lot 43 (10) Mackerel Court, Sorrento are seeking Council approval to construct a two storey dwelling.

The Acting City Building Surveyor reports that the proposed dwelling which complies with the Residential Planning Codes, has been the subject of some complaints due to the extensive walls which were constructed on the lot site.

He advises that the retaining walls were approved by Council and the owners have complied with all requirements.

MOVED Cr Gilmore, **SECONDED** Cr Rundle that Council approves the proposed dwelling to be constructed at Lot 43 (10) Mackerel Court, Sorrento.

CARRIED

H11220 PROPOSED RETAINING WALL: LOT 163 (46) HACKNEY WAY,
YANCHEP - [446/163/46]

ACTING CITY BUILDING SURVEYOR'S REPORT H11220

The owners of Lot 163 (46) Hackney Way, Yanchep are seeking Council approval to construct a retaining wall 3000 high on the side boundary.

The adjoining owner has been invited to comment and has expressed concern that the proposed wall would interfere with the natural level of his lot.

The Acting City Building Surveyor provides details of the proposed retaining wall which may be constructed without affecting the level of the adjoining lot and will ensure the privacy of both owners.

MOVED Cr Waters, **SECONDED** Cr Nosow that Council approves the proposed retaining wall to be constructed at Lot 163 (46) Hackney Way, Yanchep to a height of 3000 subject to the natural level of the adjoining Lot 162 being maintained.

CARRIED

H11221 YAGAN PRE-SCHOOL: PATIO/VERANDAH - [895-13]

ACTING CITY BUILDING SURVEYOR'S REPORT H11221

The Yagan Pre-School Education Centre is seeking Council approval to erect a 8000mm x 3000mm patio/verandah to the eastern face of the existing building with all costs being borne by the group.

MOVED Cr Waters, **SECONDED** Cr Nosow that Council approves the patio/verandah addition to the Yagan Pre-School subject to:

- 1 the obtaining of a building licence;
- 2 all costs being borne by the Yagan Pre-School Education Centre (Inc).

CARRIED

H11222 BURBRIDGE ADVENTURE PLAYGROUND - [250-3]

CITY PARKS MANAGER'S REPORT H11222

The Burbridge School, which adjoins Koondoola Park, has been raising funds for the construction of a playground for children with special needs and local children on Koondoola Park.

The City Parks Manager advises that Koondoola Park does not have a significant amount of play equipment located on it and gives reasons why he supports the joint location of Council's

equipment and the school's equipment on the northwestern corner of the park adjacent to the school.

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

- 1 agrees to the request from the Burbridge School to construct a children's playground on Koondoola Park on the area of land as shown on Attachment 2 to Report H11222;
- 2 authorises the City Parks Manager to place on the draft 1994/95 Budget the sum of \$20,000 for the purchase of play equipment for Koondoola Park.

CARRIED

Appendix IV refers.

H11223 BANYANDAH PARK, WANNEROO - [061-24]

CITY PARKS MANAGER'S REPORT H11223

A five page petition has been received from residents of Wanneroo seeking action to improve the Public Open Space in Banyandah Boulevard, Wanneroo.

The City Parks Manager reports that this dry park is mowed in rotation with other dry parks within the City of Wanneroo. He does not support the additional mowing of the park as a method of controlling tiger snakes, as the snake problem is commonplace in numerous dry parks at this time of year.

The City Parks Manager provides details of the standard of play equipment on the park and does not consider additional equipment is warranted when many dry parks throughout the municipality have no play equipment.

RECOMMENDATION

That Council advises the petitioners that:

- 1 there are numerous dry parks and other areas of Public Open Space throughout the Municipality that have problems with snakes at this time of the year and it is not possible to mow more often as all parks are treated equally and mown on a strict rotational basis;
- 2 funds are unavailable for the purchase of additional play equipment on Banyandah Park and it is considered that as there are many other parks throughout the Municipality without any equipment at all, these parks should have priority for allocation of funds.

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

- 1 CITY PARKS MANAGER'S REPORT H11223 be received;
- 2 consideration of this matter be deferred pending a report being submitted to Council on the feasibility of parks being mown more frequently to reduce the danger of snakes.

CARRIED

H11224 PLANT REPLACEMENT RESERVE PROGRAMME - TENDER NUMBER 034-93/94 - [208-6]

CITY ENGINEER'S REPORT H11224

Tenders have been called for the replacement of municipal plant and vehicles.

The City Engineer reports on tender submissions received.

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

- 1 accepts Tender No 034-93/94 Item B from Skipper Trucks for the supply and delivery of a Mitsubishi 428SS Truck fitted with a MacDonald Johnston compactor body for the changeover price of \$170,869 as outlined in Attachment 1 to Report H11224;
- 2 accepts Tender No 034-93/94 Item C from Skipper Trucks for supply and delivery of a Mitsubishi FE449 E truck fitted with a MacDonald Johnston Compactor body for the changeover price of \$33,589 as outlined in Attachment 2 to Report H11224.

CARRIED

Appendix V refers.

H11225 PLANT REPLACEMENT RESERVE PROGRAMME - TENDER NO 043-93/94 - [208-043-93/94]

CITY ENGINEER'S REPORT H11225

Tenders have been called for the replacement of one full forward control 3 tonne 4WD truck.

The City Engineer reports on the tender submissions received.

MOVED Cr Rundle, **SECONDED** Cr MacLean that Council accepts the tender of Parkland Mazda at Tender Number 043-93/94 for the

supply of a Mazda T3500 4WD truck for the changeover price of \$13,939.00.

CARRIED

**H11226 PLANT REPLACEMENT RESERVE AND VEHICLE ADDITIONAL
PURCHASE PROGRAMMES - TENDER NUMBERS 052 AND 053 - 93/94
- [208-6]**

CITY ENGINEER'S REPORT H11226

Tenders have been called for the replacement of one 4WD station wagon and seven SWB 4WD hardtop wagons.

The City Engineer reports on the tender submissions received.

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

- 1 accepts Tender Number 052-93/94 from North Subaru for the supply and delivery of a Subaru station wagon for the changeover price of \$4,644.00 as shown on Attachment 1 to Report H11226;
- 2 accepts Tender Number 053-93/94 from Paceway Mitsubishi for the supply and delivery of seven (7) 4WD Pajero Hardtop wagons for the changeover price of \$90,403.00 as shown on Attachment 2 to Report H11226.

CARRIED

Appendix VI refers.

H11227 TRUCKS - TENDER NO 033-93/94 - [208-033-93/94]

CITY ENGINEER'S REPORT H11227

Tenders have been called for the supply and delivery of replacement vehicles as part of the Plant Replacement Reserve Programme.

The City Engineer reports on the tender submissions received.

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

- 1 accepts the following tenders as outlined in Attachment 1 to Report H11227:

Tender No	Company	Changeover
<u>033-93/94</u>		
Item 1	Nuford	

	(supply only)	\$101,492
Item 1	Raytone Motors	\$ 74,650 Cr
	(outright purchase)	
Item 2	Major Motors	\$ 45,959
Item 4	Major Motors	\$ 57,705
Item 5	Skipper Trucks	\$ 59,491
	(supply only)	
Item 5	Raytone Motors	\$ 29,000 Cr
	(outright purchase)	
Item 6	Midway Ford	\$ 29,252
Item 7	Midway Ford	\$ 8,463
Item 8	Skipper Trucks	\$ 12,948
Item 9	Nuford (Supply Only)	\$ 29,823
Item 9	Raytone Motors	\$ 19,650 Cr
	(outright purchase)	
Item 10	Nuford	\$ 12,422
Item 11	Major Motors	\$ 45,039
Item 12	Midway Ford	\$ 30,759

- 2 does not accept any submission at Tender No 033-93/94
Item 3 for the supply of a Full Forward Control 4WD Tip
Truck (12-13000 GVM) and includes the replacement of
Isuzu Truck - Plant No 96114 in the 1994/95 Plant
Replacement Programme;
- 3 includes, as a high priority, the replacement of the
Thornycroft fire truck in the draft 1994/95 Budget.

CARRIED

Appendix VII refers.

**H11228 ASSET PROTECTION: TENDERS FOR RE-KEYING, INTRUDER
ALARMS AND FIRE ALARMS - [208-6, 208-45-49-93/94, 210-2-
5]**

ACTING CITY BUILDING SURVEYOR'S REPORT H11228

In accordance with Council Policy J1-08 "Council Buildings :
Asset Protection" (Item H51113 refers) tenders have been called
for the supply and installation of asset protection, intruder
and fire alarms.

The Acting City Building Surveyor reports on the tender
submissions received.

Crs Gilmore and Marwick declared an interest in this item.

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

- 1 accepts the tender of \$15,906.14 from Hollyan Pty Ltd
trading as Diamond Lock and Key with respect to tender
number 45-93/94;

- 2 accepts the tender of \$2,640.00 from Hollyan Pty Ltd trading as Diamond Lock and Key with respect to tender no 46-93/94;
- 3 accepts the tender of \$24,676.39 from Hollyan Pty Ltd trading as Diamond Lock and Key with respect to tender no 47-93/94;
- 4 accepts the tender of \$75,845.00 from Wormald Security with respect to tender no 48-93/94;
- 5 accepts the tender of \$38,638.00 from Westside Fire Services with respect to tender no 49-93/94;
- 6 authorises the signing of contract documents for tenders 45-93/94, 46-93/94, 47-93/94, 48-93/94 and 49-93/94;
- 7 authorises the City Building Surveyor as contract superintendent to investigate further the costs of door replacement at Wanneroo Recreation Centre and in the event of a possible cost saving adjust the scope of work for tender 47-93/94;
- 8 authorises the City Building Surveyor as contract superintendent to adjust the scope of work for tenders 45-93/94 and 46-93/94 to include Works Depot satellite buildings (specifically rubbish tips, Kingsway and MacDonald Reserve maintenance sheds) in the "work centres" key system.

CARRIED

Crs Gilmore and Marwick abstained from voting.

H91233 TOWN PLANNING

MOVED Cr Nosow, **SECONDED** Cr Curtis that the Town Planning Reports be received.

CARRIED

H21221 DRAFT STRATEGIC PLAN FOR MARITIME FACILITIES - [308-2]

CITY PLANNER'S REPORT H21221

The Department of Marine & Harbours has supplied the City of Wanneroo with the Draft Report "Strategic Plan for Maritime Facilities" for comment.

The City Planner reports on the background and gives details of the Plan.

He advises that the City of Wanneroo has 48 kms of coastline in its district, four existing boat harbours and several other maritime facilities. He commends the Department of Marine & Harbours on its Plan and suggests a number of additional issues which need to be addressed.

Cr Curtis requested that this information be made available to the Environmental Advisory Committee.

MOVED Cr Nosow, **SECONDED** Cr Curtis that Council commends the Department of Marine and Harbours on its Draft Strategic Plan for Maritime Facilities and submits the comments outlined in Report H21221 for its further consideration.

CARRIED

Appendix VIII refers.

H21222 WAMA WATER RESOURCES POLICY - [322-18-1]

CITY PLANNER'S REPORT H21222

The draft Water Resources Policy was submitted to the recent Annual Conference of the Local Government Association (LGA), Country Shire Councils Association (CSCA) and Country Urban Councils Association (CUCA). While the LGA adopted the policy, the CSCA and CUCA resolved to defer its adoption so certain issues, including drainage, could be further examined.

The Executive of the West Australian Municipal Association (WAMA) subsequently resolved to refer the draft policy to Councils for further comment; the deadline for comment being 31 December 1993.

The draft policy, background comments and the Environmental Officer's comments have been circulated to Council's Engineering, Parks & Town Planning Departments for consideration.

The City Planner reports on the feedback from these departments which has been developed into a consolidated response to WAMA's draft Water Resources Policy.

Cr Curtis requested that this information be made available to the Environmental Advisory Committee.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council endorses the comments on the W A Municipal Association's draft Water Resources Policy as shown on Attachment 4 to Report H21222 and forwards these comments to the Association as its submission on the policy.

Appendix XI refers.

H21223 OCEAN PARK DESIGN GUIDELINES, PART LOT 15 MARMION AVENUE, CLARKSON - [740-90213]

CITY PLANNER'S REPORT H21223

In July 1993 Council received an approved small lot subdivision for part of Lot 15 Marmion Avenue, Clarkson. The subdivision involves 78 traditional sized housing lots and 22 medium density lots (R30).

Council resolved in September 1992 to apply the principles contained in the small lot subdivision manual, involving the submissions of design guidelines for lots less than 450m².

The City Planner reports that Hocking Planning and Architecture, on behalf of Landcorp, has produced a set of design guidelines which he considers should be adopted as policy by Council. This will assist in establishing an overall streetscape compatible with the subdivision to an acceptable design standard.

ADDITIONAL INFORMATION

The City Planner circulated copies of the Design Guidelines for the Clarkson small lot subdivision off Marmion Avenue, Clarkson, known as Ocean Park, to Councillors prior to the meeting.

MOVED Cr Rundle, **SECONDED** Cr MacLean that Council adopts the Design Guidelines entitled "Ocean Park, Clarkson Small Lot Subdivision" as Policy for applications in the area set out on the plan contained in Report H21223.

CARRIED

Appendix X refers.

H21224 PROPOSED CHILD CARE CENTRE, LOT 44 (2) PINNAROO DRIVE, PADBURY - [30/4575]

CITY PLANNER'S REPORT H21224

The City Planner reports on a development application for a child care centre on Lot 44 (2) Pinnaroo Drive, Padbury, which is zoned "Special Development A".

He considers that the tight layout of the car park and restriction of vehicle movements could result in unacceptable traffic congestion at the intersection of Gibson Avenue and Pinnaroo Drive.

MOVED Cr Rundle, **SECONDED** Cr Gilmore that Council refuses the application submitted by S and C Wells on 12 November 1993 for the development of a child care centre on Lot 44 (2) Pinnaroo Drive, Padbury for the following reasons:

- 1 insufficient area is provided for car parking and manoeuvring areas;
- 2 ingress/egress points could compromise the safety and integrity of the Gibson Avenue/Pinnaroo Drive intersection.

CARRIED

H21225 PROPOSED FISH FARM AND TOURIST FACILITIES - LOT 10 (436 GIBBS ROAD, NOWERGUP - [30/4462]

CITY PLANNER'S REPORT H21225

The City Planner reports on an application for a fish farm and associated tourist facilities on Lot 10 (436) Gibbs Road, Nowergup. The site is zoned Rural under Town Planning Scheme No 1.

He provides background details to the proposal which was advertised for 30 days and referred to the Environmental Protection Authority, the Fisheries Department and the Water Authority of WA.

It is considered that the proposal is acceptable subject to meeting the licence and condition requirements of the EPA.

MOVED Cr Waters, **SECONDED** Cr Rundle that Council approves the application for a fish farm and associated tourist facilities submitted by F & N Blazic on behalf of F & P Znidarsich for Lot 10 (436) Gibbs Road, Nowergup subject to:

- 1 the issue of a groundwater licence with an allocation of groundwater sufficient for the operation of the fish farm;
- 2 all waste water from the fish farm operations to be disposed of evenly across the entire site;
- 3 solids to be removed from the plastic lined dam at intervals to the satisfaction of the EPA and be disposed of at an approved landfill site;

- 4 based on the waste disposal methods of conditions 2 and 3, production from the fish farm is limited to 20 tonnes of fish per annum;
- 5 approval of the proposal to be obtained from the Fisheries Department prior to a building licence being issued;
- 6 the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before commencing any works whatsoever;
- 7 the parking area, driveways and points of ingress and egress to be designed, constructed, drained, marked and thereafter maintained to the specifications and satisfaction of the City Engineer. These works are to be done as part of the building programme;
- 8 all foods sold from the kiosk to be pre-packaged and pre-prepared;
- 9 the submission of an acoustic consultant's report demonstrating to the satisfaction of the City Environmental Health Manager that the proposed development is capable of containing all noise emissions in accordance with the Environmental Protection Act 1986;
- 10 any watercourse is to be at least 30m horizontally or 2m vertically from any effluent disposal system;
- 11 the submission of detailed landscape drawings to the City Parks Manager for approval prior to the issue of a building licence. Landscaping to be upgraded and thereafter maintained to the satisfaction of the City Parks Manager;
- 12 additional car bays being provided should it be considered necessary in the future to the satisfaction of the City Planner.

CARRIED

H21226 PROPOSED EQUESTRIAN, BREEDING AND AGISTMENT CENTRE ON LOCATION 2696 (1240) PINJAR ROAD, PINJAR - [30/3568]

CITY PLANNER'S REPORT H21226

The City Planner reports on an application by Mrs J A Dammers to establish an equestrian complex incorporating instruction,

agistment and for the limited breeding of horses on Location 2696 (1240) Pinjar Road, Pinjar.

He provides background and details of the proposal which is consistent with Council's Land Use Planning and Management Strategy for Lake Pinjar.

MOVED Cr Rundle, **SECONDED** Cr Freame that Council approves the application by Mrs J A Dammers for an equestrian complex on Location 2696 (1240) Pinjar Road, Pinjar subject to:

- 1 the approval of the Environmental Protection Authority;
- 2 any increase in the intensity of the use of the site over that proposed in the application being the subject of a further application;
- 3 standard and appropriate development conditions.

CARRIED

A Division was called with the following result:

In Favour of the MOTION: Crs Major, Nosow, Waters, Marwick, Cooper, Ewen-Chappell, Gilmore, Wood, Freame, Rundle, MacLean

Against the MOTION: Cr Curtis

The Mayor declared the MOTION

**CARRIED BY
DIVISION**

**H21227 PROPOSED DOG BOARDING KENNELS AND CATTERY, LOT 51 (49)
ADAMS ROAD, MARIGINIUP - [30/4529]**

CITY PLANNER'S REPORT H21227

The City Planner reports on an application for the development of dog boarding kennels and cattery on Lot 51 (49) Adams Road, Mariginiup. The site is zoned Rural and kennels are an AA use.

He provides background and details of the proposal which was advertised for a period of 30 days. Eleven signatures of objection have been received from residents. It is considered that the proposal should be supported subject to certain conditions.

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

- 1 notes the objections submitted in response to the proposed dog boarding kennel and cattery;

2 approves the application received on 12 October 1993 submitted by L and M Walker for a boarding kennel and cattery on Lot 51 (49) Adams Road, Mariginiup, subject to:

- (a) the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before commencing any works whatsoever;
- (b) the submission of detailed landscape drawings to the City Parks Manager for approval prior to the issue of a building licence. Landscaping to be upgraded and thereafter maintained to the satisfaction of the City Parks Manager;
- (c) the parking area, driveways and points of ingress and egress to be designed, constructed, drained, marked and thereafter maintained to the specifications and satisfaction of the City Engineer. These works are to be done as part of the building programme;
- (d) all car bays to be 5.5 metres long and end car bays to be 2.75 metres wide;
- (e) additional car bays being provided should it be considered necessary in the future to the satisfaction of the City Planner;
- (f) all stormwater to be collected on site and disposed of in a manner acceptable to the City Engineer;
- (g) plans to be submitted to the W A Fire Brigade.

CARRIED

**H21228 PROPOSED PRIVATE RESIDENTIAL RESORT ON LOT 8 (450)
PIPIDINNY ROAD, EGLINTON - [30/4396]**

CITY PLANNER'S REPORT H21228

John Bloomfield Real Estate on behalf of the Estate of James Spiers (Perpetual Trustees) is seeking approval for a "Private Residential Resort" on Lot 8 (450) Pipedinny Road, Eglinton.

The proposed development will comprise

- 1 Main Residence (1200m²)

- 2 Guest Accommodation (250m²)
- 3 Servants' Quarters (200m²)
- 4 Grounds Store (200m²)
- 5 Heli Pad
- 6 Tennis Court
- 7 Lake and Wildlife Sanctuary
- 9 Nine Hole Golf Course

The City Planner provides background and details of the proposal and advises that Lot 8 forms part of a strategic "Green Belt" link between Yanchep National Park and the coast and is proposed to be reserved under the Alkimos/Eglinton Major Metropolitan Region Scheme Amendment.

RECOMMENDATION

That Council does not approve the application for a private residential resort on Lot 8 (450) Pipidinny Road, Eglinton as submitted by John Bloomfield Real Estate on behalf of the Estate of James Spiers (Perpetual Trustees) as the proposed development is contrary to the intent of:

- 1 reserving the area for "Parks and Recreation" under the North West Corridor Structure Plan;
- 2 the "Environmental Protection Authority's System 6 Recommendation M2 (Coastal Strip).

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

- 1 CITY PLANNER'S REPORT H21228 be received;
- 2 Council:
 - (a) cannot approve the application for a private residential resort on Lot 8 (450) Pipidinny Road, Eglinton as submitted by John Bloomfield Real Estate on behalf of the Estate of James Spiers (Perpetual Trustees) as the proposed development is contrary to the intent of:
 - (i) reserving the area for "Parks and Recreation" under the North West Corridor Structure Plan;
 - (ii) the "Environmental Protection Authority's System 6 Recommendation M2 (Coastal Strip);

- (b) refers the application to the Department of Planning and Urban Development for determination.

CARRIED

Crs Waters and MacLean dissented.

H21229 RENEWAL OF LEASE - WANNEROO COUNTRY CLUB - RESERVE 27744
CRISAFULLI AVENUE, WANNEROO - [290/2744/22]

CITY PLANNER'S REPORT H21229

The Wanneroo Country Club which is situated on a Crown Reserve is seeking renewal of its lease with Council.

The City Planner provides background details of the lease arrangements and suggests that the lease be renewed for a period of ten years and the lessee be subject to the payment of municipal rates.

MOVED Cr Marwick, **SECONDED** Cr Cooper that Council renews the lease over part of Reserve 27744 Crisafulli Avenue, Wanneroo to the Wanneroo Country Club for a term of 10 years at an annual rental of \$1.00 subject to:

- 1 standard community purpose lease conditions;
- 2 the Lessee paying municipal rates and all other outgoings including building insurance premiums and being responsible for the cost of maintenance and repairs to the premises.

CARRIED

H21230 RENEWAL OF LEASE - WANNEROO RACING PIGEON CLUB - RESERVE
19545 JAMBANIS ROAD, WANNEROO - [1357/19545/77]

CITY PLANNER'S REPORT H21230

The Wanneroo Racing Pigeon Club is situated on Reserve 19545 and is seeking renewal of its Lease for a further term of five years.

The City Planner provides background details of the lease arrangements and supports the renewal being granted.

MOVED Cr Marwick, **SECONDED** Cr Waters that Council renews the lease over part of Reserve 19545 Jambanis Road, Wanneroo to the Wanneroo Racing Pigeon Club for a term of five years at an annual rental of \$1.00, subject to the Lessee:

- 1 paying municipal rates and all other outgoings including building insurance premiums;
- 2 being responsible for the cost of maintenance and repairs to the premises;
- 3 accepting the inclusion of a clause providing for shared use at Council's discretion.

CARRIED

**H21231 RENEWAL OF LEASE - WANNEROO TROTTING TRAINING CLUB -
RESERVE 19545 JAMBANIS ROAD, WANNEROO - [1357/19545/77]**

CITY PLANNER'S REPORT H21231

The Wanneroo Trotting Training Club premises in Benmuni Road are situated on two separate but adjoining Crown Reserves and are held under two lease agreements.

The City Planner provides background and details of the lease arrangements and supports the renewal.

MOVED Cr Marwick, **SECONDED** Cr Waters that Council renews the Lease over part of Reserve 19545 Jambanis Road, Wanneroo to the Wanneroo Trotting Training Club for a term of five years at an annual rental of \$1.00 subject to the Lessee:

- 1 paying municipal rates and all other outgoings including building insurance premiums;
- 2 being responsible for the cost of maintenance and repairs to the premises;
- 3 accepting the inclusion of a clause providing for shared use, at the Council's discretion.

CARRIED

H21232 LEASE OF HOUSES IN YELLAGONGA REGIONAL PARK - [061-408-2]

CITY PLANNER'S REPORT H21232

The Department of Planning and Urban Development is seeking Council's views on whether it would wish to assume management responsibility for two houses within Yellagonga National Park.

The houses are located on Lot 50 (78) Hocking Road and Pt Lot 709 (45) Bindaree Terrace, Kingsley. The areas where the houses are located are identified as being eventually vested in the City of Wanneroo.

The City Planner provides background and details of the houses which would require upgrading if they are to be used for community activities.

Cr MacLean left the Chamber at this point, the time being 9.00 pm.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council advises the Department of Planning and Urban Development it will lease the houses on Lot 50 (78) Hocking Road and Lot Pt 709 (45) Bindaree Terrace, Kingsley providing that the Department of Planning and Urban Development covers the cost of upgrading both the properties.

CARRIED

**H21233 APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION
RESERVE NO 29354 BRAZIER ROAD, YANCHEP - [444/129/17]**

CITY PLANNER'S REPORT H21233

Reserve 29354 (comprising Locations 8709 and 8315) was created as a condition of subdivision and is set aside for public recreation. It has been vested in the City since November 1992.

The owners of Lots 128 and 129 Brazier Road, Yanchep have complained about the lack of maintenance of Location 8709 and have offered to maintain the area in exchange for the land being transferred to them.

The City Planner provides background details of the subject area and states that it is proposed to develop the reserve in the future and Location 8709 will be used for access to the foreshore.

Cr MacLean entered the Chamber at this point, the time being 9.03 pm.

RECOMMENDATION

That Council does not agree to dispose of Swan Location 8709 being part of Reserve 29354 Brazier Road, Yanchep.

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

- 1 CITY PLANNER'S REPORT H21233 be received;
- 2 consideration of the disposal of Swan Location 8709 being part of Reserve 29354 Brazier Road, Yanchep be

deferred pending a report being submitted to Council assessing the future of beach access requirement in the area.

CARRIED

**H21234 CONVERSION OF PUBLIC OPEN SPACE TO RESIDENTIAL USE:
SOUTH-WEST WARD - [727-6]**

CITY PLANNER'S REPORT H21234

Council requested the City Parks Manager and City Planner to:

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

A study of all public open space in the south west ward has been completed and a tour of inspection was conducted on 24 November 1993.

The City Planner reports on the details of the study and the procedures involved in the redevelopment of smaller parks.

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

- 1 Council:
 - (a) prepares concept plans illustrating how the smaller parks identified in the attachments to Report H21234 can best be redeveloped for residential purposes;
 - (b) prepares concept plans to illustrate how funds generated from the sale of the abovementioned parks would be used for the improvement of other parks nearby;
- 2 a further report be submitted to Council outlining concept plans for consideration and adoption, prior to public meetings being held with affected residents.

CARRIED

Appendix XVIII refers

Cr Gilmore left the Chamber at this point, the time being 9.10 pm.

H21235 SUBDIVISION CONTROL UNIT FOR MONTH OF NOVEMBER 1993 - [740-1]

CITY PLANNER'S REPORT H21235

The City Planner provides a resumé of the subdivision applications processed by the Subdivision Control Unit. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted in December 1992.

MOVED Cr Cooper, **SECONDED** Cr Nosow that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report H21235.

CARRIED

Appendix XI refers.

H21236 PROPOSED RURAL SUBDIVISION OF LOT 28 (70) CARMIGNANI ROAD, GNANGARA - [740-91506]

CITY PLANNER'S REPORT H21236

The City Planner reports on an application from Mr & Mrs Jones for a subdivision of Lot 28 (70) Carmignani Road, Gngangara.

He provides details of the background related to the site and an assessment of the application.

MOVED Cr Nosow, **SECONDED** Cr Wood that Council does not support the application submitted by Sorensen, Short and Associates for the subdivision of Lot 28 (70) Carmignani 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 area;
- 2 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

H21237 PROPOSED SPECIAL RURAL ZONE LOCATIONS 1577 AND 1578 SYDNEY AND JOYCE ROADS, GNANGARA - [790-669]

CITY PLANNER'S REPORT H21237

Greg Rowe & Associates on behalf of Atlas Group Pty Ltd are seeking approval to rezone Locations 1577 and 1578 Sydney and Joyce Roads, Gngangara from "Rural" to "Special Rural".

The City Planner reports on the proposal which was referred to the Environmental Protection Authority, the Water Authority of WA, Department of Conservation and Land Management and Department of Planning and Urban Development. He advises that the subject area has been identified as having environmental significance under the Gngangara Regional Park Study and is intended to be reserved "Parks and Recreation" in the Metropolitan Region Scheme by a future major amendment.

MOVED Cr Rundle, **SECONDED** Cr Cooper that Council advises Greg Rowe and Associates that it does not support the application to rezone Locations 1577 and 1578 Sydney and Joyce Roads, Gngangara on the grounds that it could prejudice the successful establishment of the proposed Gngangara Regional Park.

CARRIED

H21238 PROPOSED SUBDIVISION : LOCATION 1747/1553 (300) ZIATAS ROAD, PINJAR - [740-91561]

CITY PLANNER'S REPORT H21238

Mr N S Bennetts on behalf of N S & H D Bennetts and Meat World Pty Ltd is seeking Council approval for the subdivision of one lot of 37.38 hectares to create 2 lots of 18.6 hectares each.

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

He advises that the subject site is located within the proposed Lake Pinjar Study, and was identified as a priority conservation area in the studies undertaken over East Wanneroo.

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

ADDITIONAL INFORMATION

The City Planner further reported that a copy of the Title indicates that the area of the subject land is 38.3946 ha rather than 37.3829 ha.

This results in the proposed lot sizes being approximately 19.19 ha each, however does not alter the recommendation.

Cr Rundle left the Chamber at this point, the time being 9.17 pm.

RECOMMENDATION

That Council does not support the application submitted by N S Bennetts on behalf of N S and H D Bennetts and Meat World Pty Ltd for the subdivision of Loc 1747/1553 (300) Ziatas Road, Pinjar for the following reasons:

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

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

- 1 CITY PLANNER'S REPORT H21238 be received;
- 2 City Planner's Recommendation **NOT BE ADOPTED** - Item H21238A refers.

CARRIED

H21238A PROPOSED SUBDIVISION : LOCATION 1747/1553 (300) ZIATAS ROAD, PINJAR - [740-91561]

MOVED Cr Cooper, **SECONDED** Cr Waters that Council supports the application submitted by N S Bennetts on behalf of N S and H D Bennetts and Meat World Pty Ltd for the subdivision of Loc 1747/1553 (300) Ziatas Road, Pinjar subject to:

- 1 a flood secure area of a minimum of 1000m² and an access way to the flood secure area being provided to the satisfaction of Council;
- 2 standard and appropriate conditions.

CARRIED

H21239 PROPOSED SUBDIVISION : LOT 19 (1834) WANNEROO ROAD, NEERABUP - [740-91600]

CITY PLANNER'S REPORT H21239

Dennys William Hayes on behalf of C Coutts seeks Council approval for the subdivision of one lot of 4 hectares to create two lots of approximately 2 hectares each.

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

He does not support the application on the grounds of fragmentation of rural lots.

MOVED Cr Marwick, **SECONDED** Cr Nosow that Council does not support the application submitted by Dennys Wm Hayes on behalf of C Coutts for the subdivision of Lot 19 (1834) Wanneroo Road, Neerabup for the following reasons:

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

CARRIED

H21240 PROPOSED RURAL SUBDIVISION OF LOT 12 HAWKINS ROAD, JANDABUP - [740-91372]

CITY PLANNER'S REPORT H21240

Mr L and Mrs K Imgrund are seeking Council approval for the subdivision of Lot 12 Hawkins Road, Jandabup from 4.2281 hectares to two lots of 2.1140 and 2.1141 hectares each.

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

He advises that the proposed lot sizes are in contravention to Council's policy.

MOVED Cr Marwick, **SECONDED** Cr Curtis that Council does not support the application submitted by Mr and Mrs Imgrund for the subdivision of Lot 12 Hawkins Road, Wanneroo for the following reasons:

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

CARRIED

H21241 PROPOSED SUBDIVISION : LOT 12 (26) TIFWAY PLACE, CARABOODA - [740-91599]

CITY PLANNER'S REPORT H21241

Mr and Mrs J Trpchev are seeking subdivision of Lot 12 (26) Tifway Place, Carabooda from one lot of 7.6 hectares to create two lots of approximately 3.8 hectares each.

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

He advises that the proposed lot size is in contravention of Council's Policy.

Cr Rundle entered the Chamber at this point, the time being 9.25 pm.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council does not support the application submitted by Mr and Mrs J Trpchev for the subdivision of Lot 12 (26) Tifway Place, Carabooda for the following reasons:

- 1 the proposal is inconsistent with Council's Rural Subdivision Policy;
- 2 support for this proposal will establish an undesirable precedent for further subdivision in the locality.

CARRIED

H21242 PROPOSED RURAL SUBDIVISION OF LOT 78 (63) GRISKER ROAD, WANNEROO - [740-91417]

CITY PLANNER'S REPORT H21242

Mr and Mrs B Whisson seek Council approval for the subdivision of Lot 78 (63) Grisker Road, Wanneroo from 3.9805 hectares to two lots.

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

He considers the proposed lot sizes and the existing lot size are in contravention to Council's policy.

MOVED Cr Nosow, **SECONDED** Cr MacLean that Council does not support the application submitted by Mr and Mrs Whisson for the subdivision of Lot 78 (63) Grisker Road, Wanneroo for the following reasons:

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

**H21243 AMENDMENT NO 675 : PROPOSED REZONING OF LOTS 32 AND 25
WANNEROO ROAD AND LOTS 29, 27, 200, 201, 33 AND 30 EAST
ROAD, WANNEROO - [790-675]**

CITY PLANNER'S REPORT H21243

Taylor and Burrell on behalf of the various landowners are seeking the rezoning of Lots 32 and 25 Wanneroo Road and Lots 29, 27, 200, 201, 33 and 30 East Road, Wanneroo from "Rural" to "Residential Development R20".

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

He recommends the rezoning of the land subject to the landowners being required to make arrangements to the satisfaction of the City and State Planning Commission to ensure equitable contribution is made towards the various infrastructure required to service the neighbourhood cell.

He further recommends that Council requests the North West District Planning Committee to amend the MRS to rezone the land subject to Amendment No 675 from "Rural" to "Urban".

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

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

- (a) supports the applications submitted by Taylor & Burrell Planning Consultants on behalf of the various landowners, for the rezoning of Lots 32 and 25 Wanneroo Road and Lots 29, 27, 200, 201, 33 and 30 East Road, Wanneroo from "Rural" to "Residential Development R20";
- (b) forwards the documentation for Amendment No 675 to the Minister for Planning for preliminary approval to advertise;
- 2 requests the North West District Planning Committee to request the State Planning Commission to amend the metropolitan Region Scheme to rezone the land subject to Amendment No 675 from "Rural" to "Urban";
- 3 advises the applicants that in the interest of facilitating the prompt development of the subject area, it has resolved to seek the above amendment but prior to granting final approval to Amendment No 675, it will require arrangements to the satisfaction of the City and

State Planning Commission being in place to ensure an equitable contribution is made by the landowner toward the provision of arterial roads and their associated underpasses, dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the Neighbourhood Cell of which this application forms part.

CARRIED

**H21244 CLOSE OF ADVERTISING : AMENDMENT NO 663 RECODING OF
PORTION LOT 31 CONNOLLY DRIVE, MERRIWA - [790-663]**

CITY PLANNER'S REPORT H21244

Amendment No 663 was initiated by Council at its August 1993 meeting. The purpose of the amendment was to recode a portion of Lot 31 Connolly Drive, Merriwa from "Residential Development R20" to "Residential Development R30".

The City Planner reports that the Amendment was advertised and one submission was received from the Water Authority objecting to the rezoning.

He advises that this objection would be withdrawn if the rezoning is made conditional on the headworks contribution for water and sewerage being adjusted in line with the North West Corridor agreement.

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

- 1 adopts Amendment No 663 to Town Planning Scheme No 1 to recode a portion of Lot 31 Connolly Drive, Merriwa (as shown on Plan No 11 dated 13 October 1988) from "Residential Development R20" to "Residential Development R30";
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 3 advises the applicant that prior to seeking final approval from the Minister for Planning it will require satisfactory headworks arrangements with the Water Authority of Western Australia.

CARRIED

**H21245 APPEAL DETERMINATION : LOT 88 DUNDEBAR ROAD, WANNEROO -
[740-89894]**

CITY PLANNER'S REPORT H21245

The Hon Minister for Planning has advised Council that he has dismissed the appeal lodged by Mr R W and Mrs J A Addison for the subdivision of Lot 88 Dundobar Road, Wanneroo.

The City Planner reports on the background details to the application and the Minister's decision not to approve the subdivision.

MOVED Cr Marwick, **SECONDED** Cr Cooper that CITY PLANNER'S REPORT H21245 be received.

CARRIED

Cr Ewen-Chappell left the Chamber at this point, the time being 9.29 pm.

H21246 **PETITION CONCERNING TRUCK PARKING, KERB DAMAGE AND LOWERED AMENITY AT LOT 169 (30) LE GRAND GARDENS, MARANGAROO - [2173/169/30]**

CITY PLANNER'S REPORT H21246

In September Council resolved to refer the matter of truck parking, kerb damage and lowered amenity at Lot 169 (30) Le Grand Gardens, Marangaroo to its solicitors for appropriate legal action (Item H20931 refers).

The City Planner reports that the owner has sold the subject property and his present address is unknown. He considers that the matter should now be closed.

MOVED Cr Marwick, **SECONDED** Cr Cooper that Council instructs its solicitors to take no further action in this case.

CARRIED

H21247 **UNLAWFUL USE OF RESIDENTIAL LOT 410 (9) VISTA CLOSE, EDGEWATER FOR LIGHT INDUSTRIAL PURPOSES - [1225/410/9]**

CITY PLANNER'S REPORT H21247

In November Council resolved to refer the matter of Mr Van Loon's persistence in manufacturing furniture at his residence of Lot 410 (9) Vista Close, Edgewater to Council's solicitors for prosecution (Item H21121 refers).

The City Planner now advises that Mr Van Loon has discontinued his business at the premises and invited a re-inspection by Council's Health and Town Planning officers. There now seems little point in continuing the legal action against Mr Van Loon.

MOVED Cr Marwick, **SECONDED** Cr Nosow that Council resolves to formally advise Mr Van Loon that as the business has now ceased at Lot 410 (9) Vista Close, Edgewater, legal action will be discontinued.

CARRIED

H21248 OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - [615-0-3]

CITY PLANNER'S REPORT H21248

For several years Council has been monitoring the situation regarding the desirability of engaging consultants to prepare a marketing package in respect of Ocean Reef coastal land which is partly owned by the City.

The City Planner provides background details to the subject and an assessment of the current situation.

He advises that with the improved economic climate, the high level of development in the North West corridor and the progress with the Iluka and Currambine residential areas, consideration should now be given to the inclusion of funds in the draft 1994/95 Budget for this project.

He further recommends the relocation of signs advising the general public of the City's general intentions for the subject land.

RECOMMENDATION

That Council:

- 1 requires a further monitoring report on the Ocean Reef coastal land project be submitted to a meeting of Council in July 1994;
- 2 removes the present sign at the east side of Lot 1029 Ocean Reef and erects two new signs at the locations shown on Attachment 2 to Report H21248 and that funds from Account No 27724203 Town Planning General Advertising (Signs) be used for this purpose.

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

- 1 CITY PLANNER'S REPORT H21248 be received;
- 2 Council:

- (a) requires a further monitoring report on the Ocean Reef coastal land project be submitted to a meeting of Council in July 1994;
- (b) removes the present sign at the east side of Lot 1029 Ocean Reef and erects two new signs at the locations shown on Attachment 2 to Report H21248 and that funds from Account No 27724203 Town Planning General Advertising (Signs) be used for this purpose;
- (c) lists for consideration in the draft 1994/95 Budget the sum of \$50,000 for consultancy fees associated with this project.

CARRIED

Appendix XII refers.

H21249 PROPOSED TWO GROUPED DWELLINGS ON LOT 40 (32) WEST COAST DRIVE, MARMION - THREE STOREYS - [30/4570]

CITY PLANNER'S REPORT H21249

R L Fisher & Associates on behalf of Mr & Mrs P Mirandah seek Council approval for two grouped dwellings (one of three storeys) on Lot 40 (32) West Coast Drive, Marmion.

The City Planner reports on the background and gives details of the grouped subject site.

He advises that the development conforms with the requirements of the R Codes and supports the application.

Should objections be received from adjoining owners concerning the three storey unit, Council may need to reconsider the proposal.

RECOMMENDATION

That Council approves the application submitted by R L Fisher on behalf of Mr and Mrs Mirandah for two grouped dwellings on Lot 40 (32) West Coast Drive, Marmion subject to:

- 1 no objections being received from neighbouring landowners;
- 2 standard and appropriate conditions.

ADDITIONAL INFORMATION

The City Planner further reported that advice has been received of the decision by the applicant to withdraw the application.

Revised plans will be submitted for Council's consideration in the near future.

It should be noted that advertising of the proposal was not completed at the time of writing the report and three adjacent property owners had objected as at 20 December 1993.

H21250 YANCHEP AREA MAJOR METROPOLITAN REGION SCHEME AMENDMENT
- [319-7-1, 730-5-1]

CITY PLANNER'S REPORT H21250 - WITHDRAWN
(REFER SPECIAL COUNCIL MEETING 20 DECEMBER 1993)

H91234 FINANCE & ADMINISTRATIVE RESOURCES

MOVED Cr MacLean, **SECONDED** Cr Cooper that the Finance & Administrative Resources Reports be received.

CARRIED

Cr Ewen-Chappell entered the Chamber at this point, the time being 9.34 pm.

H31204 DISASTER RECOVERY PLAN - MAJOR COMPUTER SYSTEMS - [206-2-5]

ACTING TOWN CLERK'S REPORT H31204

In June 1992 Report G30604 identified the need for a full Disaster Recovery Plan for Council's corporate computer systems following the production of the Business Impact Analysis which identified the level of dependance of all departments on the different facets of the computer system.

Following this report, Council resolved to authorise the commissioning of a full Disaster Recovery Plan based on the findings of the Business Impact Analysis. Coopers & Lybrand were appointed to prepare this plan.

The Acting Town Clerk outlines the various short and long term strategies put forward by Cooper & Lybrand. He emphasises the importance for Council to ensure that all possible precautions and recovery procedures are in place for its critical systems both computer and other.

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

- 1 accepts the long term strategy for VME systems as proposed in Coopers & Lybrand Disaster Recovery Report

(ie that the mainframe computer system be split into two separate sites);

- 2 rejects the short term strategy for VME systems as proposed in Coopers & Lybrand Disaster Recover Report and authorises the preparation of a fallback procedures manual;
- 3 adopts the strategy for the recovery of UNIX systems and includes the costs of communications equipment to complete this plan in the 1994/95 draft Budget.

CARRIED

H31205 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

DEPUTY TOWN CLERK'S REPORT H31205

Acting Town Clerk gives details of the 1993/94 Calendar of Civic Receptions and Functions for Council's information, and seeks endorsement of a number of additional functions approved by the Mayor.

RECOMMENDATION

That Council approves the inclusion of the following functions in the 1993/94 calendar:

<u>DATE</u> 1993	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
11 Mar 1994	City of Wanneroo Art Award Opening Night	100 - 200	Council
6 Mar 1994	Ben Zephaniah and Band Support Function	60	Council

ADDITIONAL INFORMATION

At its meeting on 28 April 1993 Council approved the provision of funds in the 1993/94 Budget for the official opening of the 10th Light Horse Memorial Trail in Neerabup National Park (Item H30416 refers).

At the Historical Sites Advisory Committee Meeting on 15 December 1993 it was recommended that an appropriate function be organised to mark the opening of the commemorative trail, to be held on 14 April 1994 to coincide with the 50th Anniversary of the 10th Light Horse disbandment.

Cr Rundle advised that it was felt more appropriate to hold the function on Sunday 17 April 1994.

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

- 1 DEPUTY TOWN CLERK'S REPORT H31205 be received;
- 2 Council approves the inclusion of the following functions in the 1993/94 calendar:

<u>DATE</u> <u>1993</u> <u>HOST</u>	<u>FUNCTION</u>	<u>GUESTS</u>
11 Mar 1994	City of Wanneroo Art Award	100 -
Council	Opening Night	200
6 Mar 1994	Ben Zephaniah and Band	
Council	Support Function	60
17 Apr 1994	10th Light Horse	
Council	Commemorative Trail	TBA

CARRIED

H31206 REIMBURSEMENT OF TELEPHONE RENTAL - [404-0]

DEPUTY TOWN CLERK'S REPORT H31206

The Deputy Town Clerk seeks Council approval to make telephone rental reimbursements to two Parks Department officers.

The City Parks Manager confirms that the Supervisor (Mowing) and the Supervisor (Tree Pruning) receive after hour calls relating directly to their positions.

MOVED Cr Cooper, **SECONDED** Cr Rundle that Council, in accordance with adopted policy, approves the reimbursement of telephone rental charges for the officers holding the positions of Supervisor (Mowing) and Supervisor (Tree Pruning), effective from 11 October 1993.

CARRIED

H31207 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 30 NOVEMBER 1993 - [021-1]

ACTING CITY TREASURER'S REPORT H31207

The Acting City Treasurer submits a Warrant of Payment for the period ending 30 November 1993, covering Voucher Nos 105381 - 106921 relating to Treasurer's Advance Account No 1, Voucher Nos 002935 - 002944A relating to the Municipal Fund and various vouchers relating to Trust and Town Planning Schemes 5, 6, 7A Stage 2, 7A Part B Stage 4 and 21. The total sum expended was \$12,949,721.56.

Crs Wood and Gilmore declared an interest in this item.

MOVED Cr Marwick, **SECONDED** Cr Cooper that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 30 November 1993, certified by the Mayor and City Treasurer, and totalling \$12,949,721.56 :

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	105381 - 106921	
\$4,767,687.65		
Municipal	002935 - 002944A	
\$8,006,968.84		
Trust	013702 Only	\$
50.00		
TPS No 5	000092B Only	\$
1.45		
TPS No 6	000106 - 000107A	\$
172,718.73		
TPS No 7A Stage 2	000380B Only	\$
1.75		
TPS No 7A Part B Stage 4	287595B Only	\$
2.09		
TPS No 21	000213 - 000213A	\$
2,291.05		
		<hr/>
-		
\$12,949,721.56		
		<hr/>
-		

CARRIED

Crs Wood and Gilmore abstained from voting.

Appendix XIII refers.

H31208 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

ACTING CITY TREASURER'S REPORT H31208

The Acting City Treasurer submits a schedule of requests for authorisation to reallocate funds within the 1993/94 Budget. This schedule includes oversights during budget preparation or a reassessment of priorities and results in a budget deficit of \$34,523.

MOVED Cr Gilmore, **SECONDED** Cr MacLean 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 - 22 December 1993.

**CARRIED BY
AN ABSOLUTE MAJORITY**

Appendix XIV refers.

H31209 PROPORTIONATE REBATE - RATES AND CHARGES (REBATES AND DEFERMENTS) ACT - [018-10]

ACTING CITY TREASURER'S REPORT H31209

The Acting City Treasurer seeks Council approval to apportion a rate rebate to Mr and Mrs Cruikshank of 11 Kingsway, Landsdale in accordance with Section 28(2) of the Rates and Charges Act.

Mr and Mrs Cruikshank advise that 11 Kingsway covers 1200m² which is 6% of the total property of Part Lot 5 Kingsway. Two houses and a market garden exist on the property.

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

- 1 apportions the rates rebate on 11 Kingsway, Landsdale to 3%, representing 50% of the portion occupied by Mr and Mrs Cruikshank;
- 2 advises Mr and Mrs Cruikshank accordingly.

CARRIED

H31210 RATE EXEMPTION - 4/56 CREANEY DRIVE, KINGSLEY - [1504/ /56-4]

ACTING CITY TREASURER'S REPORT H31210

The Association for the Blind (WA) Inc is seeking a rate exemption for 4/56 Creaney Drive, Kingsley under Section 532(3)(c) of the Local Government Act.

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

- 1 grants rate exemption pursuant to Section 532(3)(c) of the Local Government Act on 4/56 Creaney Drive, Kingsley effective 17 September 1993;
- 2 amends the rate book accordingly.

CARRIED

H31211 RATE EXEMPTION - 29 DUFFY TERRACE, WOODVALE - [018-6]

ACTING CITY TREASURER'S REPORT H31211

The Acting City Treasurer reports on an application from the Roman Catholic Archbishop for a rate exemption on 29 Duffy Terrace, Woodvale in accordance with Section 532(3)(a) of the Local Government Act.

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

- 1 grants rate exemption pursuant to Section 532(3)(a) of the Local Government Act on 29 Duffy Terrace, Woodvale effective 1 July 1993;
- 2 amends the rate book accordingly.

CARRIED

H31212 RATE EXEMPTION - 6 MELDRUM WAY, KOONDOOLA - [018-6]

ACTING CITY TREASURER'S REPORT H31212

The Acting City Treasurer submits an application from the Roman Catholic Archbishop for rate exemption of 6 Meldrum Way, Koondoola in accordance with Section 532(3)(c) of the Local Government Act.

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

- 1 grants rate exemption pursuant to Section 532(3)(c) of the Local Government Act on 6 Meldrum Way, Koondoola effective 1 July 1993;
- 2 amends the rate book accordingly.

CARRIED

H31213 RATE EXEMPTION - 3 WADE COURT, GIRRAWHEEN - [018-6]

ACTING CITY TREASURER'S REPORT H31213

The Acting City Treasurer submits an application from Tace Pty Ltd for a rate exemption on 3 Wade Court, Girrawheen in accordance with Section 532(3)(c) of the Local Government Act.

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

- 1 grants rate exemption pursuant to Section 532(3)(c) of the Local Government Act on Shop 18, 3 Wade Court, Girrawheen effective 1 July 1993;
- 2 amends the rate book accordingly.

CARRIED

H31214 RATE EXEMPTION - 26 JENOLAN WAY, MERRIWA - [3239/1386/26]

ACTING CITY TREASURER'S REPORT H31214

The Acting City Treasurer submits an application from the Salvation Army for a rate exemption on 26 Jenolan Way, Merriwa in accordance with Section 532(3)(a) of the Local Government Act.

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

- 1 grants rate exemption pursuant to Section 532(3)(a) of the Local Government Act on 26 Jenolan Way, Merriwa effective 1 July 1993;
- 2 amends the rate book accordingly.

CARRIED

H31215 KOONDoola NEIGHBOURHOOD CENTRE INC - ABORIGINAL WOMENS AND CHILDRENS GROUP - [301-3]

ACTING CITY TREASURER'S REPORT H31215

A request for financial assistance (\$6,000) has been received from Koondoola Neighbourhood Centre Inc - Aboriginal Women's and Children's Group.

The Acting City Treasurer provides background details to the subject. He advises that as the Government's funding body has declined further funding, it is considered inappropriate for Council to take over that funding role.

MOVED Cr Gilmore, **SECONDED** Cr Freame that Council declines the request for financial assistance for the Koondoola Neighbourhood Centre Inc - Aboriginal Womens and Childrens Group.

CARRIED

H31216 OUTSTANDING GENERAL DEBTORS - NOVEMBER 1993 - [020-0]

ACTING CITY TREASURER'S REPORT H31216

The Acting City Treasurer reports on the outstanding general debtors at the end of November 1993. He makes comments on the action being taken with long outstanding accounts and recommends the write off of debts totalling \$644.11 which are considered to be irrecoverable.

RECOMMENDATION

That Council:

- 1 writes out of its general debtor's ledger an amount of \$644.11 representing debts considered irrecoverable as detailed in Attachment B to Report H31216;
- 2 grants the Olympic Kingsway Soccer Club (Inc) an extension to 15 January 1994 for the sale of "Olympic House" with interest to apply at the National Australia Bank base rate of 9.2% on the outstanding balance of the Number 2 account.

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

- 1 ACTING CITY TREASURER'S REPORT H31216 be received;
- 2 Council:
 - (a) writes out of its general debtor's ledger an amount of \$644.11 representing debts considered irrecoverable as detailed in Attachment B to Report H31216;
 - (b) grants the Olympic Kingsway Soccer Club (Inc) an extension to 15 January 1994 for the sale of "Olympic House" with interest to apply at the National Australia Bank base rate of 9.2% on the outstanding balance of the Number 2 account;
 - (c) convenes a special meeting of the Finance & Administrative Resources Committee early in 1994 to discuss the situation regarding Council's outstanding general debtors.

CARRIED

Appendix XV refers.

H31217 DONATIONS - [009-1]

ACTING CITY TREASURER'S REPORT H31217

The Acting City Treasurer reports on requests for financial assistance from Miss Leigh Tempest, who has been selected to represent Western Australia in the Under 20's School Girl Soccer Tournament to be held in Taiwan, Hong Kong and China in January 1994 and Master Zareem Kuriyan who has been selected to contest the Australian Junior Chess Championship to be held in Queensland in January 1994.

RECOMMENDATION

That Council:

- 1 \$50.00 to Miss Leigh Tempest to assist with offsetting costs to compete in the Under 20's School Girl Soccer Tournament to be held in Taiwan, Hong Kong and China in January 1994;
- 2 \$50.00 to Zareem Kuriyan to participate in the Australian Junior Chess Championships to be held in Queensland from 13 - 23 January 1994;

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

ADDITIONAL INFORMATION

The City Treasurer further reported that requests for financial assistance have been received from:-

- 1 Mr Matthew Kennewell, 279 Landsdale Road, Landsdale 6065.

Matthew has been selected to represent the State in the Under 14 Boy's Baseball Team Australian Championships to be held in Sydney between 3 - 18 January 1994.
- 2 Miss Kirsten Ridge, 39 Hawker Avenue, Warwick 6024.

Kirsten has been selected to represent the State in the Under 16 Softball Championships to be held in Brisbane between 13 - 24 January 1994.
- 3 Miss Kristy-Anne Piggott, 30 Backhouse Road, Kingsley 6026.

Kristy-Anne has been selected to represent the State in the Under 16 Softball Championships to be held in Brisbane between 13 - 24 January 1994.
- 4 Mr Brett Piggott, 30 Backhouse Road, Kingsley 6026.

Brett has been selected to represent the State in the Under 14 State Baseball Championships to be held in Sydney between 4 - 17 January 1994.

A schedule on the current status of the sundry donation accounts forms Attachment A to Report H31217.

Cr Cooper requested that financial assistance be made to Kenneth Ewen-Chappell of 35 Lakeview Drive, Edgewater to compete in the Surf Life Saving Championships in New South Wales.

Cr Ewen-Chappell declared an interest in this item.

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

- 1 CITY TREASURER'S REPORT H31217 AND MEMORANDUM be received;
- 2 Council donates:
 - (a) \$50.00 to Miss Leigh Tempest to assist with offsetting costs to compete in the Under 20's School Girl Soccer Tournament to be held in Taiwan, Hong Kong and China in January 1994;
 - (b) \$50.00 to Zareem Kuriyan to participate in the Australian Junior Chess Championships to be held in Queensland from 13 - 23 January 1994;
 - (c) \$50.00 to Mr Matthew Kennewell to represent the State in the Under 14 Boy's Baseball Team Australian Championships to be held in Sydney between 3 - 18 January 1994
 - (d) \$50.00 to Miss Kirsten Ridge to represent the State in the Under 16 Softball Championships to be held in Brisbane between 13 - 24 January 1994;
 - (e) \$50.00 to Miss Kristy-Anne Piggott to represent the State in the Under 16 Softball Championships to be held in Brisbane between 13 - 24 January 1994;
 - (f) \$50.00 to Mr Brett Piggott to represent the State in the Under 14 State Baseball Championships to be held in Sydney between 4 - 17 January 1994;
 - (g) \$50.00 to Kenneth Ewen-Chappell to compete in the Surf Life Saving Championships in New South Wales;

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

CARRIED

Cr Ewen-Chappell abstained from voting.

H31218 DONATION - TEEN CHALLENGE WA - [009-1]

ACTING CITY TREASURER'S REPORT H31218

The Acting City Treasurer gives details of a request for financial assistance from Teen Challenge WA to assist with printing costs to produce an information brochure.

RECOMMENDATION

That Council donates \$350.00 to Teen Challenge WA to assist with costs to produce an information brochure, Budget Item 26531 Other Welfare Services - Sundry Donations.

MOVED Cr Cooper, **SECONDED** Cr Waters that Council donates \$500.00 to Teen Challenge WA to assist with costs to produce an information brochure, Budget Item 26531 Other Welfare Services - Sundry Donations.

CARRIED

H31219 DONATION - WANNEROO HORSE AND PONY CLUB (INC) - [1358/ /159, 460-1]

CITY TREASURER'S REPORT H31219

The City Treasurer gives details of a request for financial assistance from the Wanneroo Horse and Pony Club (Inc) to partially offset the rates levied on the club premises which are leased from Council.

MOVED Cr Nosow, **SECONDED** Cr Marwick that Council makes a non statutory donation of \$1,171.94 to the Wanneroo Horse and Pony Club (Inc), Budget Item 29470 Sundry Donations - Recreation Control.

CARRIED

H91235 COMMUNITY SERVICES

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

CARRIED

H41208 ANZAC DAY CEREMONY - [200-0]

DEPUTY TOWN CLERK'S REPORT H41208

Over the past five years, Cheryl Edwardes MLA, Member for Kingsley, has co-ordinated a special Anzac Day Service for schools within the Wanneroo district at the Wanneroo Showgrounds.

The Acting Town Clerk provides background details of the programme which has not been costed as it is not a Council event.

Earlier this year the then Mayor, Rob Johnson and the Town Clerk suggested that the financial commitment of the Education Department to this event for and by schools should be questioned due to the increase in scale and the extent of Council's involvement over the years.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that Council writes to the District Superintendent of Education seeking advice as to the extent of the Education Department's past and future financial commitment to the Wanneroo schools' ANZAC Day Service.

CARRIED

Cr Waters left the Chamber at this point, the time being 9.50 pm.

**H41209 ENVIRONMENTAL HEALTH DEPARTMENT - ANNUAL REPORT 1992/93
- [201-4]**

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41209

The 1992/93 Environmental Health Department Annual Report is submitted in the format of a summary highlighting the major activities and a statistical analysis.

The financial year witnessed an increase in food establishments (up by 79 to 606). Routine chemical food sampling increased by 62% on the previous year which proved beneficial to consumers with a 165% increase in written warnings to suppliers.

Pest control enquiries were significantly down on the previous year due almost entirely to the reduction in midge complaints.

The City Environmental Health Manager reported on the professional attitude of the Council's Health Environmental Officers and their contribution to the raising of public awareness of health issues.

MOVED Cr Gilmore, **SECONDED** Cr Cooper that Council endorses the submission of the statistical report outlined on Attachment 1 to Report H41209 to the Executive Director of Public Health, in accordance with the provisions of Section 38 of the Health Act 1911.

CARRIED

Appendix XVI refers.

H41210 OFFENSIVE TRADE APPLICATION - FISH AND CHIP ESTABLISHMENT - [30/3949-11]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41210

Mr George Standos of 5 Noranda Place, Noranda trading as Beaumaris Fish and Chip is seeking Council approval to establish an offensive trades fish and chip establishment at Shop 11, Lot 677 (68) Constellation Drive, Ocean Reef.

The City Environmental Health Manager reports that the application has been advertised in the West Australian and no objections have been received.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council approves the establishment of an offensive trade (fish and chip establishment) at Shop 11 Lot 677 (68) Constellation Drive, Ocean Reef subject to:

- 1 the applicant obtaining Form 2 Building Licence Approval;
- 2 the premises complying in all respects with the provisions of the Health Act, By-laws and Regulations made thereunder.

CARRIED

H41211 FOOD COMPLAINT - SAMPLE NO 9290A - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41211

The City Environmental Health Manager reports on an incident of a loaf of bread which contained a foreign object.

He seeks Council approval to instigate legal proceedings against the manufacturer or retailer.

MOVED Cr Marwick, **SECONDED** Cr Wood that, in accordance with the provisions of the Health Act 1911, Council instigates legal proceedings against either of the following:

- 1 the proprietors of Woolworths Supermarket, Whitford City, Hillarys;
- 2 the proprietors of Bodhi's Bakehouse, 11 Ellen Street, Fremantle.

CARRIED

H41212 FOOD COMPLAINT - SAMPLE NO 37637 - [851-7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41212

The City Environmental Health Manager reports on an incident of the sale of a loaf of bread which contained a foreign object.

He seeks Council approval to instigate legal proceedings against the manufacturer or retailer.

MOVED Cr Marwick, **SECONDED** Cr Wood that, in accordance with the provisions of the Health Act 1991, Council instigates legal proceedings against the proprietors of either of the following:

- 1 Supa-Valu Supermarket, 11 Padbury Shopping Centre, Padbury;
- 2 De Campo's Bakery, 35 Cheriton Street, East Perth.

CARRIED

H41213 SUBSTANDARD FOOD - SAMPLE NO 09362 - [851-7, 30/582-A7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41213

The City Environmental Health Manager reports on the sale of mince which was adulterated.

He seeks Council approval to instigate legal proceedings against the proprietors.

MOVED Cr Marwick, **SECONDED** Cr Wood that, in accordance with the provisions of the Health Act, Council instigates legal proceedings against the proprietors of Mike's Meats, Craigie Shopping Centre, Perilya Road, Craigie.

CARRIED

H41214 RURAL FLY WORKING PARTY - MANURE STOCKPILES - [855-3]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41214

The Rural Fly Working Party has met monthly to discuss the control of fly breeding in manure stockpiles.

The Working Party has now submitted two conditions to be considered for incorporation in Council's Health By-laws.

- 1 Manure stockpiles to be stored on a hard base.
- 2 A one piece heavy duty waterproof cover to be placed over manure stockpiles and sealed around the edges where the manure is subject to moisture.

The City Environmental Health Manager reports that under the provisions of the Health Act, no specific power is available to the City of Wanneroo to amend the Health By-laws.

He suggests that these conditions be endorsed as a matter of policy in the control of fly breeding.

MOVED Cr Marwick, **SECONDED** Cr Cooper that Council refers this report to the next meeting of the Policy and Special Purposes Committee to consider the introduction of a policy to require:

- 1 hard base storage for manure stockpiles;
- 2 one piece heavy duty covers for manure stockpiles subject to ingress of moisture from water sprinklers;

in accordance with the provisions of the Fly Eradication Regulations (1961).

CARRIED

H41215 APPLICATION - PIGEONS - [1217/310/61]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H41215

Mr J Mutimer of Lot 310 (61) Wedgewood Drive, Edgewater is seeking Council approval to keep racing pigeons at his residence.

The applicant is a member of the Wanneroo Pigeon Club and has obtained the written support of his immediate neighbours.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves the application of Mr J Mutimer of Lot 310 (61) Wedgewood Drive, Edgewater to keep up to 75 racing pigeons subject to:

- 1 his continued membership of an affiliated pigeon club;
- 2 his pigeon loft complying with Council's By-laws Relating to the Keeping of Pigeons.

CARRIED

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
H41216

The City Recreation and Cultural Services Manager reports on matters arising from the minutes of the Quinns Rocks Management, Historical Sites and Youth Advisory Committees.

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

- 1 (a) accepts the resignation of Mrs L Andrews from the Quinns Rocks Recreation Management Committee; and
(b) endorses the appointment of Mrs L Vengunst to the Quinns Rocks Recreation Management Committee;
- 2 (a) accepts the Department of Planning and Urban Development's offer to have the stables, currently located on Lot 709 at rear of No. 45 Bindaree Terrace, Kingsley, removed to the City Depot;
(b) requests Martinick and Associates to provide a heritage assessment on the stables;
(c) requests the City Building Surveyor, or his representative, to obtain the report and be empowered to make a judgement on the value of the stables and decide whether they should be relocated to Perry's Paddock or be condemned;
- 3 advises the WA Municipal Association that the "Model for Community Participation in Heritage Assessment" is a worthy process, however the City of Wanneroo has already undertaken an Inventory of Heritage Places and harbours some concern about the ability to constitute a workable community reference group given the number of parties involved in the local environment;

- 4 forwards a submission, requesting that the word "building" be replaced by the word "place" in Section 45(1) of the Heritage of Western Australia Act 1990;
- 5 (a) offers the tractors stored at the City Depot to Wagin Historical Village to be used for spare parts;
- (b) if negotiations with Wagin fail, then the tractors should be condemned for scrap and the City Building Surveyor be authorised to dispose of them accordingly;
- 6 amends the wording of item 6.1 of the Youth Accommodation Policy to read as follows:
- "Council seeks to involve a member of a youth accommodation service within the City of Wanneroo on the Youth Advisory Committee."

CARRIED

H41217 BEACH ACCESS - WA ASSOCIATION OF FOUR WHEEL DRIVE CLUBS INC - [906-1, C765-21]

**ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT
H41217**

The WA Association of 4 Wheel Drive Clubs is seeking limited use of beaches within the City of Wanneroo in the Alkimos area.

The City Planner gives reasons why he does not support access to any of the City's beaches by 4 wheel drive vehicles or off road bikes.

The Acting Manager Municipal Law and Fire Services reports that complaints are constantly being received of vehicles on the beaches from Whitfords to Yanchep and Patrol Officers have issued many infringement notices to offenders.

Lancelin has an area set aside for usage by 4 wheel drive vehicles.

MOVED Cr Rundle, **SECONDED** Cr Cooper that Council rejects the submission from the WA Association of Four Wheel Drive Clubs Inc and advises its Chairman accordingly.

CARRIED

H41218 VEHICULAR ACCESS TO BEACH RESERVE FOR RECREATIONAL FISHING PURPOSES - [906-1, 765-21]

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT H41218

Mr Grant Michael Russo of 19 Harper Place, Marmion seeks Council permission to drive a Subaru 4 wheel drive vehicle on to the beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp.

Mr Russo is a sufferer of Cystic Fibrosis and a report by the Department of Respiratory Medicine of Sir Charles Gairdner supports his application for vehicular beach access for recreational fishing.

The City Planner reports on the condition of Hillarys Foreshore area and does not envisage a problem in permitting the applicant to access the area.

The Manager Municipal Law and Fire Services supports this application subject to certain conditions.

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

- 1 grants permission in accordance with the provisions of its By-laws Relating to Reserves and Foreshores for Mr Grant Michael Russo of 19 Harper Place, Marmion to gain vehicular access to the public beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp subject to the undermentioned conditions:
 - (a) access is solely for the purpose of recreational fishing to assist in the applicant's rehabilitation;
 - (b) a significant disturbance to other people using the beach is not created by this activity;
 - (c) the applicant, in the absence of Council's approved Lifeguard Service, accepts full responsibility for his safety during the times he accesses the beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp, and confirms this condition in writing to Council;
 - (d) carries the permit with him at all times when accessing the beach reserve and produces it on demand to a duly authorised Council Officer or member of the Western Australia Police Force;

2 informs the applicant that this permission for vehicular access to the public beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp will be withdrawn in the event of:

- (a) substantial complaints being received;
- (b) the conditions of approval being breached;
- (c) Council receiving substantial pressure from other persons for similar permission;
- (d) any motor vehicle used by the applicant not having a current valid combined motor vehicle licence and third party policy in existence;
- (e) the applicant not maintaining a current and valid motor drivers licence for the class and type of motor vehicle used to access the beach reserve;

3 reviews the approval after a period of 12 months.

CARRIED

H41219 APPOINTMENT OF LIFEGUARDS AS HONORARY BEACH INSPECTORS - [765-1-2]

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT H41219

The Manager Municipal Law and Fire Services has submitted the following four paid part time lifeguards for the City to be authorised as Honorary Beach Inspectors.

- 1 Craig Raymond Fisher 21 years of age of 135A Hale Road, Wembley Downs.
- 2 Kristen Gadsdon 18 years of age of 42 Ross Avenue, Sorrento.
- 3 Dean James Worthington 20 years of age of 22 Absolon Way, Hillarys.
- 4 Cameron Michael O'Beirne 25 years of age of 107 Glyde Street, Mosman Park.

MOVED Cr Freame, **SECONDED** Cr Marwick that Council approves the appointment of Beach Lifeguards, Craig Raymond FISHER, Kristen GADSTON, Cameron Michael O'BEIRNE and Dean James WORTHINGTON as Honorary Beach Inspectors for a period of twelve months subject to renewal, such authority to be contained to the beach reserve No 20561 and areas adjacent thereto lying between Sorrento and Mullaloo.

CARRIED

Cr Waters entered the Chamber at this point, the time being 9.56 pm.

H41220 DOG ACT APPEAL - MRS J CAHILL, 17 MOORHEAD WAY, KOONDoola - [859/5/17]

**ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT
H41220**

In October Council refused an application by Mrs J Cahill of 17 Moorhead Way, Koondoola to keep three dogs at her residence.

The Acting Manager Municipal Law and Fire Services reports that the Minister for Local Government has since upheld an appeal by Mrs Cahill under Section 26(5) of the Dog Act to keep three dogs at her residence subject to certain conditions.

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

CARRIED

H41221 PROTECTIVE CLOTHING FOR RANGERS - [905-1]

**ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT
H41221**

In November, Council resolved that:

- 1 The Manager Municipal Law and Fire Services seeks 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.

The Acting Manager Municipal Law and Fire Services provides details of the cost of a full bodysuit which is used by Police and Ministry personnel in the training of dogs.

He advises that the Police Department's Firearms Branch is opposed to the issue of tranquilliser dart guns.

A consensus of opinion among the City Rangers is that if a dog is so savage that an expensive body suit has to be worn, the dog should be destroyed immediately.

MOVED Cr Marwick, **SECONDED** Cr Curtis that Council writes to the Police Department seeking its views in writing as to its policy on the licensing of Tranquilliser Dart guns in the area of Dog and Cattle Control.

CARRIED

**H41222 NATIONAL LOCAL GOVERNMENT COMMUNITY DEVELOPMENT
CONFERENCE - HOBART - [880-1]**

MANAGER - WELFARE SERVICES' REPORT H41222

The national body of the Local Government Community Services Association is holding its biannual conference in Hobart, Tasmania from 13-16 March 1994.

The Manager Welfare Services provides details of the conference which will be structured around several main themes, namely:

- . Social, Economic & Cultural Challenges
- . Facing Local Committees
- . Housing and Urban Design
- . Arts and Cultural Planning
- . Healthy Lifestyles
- . Facilities and Neighbourhoods
- . Community Relations

Council, in its 1993/94 budget made provision for the Manager Welfare Services to attend. It is considered that with the diversity of issues to be presented at the conference, it would be of significant benefit for a Councillor to attend.

Cr Cooper nominated Cr Gilmore.

Cr Gilmore declared an interest in this item.

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

- 1 authorises, the attendance of the Manager - Welfare Services at the National Local Government Development Conference in Hobart between 13 - 16 March 1994;
- 2 nominates Cr Gilmore to attend the National Local Government Development Conference;
- 3 approves payment of fees from Account 20006 - Conference Expenses - Members of Council.

CARRIED BY AN

ABSOLUTE MAJORITY

Cr Gilmore abstained from voting.

H91236 BUSINESS FOR INFORMATION

MOVED Cr Cooper, **SECONDED** Cr Gilmore that the Business for Information Reports be received.

CARRIED

H61209 MOBILE LIBRARY CONFERENCE, QUEENSLAND - [240-2]

ACTING TOWN CLERK'S REPORT H61209

In October, Council resolved to authorised the attendance of Cr Freame and the City Librarian at the Mobile Library Conference in Queensland from 20 - 21 November 1993.

Cr Freame has presented a report on her attendance.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that ACTING TOWN CLERK'S REPORT H61209 be received.

CARRIED

H61210 TRAFFIC MANAGEMENT - CITY CENTRE UPGRADING WORKS, BOAS AVENUE, DAVIDSON TERRACE - [730-8-1]

CITY ENGINEER'S REPORT H61210

The Consultant Engineers for the Joondalup City Centre Stage 3B subdivision have indicated that construction works will require temporary road closures in Davidson Terrace and Boas Avenue.

The City Engineer provides details of the extent of the works which will require short term closures and detours between December 1993 and March 1994. Particular liaison has been undertaken with Wanneroo Hospital.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that CITY ENGINEER'S REPORT H61210 be received.

CARRIED

H61211 STREET SIGNS, TRAFFIC SIGNALS AND WARNING SIGNS - [510-1665]

CITY ENGINEER'S REPORT H61211

Main Roads WA has confirmed its programme for the modification to traffic lights on Joondalup Drive/Hodges Drive intersection to incorporate a double diamond signal phase which will be installed in January 1994.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that CITY ENGINEER'S REPORT H61211 be received.

CARRIED

H61212 DEVELOPMENT ENQUIRIES - NOVEMBER 1993 - [290-0]

CITY PLANNER'S REPORT H61212

A schedule of development enquiries for November 1993 is submitted for information.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that CITY PLANNER'S REPORT H61212 be received.

CARRIED

H61213 LAKE PINJAR LAND USE PLANNING AND MANAGEMENT STRATEGY - [740-2-1]

CITY PLANNER'S REPORT H61213

The draft Lake Pinjar Land Use Planning and Management Strategy was submitted to the following agencies for comments to Council by 30 November 1993.

Department of Agriculture
Department of Conservation & Land Management (CALM)
Department of Planning and Urban Development
Environmental Protection Authority
Health Department
Water Authority (WAWA)

To date, CALM and the Health Department have responded while WAWA has indicated its comments will be forwarded to Council by 20 December.

Follow up letters have been sent to other agencies.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that CITY PLANNER'S REPORT H61213 be received.

CARRIED

H61214 APPEAL DETERMINATION : LOT 372 (40) ARNISDALE ROAD, DUNCRAIG - [30/4369]

CITY PLANNER'S REPORT H61214

The City Planner reports that advice has been received from the Hon Minister for Planning stating that he has dismissed the appeal lodged by Mr N Jones for the development of a medical consulting room on Lot 372 (40) Arnisdale Road, Duncraig.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that CITY PLANNER'S REPORT H61214 be received.

CARRIED

H61215 **CRAIGIE LEISURE CENTRE MONTHLY REPORT - NOVEMBER 1993 - [680-1]**

ACTING CITY TREASURER'S REPORT H61215

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

MOVED Cr Cooper, **SECONDED** Cr Gilmore that ACTING CITY TREASURER'S REPORT H61215 be received.

CARRIED

H61216 **AQUAMOTION MONTHLY REPORT - NOVEMBER 1993 - [690-1]**

ACTING CITY TREASURER'S REPORT H61216

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

MOVED Cr Cooper, **SECONDED** Cr Gilmore that ACTING CITY TREASURER'S REPORT H61216 be received.

CARRIED

H61217 **FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 30 NOVEMBER 1993 - [002-3]**

ACTING CITY TREASURER'S REPORT H61217

The Acting City Treasurer submits the financial statements for the period 1 July 1993 to 30 November 1993.

He reports that Council's income and expenditure is within budget estimates for this time of year.

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.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that ACTING CITY TREASURER'S REPORT H61217 be received.

CARRIED

H61218 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

ACTING CITY TREASURER'S REPORT H61218

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

Projects with an estimated cost of \$100,000 and over have been listed and are grouped in the order of Engineering, Building and Parks construction works.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that ACTING CITY TREASURER'S REPORT H61218 be received.

CARRIED

H61219 STAFF AND OUTSIDE WORKERS' OVERTIME - NOVEMBER 1993 - [404-10]

ACTING CITY TREASURER'S REPORT H61219

The Acting City Treasurer submits the staff and outside workers' return for the month of November 1993.

Comparative summaries showing monthly and cumulative totals for the same period last year are included.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that ACTING CITY TREASURER'S REPORT H61219 be received.

CARRIED

H61220 HEALTHY CITIES PROGRAMME - HEALTHY CHOICES AWARD - [241-5-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61220

In February 1992 Council resolved to participate in the Healthy Cities initiative. As part of this programme, Council's Environmental Health Department developed the Healthy Choices Award which was designed to promote eating places that offered healthy food, low alcohol drinks and a pleasant smoke free environment.

The City Environmental Health Manager gives details of the inaugural Award presentation which was held on 29 November 1993.

He reports on the success of the project with local food businesses and the prospect of increased participation in 1994.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT H61220 be received.

CARRIED

H61221 RECREATION DEPARTMENT MONTHLY REPORT FOR
NOVEMBER/DECEMBER 1993 - [260-0]

**ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S
REPORT H61221**

The Acting City Recreation and Cultural Services Manager reports on the major activities of the Recreation Department during November/December.

A new Recreation Facilities Manager for the Girrawheen Koondoola Recreation Centre will commence in January 1994. It is envisaged that an increasing range of programmes will be offered at the Centre in the 1st Term 1994.

The Recreation Adviser Disabilities, Wally Hinkley, is currently undertaking a series of on-site training programmes with staff based at recreation facilities around the City.

The annual beach inspector service at Mullaloo and Sorrento beaches has commenced. This season the contract will be extended to include inside Hillarys Boat Harbour during January.

Creative leisure courses and fitness programmes continue to attract good attendances at the Centres.

The Northern Youth Theatre catering for ages 13 to 26 held its first meeting on Friday, 19 November. Funding is being sought from the WA Department for the Arts and Healthways.

A mural, representing the natural bush landscape surrounding Warwick Leisure Centre has now been completed. This unique artistic endeavour dramatically enhances the aesthetic value of the building.

Two bus shelters in the Girrawheen area have been painted by students of Girrawheen Senior High School as part of a mural arts project funded by the City of Wanneroo.

The Acting City Recreation and Cultural Services Manager reports on youth services and advises that a new Youth Services Co-ordinator will commence early in the New Year. Mrs Suzanne Kay has been appointed as the co-ordinator for the Youth Fest being held in conjunction with Sonshine FM and the Sunset Coast Sailboard Classic at Sorrento Quay.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H61221 be received.

CARRIED

H61222 CITY OF WANNEROO ART AWARD - DETAILS OF EVENTS - [429-1-28]

**ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S
REPORT H61222**

In October Council approved the hosting of the 1994 City of Wanneroo Art Award on the Third Floor of Joondalup Administration Building.

The Acting City Recreation and Cultural Services Manager provides details of the event which is being promoted through print advertisements, posters, flyers and publicity will commence early in 1994.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT H61222 be received.

CARRIED

H61223 MONTHLY REPORT FOR NOVEMBER 1993 - PARKS DEPARTMENT - [201-5]

CITY PARKS MANAGER'S REPORT H61223

The City Parks Manager reports on the major activities of the ground staff during November.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that CITY PARKS MANAGER'S REPORT H61223 be received.

CARRIED

H61224 MOBILE LIBRARY CONFERENCE, QUEENSLAND, 20-21 NOVEMBER 1993 - [240-2]

CITY LIBRARIAN'S REPORT H61224

The Mobile Library Vehicle will be due for replacement in 1994/95. A review of the mobile library service over the last 18 months and attendance at the Mobile Library Conference has provided an opportunity for the City Librarian and Cr F Freame to evaluate some of the options.

The City Librarian provides details of the subject matter considered at the Mobile Library Conference which will be of benefit when considering the options for a new mobile library service.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that CITY LIBRARIAN'S REPORT H61224 be received.

CARRIED

H91237 REPORT OF OCCASIONAL COMMITTEE

MOVED Cr Waters, **SECONDED** Cr Ewen-Chappell that the Report of the Golf Course Occasional Committee held on Monday, 20 December 1993 be received.

CARRIED

ATTENDANCES

Councillors:	P NOSOW - Chairman	South Ward
	G A MAJOR, JP, Mayor to 11.07 am	South-West Ward
	W H MARWICK	Central Ward
	H M WATERS - to 11.55 am	North Ward
	L A EWEN-CHAPPELL	Central Ward
	N RUNDLE	South-West Ward

Town Clerk:	R F COFFEY
City Engineer:	R T MCNALLY
City Planner:	O G DRESCHER
City Parks Manager:	F GRIFFIN
Minute Clerk:	J CARROLL

CONFIRMATION OF MINUTES

The Minutes of the Golf Course Occasional Committee held on 28 June 1993 were confirmed as a true and correct record.

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	10.12 am
Closed:	11.56 am

H71201 CARRAMAR GOLF COURSE - GREEN FEES - [622-0]

CITY ENGINEER'S REPORT H71201

The City Engineer reports that the Carramar Golf Course is proposed to be opened to the public by early May 1994.

He gives details of the Green Fees for Marangaroo Golf Course and outlines the proposed Green Fees for Carramar Golf Course for Council's approval.

MOVED Cr Waters, **SECONDED** Cr Ewen-Chappell that Council adopts the following Green Fees for Carramar Golf Course:

<u>Weekends/Public</u>		
<u>Holidays</u>	18 hole	\$15.00
	9 hole	\$10.00
<u>Weekdays</u>	18 hole	\$12.00
	18 hole concession	\$ 9.00
	9 hole	\$ 8.00
	9 hole concession	\$ 5.00

CARRIED

H71202 TENDER NO 54-93/94 MANAGEMENT AND PROVISION OF GOLFING SERVICES - CARRAMAR GOLF COURSE [620-0]

CITY ENGINEER'S REPORT H71202

The City Engineer reports on four submissions received for Tender No 54-93/94 Management and Provision of Golfing Services - Carramar Golf Course.

He advises that two submissions were recommended for further assessment by the Golf Course Occasional Committee and submits schedules outlining the estimated returns to Council, based on the submissions of these two tenderers.

Accordingly, the two tenderers were invited to address the Committee to submit their management and operational strategies in greater detail.

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

- 1 awards Contract No 54-93/94 - Management and Provision of Golfing Services - Carramar Golf Course to Messrs C Duncan and T Crosbie with Council paying to the tenderers 10% of all green fees collected and in turn receiving:

- (a) 10% of fees for hire of balls on the practice fairway;
- (b) rental for the lease of office, kiosk, golf equipment workshop, toilet and ablution facilities on the following basis:

Year 1	\$15,000
Year 2	\$20,000
Year 3	\$22,000
Year 4	\$24,000
Year 5	\$26,000;

- 2 affixes the Common Seal to, and signs the Deed of Agreement.

CARRIED

H91238 TOWN CLERK'S REPORT

MOVED Cr Wood, **SECONDED** Cr Cooper that the Town Clerk's Report be received.

CARRIED

H91239 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document:

Deed

Parties:

City of Wanneroo & MR & PM Saligari

Description:

Lot 24 (161) Belgrade Road, Wanneroo

Purpose:

Second dwelling agreement

Date:

2/12/93

Document:

Lease

Parties

City of Wanneroo & Yanchep Community Centre Inc

Description:

Reserve 42392 Primary Road, Yanchep

Date:

6.12.93

Document:

Deed and Lease

Parties:

City of Wanneroo & Yatala Nominees Pty Ltd

Description:

Carramar Golf Course

Purpose:

Future ownership and occupancy

Date:

6.12.93

Document:

Agreement

Parties:

Minister for Community Welfare &

City of Wanneroo

Description:

Vacation Care Service Funding July 1993 -

June 1996

Date:

7.12.93

Document:

Deed

Parties:

City of Wanneroo & AA, UG, SS & M Salomone and

Everhill Investments Pty Ltd

Description:

50 Driver Road, Landsdale

Purpose:

To notify prospective purchasers of the

ground consolidation problems on the subject
lot.

Date:

7.12.93

Document:

Grant of Easement (6)

Parties:

City of Wanneroo & owners of Moolanda Village

Description:

Lot 53 Moolanda Blvd., Kingsley

Purpose:

Reciprocal parking and access

Date:

10.12.93

Document:

Deed of Variation

Parties:

City of Wanneroo and JA & PM Gillham and

RS & LE De Masson
Description:
Lot 101 Richenda Court, Marangaroo
Purpose:
Proposed TPS No 22
Date:
10.12.93

Document:
Withdrawal of Caveat
Parties:
City of Wanneroo & Sawari Developments Pty Ltd
Description:
Service Station Belridge Shopping Centre
Purpose:
To permit a lease
Date:
14.12.93

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

CARRIED

H91240 DEVELOPMENT ASSESSMENT UNIT - [290-1]

The City Planner submits a resumé of the development applications for the period 3 December 1993 to 16 December 1993.

MOVED Cr Cooper, **SECONDED** Cr Marwick that Council adopts the recommendations in the list of development applications processed for the period 3 December 1993 to 16 December 1993 and approves the applications, subject to standard and appropriate conditions of development.

CARRIED

Appendix XVII refers.

H91241 REQUEST FOR TRANSCRIPT - MRS A HINE - [702-0]

A request has been received from Mrs Audrey Hine for a transcript of Council proceedings relating to comments made at the 8 December 1993 Meeting concerning her questions to Council.

MOVED Cr Cooper, **SECONDED** Cr Marwick that in accordance with Council Policy, a transcript be provided to Mrs Audrey Hine of proceedings relating to comments made at the Council Meeting of 8 December 1993 concerning her questions to Council.

CARRIED

H91242 HERITAGE COUNCIL OF WA - VACANCY - [312-2]

The Western Australian Municipal Association has invited nomination for appointment to the position of Member of the Heritage Council of WA.

The term of office is two years commencing in March 1994 and nominees are required to possess a demonstrated knowledge of and interest in heritage matters.

Meetings of the Heritage Council are monthly in the boardroom of the Perth Mint on the second Friday of each month commencing at 8.30 am. Meetings are generally of four to six hours duration and a meeting fee of \$3,750.00 per annum is paid on a quarterly basis together with travelling expenses.

Cr Waters nominated Cr Waters.

Cr Rundle nominated Cr Nosow.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Cooper that Council nominates Crs Waters and Nosow for consideration by the Western Australian Municipal Association for appointment to the position of Member of the Heritage Council of WA.

CARRIED

H91243 HUMAN RESOURCES MATTERS - [404-0]

M J Hayes who is currently working as a Ranger within the Municipal Law & Fire Services Department has recently been appointed to the position of Patrol Officer, effective 20 December 1993. Messrs I S Whyborn and R D Mansfield have been appointed as Rangers effective 6 December 1993 and 24 January 1994 respectively.

Council is requested to authorise these officers to act under, enforce and make complaints in accordance with the provisions of the Justices Act 1902 for several Acts, Regulations and By-laws.

Council is also requested to list them as Authorised Officers in the next available issue of the Government Gazette and authorise payment of telephone rental for their respective positions.

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

- 1 in accordance with the provisions of the Justices Act 1902 authorises Michael John Hayes to make complaints and act under and enforce the following Acts, Regulations and By-laws for the Municipality of the City of Wanneroo -
Local Government Act 1960;

Control of Vehicles (Off Road Areas) Act 1978 and regulations thereunder;
 Bush Fires Act 1954, Regulations and By-laws thereunder;
 Dog Act 1976, Regulations and By-laws thereunder;
 Litter Act 1979 and Regulations thereunder;
 Spearguns Control Act 1955 and Regulations thereunder;
 By-laws Relating to the Parking of Vehicles on Street Verges;
 Local Government By-laws (Parking Facilities) No 19;
 Local Government Uniform General (Parking for Disabled Persons) By-laws 1988;
 Local Government By-laws Relating to Safety, Decency, Convenience and Comfort of Persons in respect of Bathing No 14;
 Local Government By-laws Relating to Removal and Disposal of Obstructing Animals or Vehicles No 7;
 By-laws (D1) Relating to Disused Motor Vehicles and Machinery;
 By-laws (H1) Relating to the Control and Management of Halls, Community Recreation Centres, Multi-Purpose Centres, Equipment and Property;
 By-laws Relating to Reserves and Foreshores;
 Local Government By-laws (Street Lawns and Gardens) No 11;.

2 in accordance with the provisions of the Justices Act 1902, authorises Ian Stewart Whyborn and Roger Darren Mansfield, to make complaints and act under and enforce the provisions of the Local Government Act 1960, Part XX and Section 669 and the Dog Act 1976, Regulations and By-laws thereunder for the Municipality of the City of Wanneroo.

3 In accordance with adopted policy, approves reimbursement of telephone rental charges for the following positions:

Patrol Officer	(Incumbent M Hayes)
Ranger	(Incumbent I Whyborn)
Ranger	(Incumbent R Mansfield)

CARRIED

H91244 ALLOCATION OF ASSETS - FORMER WANNEROO TOURISM COUNCIL - [320-2]

A request has been received from the President of the Wanneroo Tourism Development Association (Inc) for the allocation to that group of the assets formerly utilised by the Wanneroo Tourism Council and presently held in trust by the City of Wanneroo.

Those assets include typewriters, telephones, photocopier, calculators, cash register, old tables and chairs, display screens and limited supplies of promotional materials. These items have been secured at the former premises of the Wanneroo Tourism Council and have been unused since the dissolution of that Council.

The West Australian Tourism Commission has indicated support of the Wanneroo Tourism Development Association as the authority for tourism in the Wanneroo region and accordingly it is considered appropriate that the subject property be allocated to the Wanneroo Tourism Development Association for the promotion and development of tourism within Wanneroo.

It is suggested that the allocation of the property be conditional upon the continued operation of Wanneroo Tourism Development Association and that should the Association cease to operate, the property be returned to the City of Wanneroo for possible future allocation to similar tourism based projects.

MOVED Cr Rundle, **SECONDED** Cr Curtis that Council invites the President of the Wanneroo Tourism Development Association (Inc) to inspect the property of the former Wanneroo Tourism Council presently held in trust by the City of Wanneroo, with a view to utilising such items as may be of assistance to the Association in the promotion and development of tourism within the Wanneroo region; such use to be on the condition that should the Association cease to operate, that the property be returned to the City of Wanneroo.

CARRIED

**H91245 AMENDMENTS TO THE AUSTRALIAN CITIZENSHIP ACT 1948
[703-1]**

On 17 November 1993, the Commonwealth Parliament passed the Australian Citizenship Amendment Bill 1993 which provided for changes to the Australian Citizenship Act 1948. Those changes have seen the incorporation of a preamble on the introduction of a "Pledge of Commitment as a Citizen of the Commonwealth of Australia" to replace the current Oath and Affirmation of Allegiance taken by new citizens. Those changes will come into effect on 24 January 1994 and the necessary action has been taken to put those changes into effect for the Australia Day 1994 Citizenship Ceremony at Mawson Park.

The amendments provide for two new pledges replacing the Oath and Affirmation and those pledges are worded so as to give effect to the preamble of the Act which states:

"Australian citizenship represents formal membership of the community of the Commonwealth of Australia; and

Australian citizenship is a common bond, involving reciprocal rights and obligations, uniting all Australians, while respecting their diversity; and

Persons granted Australian citizenship enjoy these rights and undertake to accept these obligations

by pledging loyalty to Australia and its people, and
by sharing their democratic beliefs, and
by respecting their rights and liberties, and
by upholding and obeying the laws of Australia."

The pledges are identical in wording with the exception that the first pledge, replacing the Oath, contains the words "under God" whilst the pledge replacing the Affirmation does not.

The wording of the pledges is as follows:

"From this time forward, under God, (delete for Affirmation) I pledge my loyalty to Australia and its people, whose democratic beliefs I share, whose rights and liberties I respect, and whose laws I will uphold and obey."

MOVED Cr Marwick, **SECONDED** Cr Cooper that the information regarding Amendments to the Australian Citizenship Act 1948 be received.

CARRIED

H91246 SORRENTO/DUNCRAIG RECREATION CENTRE - ROOF LIGHTS TO ACTIVITIES AREA - [330-1-2, 260-0-1-1]

In November 1992 Council was approach by a user of the Activities Area of the Sorrento/Duncraig Recreation Centre requesting that consideration be given to incorporating skylights when the proposed alterations to the Centre were carried out.

Subsequent to that approach contact was made with other users of the Activities Area and indications were received that additional natural lighting would be favourable. Users of the Activities Area were advised at that time that four 600 x 600 roof lights would cost approximately \$1800.00 and that sum would be included for consideration in the 1993/94 budget.

A further request has been received by a member of the Arts Group for Council to give consideration to install the skylights while the current alterations are in progress. While it is not necessary that the contractor carry out these works, the Acting City Building Surveyor advises that it would be an appropriate

time to have the skylights installed. The skylights were not included in the budget for this project and the current estimate for installation is \$2000.00.

MOVED Cr Rundle, **SECONDED** Cr Freame that Council authorises, in accordance with Section 547(12) of the Local Government Act, the installation of four 600 x 600 roof skylights in the Activities Area of the Sorrento/Duncraig Recreation Centre at a cost of approximately \$2000.00 to be reallocated from Account 20131.

**CARRIED BY AN
ABSOLUTE MAJORITY**

**H91247 PROPOSED CHILDREN'S HOME - LOT 163 (460) KINGSWAY,
LANDSDALE - [30/2502]**

At its meeting on 8 December 1993 (Item H91228 refers) Council resolved:

"1 Council rescinds its resolution H21115, viz:

"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 commenced;
 - 2 not more than eight children being accommodated.";
- 2 information on the proposal as supplied by the applicants for that purpose, be distributed to adjoining landowners and requesting them if they so wish, to attend a meeting to be held on Tuesday, 14 December 1993 or alternatively to respond in writing by Wednesday, 15 December 1993 to enable a final report to be prepared for Council determination on 22 December 1993."

Information on the above proposal as supplied by the applicants was distributed to adjoining landowners for comment. A request was also made for their attendance at a meeting which was held on Tuesday 14 December 1993.

In attendance was the Mayor, several Councillors, Town Planning staff, representatives of the Salvation Army and the adjoining landowners.

Concern was expressed by the landowners about the proposed Children's Home and the consequences of such.

The points raised predominantly identified concerns of the possible influence on property values and the need for greater security measures due to the possibility of theft, trespassing and vandalism.

The Salvation Army is a responsible organisation which undertakes a high profile in the community. It has vast experience in dealing with children through similar homes in Mirrabooka and Nedlands.

It is understandable that perceptions arise prior to the use being established, however from examples such as the Mirrabooka and Nedlands homes, it is evident that the operation of such a home does not adversely affect the surrounding areas. Approval is therefore recommended.

Please note that no written comments have been received as yet.

It was commented at the meeting on 14 December that submissions will be accepted up until Wednesday 22 December. If any submissions are received prior to this date, they will be distributed to all Councillors prior to the Council meeting.

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 commenced;
- 2 not more than eight children being accommodated.

ADDITIONAL INFORMATION

The City Planner further reported that a facsimile had been received from adjoining residents raising questions regarding:

- 1 liability for damage to neighbours and their property if residents of the proposed house are thought/found to be responsible for damages;
- 2 security precautions to be installed (eg fences) to increase the protection of neighbours and their property;

- 3 a process by Council to revoke the use of the property as a children's home if antisocial behaviour is exhibited in the area by residents of the home.

The residents requested that Council defer making a decision on the application until February 1994 in order to allow time for issues regarding the residents' rights and protection to be addressed.

Cr Nosow advised that, as a result of the concerns raised by the adjoining landowners at the meeting held to discuss the application, he would move that consideration be given to adding the following two conditions to the development approval:

- 1 adequate fencing be installed around the perimeter of the property. This Fencing to be provided on a shared basis as per normal fencing by-laws. The standard of fencing to be agreed in consultation with adjoining landowners;
- 2 that should the target group, the subject of the present application, be proposed to be altered significantly at any future date, that change shall be subject to a further application to Council.

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

- 1 CITY PLANNER'S REPORT H91247 be received;
- 2 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:
 - (a) an application for approval to commence development being submitted and approved before the use or any building commenced;
 - (b) not more than eight children being accommodated;
- 3 should the target group, the subject of the present application, be proposed to be altered significantly at any future date, that change shall be subject to a further application to Council.

CARRIED

**H91248 DELEGATION OF AUTHORITY FOR URGENT BUSINESS DURING
JANUARY 1994 - [702-0]**

Council has, in the past, not held the normal monthly meeting of Standing Committees and Council in January, deferring any business to the February meeting of the appropriate Committee.

Since 1987, the power to deal with routine and other urgent matters, and to accept tenders, etc, has been delegated to an Occasional Committee, comprising the Mayor or Deputy Mayor, Chairman of the relevant Committee and Town Clerk. This ensures that the normal business of the Council is not impeded during the January recess.

Council meetings have not been scheduled for January under the "trial arrangement" and therefore to ensure that business is not disrupted during January a similar form of delegation would seem appropriate.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council delegates to an Occasional Committee, comprising the Mayor or Deputy Mayor, the appointed Chairman of the relevant Standing Committee, and Town Clerk, the power to act for, and on behalf of Council in respect of any matters of an urgent or routine nature, arising before February 1994.

CARRIED

H91249 DEBT RESTRUCTURING PROPOSAL - [015-0]

At its meeting on 8 December 1993, Council resolved:

- "1 that consideration of Council's Debt Restructure Proposal be deferred pending a further report incorporating tender specifications being submitted to Policy and Special Purposes Committee.
- 2 That Council invites Mr Bruce Chandler to meet with officers and interested Councillors to discuss Council's Debt Restructure Proposal."

Yesterday the Mayor Cr Major, the Chairman of the Finance & Administrative Resources Committee, Cr Cooper, Cr Gilmore, Cr Waters, City Treasurer, Deputy City Treasurer and myself met with Mr Chandler when the issue of a debt restructuring proposal was fully discussed.

As a result of these discussions it is considered that no further action should be taken in respect to (1) above pending Council representatives meeting with the National Australia Bank Ltd and if necessary, other appropriate financial institutions.

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

- 1 further action as per Council resolution of 8 December 1993 be deferred.
- 2 Council authorise the Mayor, Chairman of Finance & Administrative Resources Committee, Cr Waters, Town

Clerk and City Treasurer to negotiate with the National Bank of Australia Ltd and if necessary, other major financial institutions Council's debt restructuring proposal and that a report be submitted to Council on or before the meeting of Council scheduled for Wednesday 9 February 1994 on the outcome of these negotiations.

CARRIED

H91250 CITIZEN OF THE YEAR AND COMMUNITY EVENT OF THE YEAR AWARDS - [702-4, 301-5]

Town Clerk's Memorandum dated 21 December 1993, (File Reference 701-4, 301-5) marked "Confidential - Not for Publication" refers.

MOVED Cr Cooper, **SECONDED** Cr Waters that consideration of Citizen of the Year and Community Event of the Year Awards be held behind closed doors.

CARRIED

H91251 COMMUNICATION OF COUNCIL RESOLUTIONS - [702-3]

The Town Clerk requested that, due to the forthcoming Christmas holidays, Council set aside its Policy in respect of "Communication of Council Resolutions" to allow action for items of business conducted at Council Meeting of 22 December 1993.

MOVED Cr Cooper, **SECONDED** Cr Waters that Council set aside its Policy in respect of "Communication of Council Resolutions" to allow action for items of business conducted at Council Meeting of 22 December 1993.

CARRIED

MOTIONS FOR FURTHER ACTION

Nil

MOTIONS FOR REPORT

H91252 POLICY RELATING TO TELEPHONE RENTAL ASSISTANCE - [020-11]

Cr Cooper requested that a report be submitted to Policy and Special Purposes Committee reviewing Council's Policy relating to telephone rental assistance given to staff, detailing the staff involved and reasons for subsidy.

RESOLVED that a report be submitted to Policy and Special Purposes Committee on Council's Policy relating to telephone

rental assistance given to staff, detailing the staff involved and reasons for subsidy.

H91253 DRAFT STRATEGY FOR EAST WANNEROO - [290-7]

Cr Nosow requested that a Draft Strategy for East Wanneroo be submitted to Council for consideration at its meeting on 13 April 1994.

MOVED Cr Nosow, **SECONDED** Cr Cooper that a Draft Strategy for East Wanneroo be submitted to Council for consideration at its meeting on 13 April 1994.

CARRIED

H91254 CONSULTING ROOMS POLICY - [702-1]

Cr Curtis requested that a further report be submitted to Policy & Special Purposes Committee reviewing Council's Consulting Rooms Policy.

MOVED Cr Curtis, **SECONDED** Cr Nosow that a further report be submitted to Policy & Special Purposes Committee reviewing Council's Consulting Rooms Policy.

CARRIED

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

H91255 NOTICE OF MOTION - CR CURTIS - [702-0]

Cr Curtis had given Notice of his intention to move the following Motion at Council Meeting on 22 December 1993:

"That Council rescinds its resolution H21201, viz:

"That Council:

- (a) notes the submissions received during the advertising;
- (b) approves the application submitted by Sandover Architects on behalf of Mr J Moran/C Fallon for medical consulting rooms on Lot 191 Harman Road, Sorrento subject to:
 - (i) the detailed design being to the satisfaction of the City Planner;
 - (ii) only one practitioner consulting at the premises at any one time;
 - (iii) six (6) car parking bays being provided;

- (iv) satisfactory landscaping to maintain the streetscape and amenity of neighbouring properties where reduced set backs apply;
- (v) signage and lighting complying with the requirements of the City Building Surveyor;
- (c) exercises its discretion and Clause 5.9 of Town Planning Scheme No 1 to reduce the normal scheme standards applicable to consulting rooms in this case."

MOVED Cr Rundle, **SECONDED** Cr Waters that consideration of this matter be held behind closed doors.

CARRIED

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

Nil

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

MOVED Cr Rundle, **SECONDED** Cr Waters that the meeting be adjourned for a short period, the time being 11.00 pm.

CARRIED

The public and members of the Press left the Chamber at this point.

MOVED Cr Waters, **SECONDED** Cr Ewen-Chappell that the meeting resume, behind closed doors, the time being 11.06 pm.

CARRIED

H91250

**CITIZEN OF THE YEAR AND COMMUNITY EVENT OF THE YEAR AWARDS -
[702-4, 301-5]**

A confidential memorandum detailing the nominations received for the Citizen of the Year and Community Event of the Year Awards had been circulated to Councillors.

The Town Clerk reported that a nomination for Community Event of the Year had been received on 21 December 1993; however this should not be considered as it was beyond the closing date for nominations.

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

1
TOWN CLERK'S MEMORANDUM (attached hereto in the Minute Book) be received;

2
Council makes an award to the Citizen of the Year as resolved, keeping the information confidential until 26 January 1994.

CARRIED

H91255

NOTICE OF MOTION - CR CURTIS - [702-0]

MOVED Cr Curtis, **SECONDED** Cr Nosow that consideration of the Rescission Motion submitted by Cr Curtis in relation to Council Resolution H21201 be deferred pending the Special Electors Meeting to be held in early January 1994.

LOST

MOVED Cr Curtis, **SECONDED** Cr Nosow that Council rescinds its resolution H21201, viz:

"That Council:

(a) notes the submissions received during the advertising;

(b) approves the application submitted by Sandover Architects on behalf of Mr J Moran/C Fallon for medical consulting rooms on Lot 191 Harman Road, Sorrento subject to:

- (i) the detailed design being to the satisfaction of the City Planner;
 - (ii) only one practitioner consulting at the premises at any one time;
 - (iii) six (6) car parking bays being provided;
 - (iv) satisfactory landscaping to maintain the streetscape and amenity of neighbouring properties where reduced set backs apply;
 - (v) signage and lighting complying with the requirements of the City Building Surveyor;
- (c) exercises its discretion and Clause 5.9 of Town Planning Scheme No 1 to reduce the normal scheme standards applicable to consulting rooms in this case."

LOST

MOVED Cr Wood, **SECONDED** Cr Freame that the meeting be held with the doors open.

CARRIED

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 9 FEBRUARY 1994.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 11.56 pm, the following Councillors being present at that time:

COUNCILLORS: MAJOR
NOSOW
WATERS

MARWICK
COOPER
EWEN-CHAPPELL
GILMORE
WOOD
MACLEAN
FREAME
RUNDLE
CURTIS

H11200A

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

22 DECEMBER 1993

H11210CITY OF WANNEROO REPORT NO H11210

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 622-0

SUBJECT: WANNEROO ROAD - CARRAMAR GOLF COURSE ACCESS
ROAD INTERSECTION TREATMENT

At the time of budget preparation for the Carramar Golf Course development project, the design of the access road to the golf course and its intersection with Wanneroo Road had not commenced. It was considered that an intersection treatment similar to those along the remainder of Wanneroo Road would be provided at this location. An amount of \$65,000 was included in the budget for this intersection treatment.

Main Roads WA has reviewed the intersection standard for Declared Highways and resolved to upgrade the specification in higher speed environments to incorporate left turn and right turn facilities. This improves the safety of these intersections by allowing through traffic to cross the intersection without the impediment of turning traffic. The design for the Wanneroo Road - Carramar Golf Course access road intersection, as approved by Main Roads WA, is shown at Attachment 1. The construction estimate for this treatment is \$125,000.

Savings have been made on other items on the Carramar Golf Course project and funds are available for reallocation from the following sources:

Account No	Description	Amount
30488	Transformer Building Construction	\$
25,000		

30478	Electrical Services	\$
15,000		
30479	Consultancy Services - Building	\$
		20,000

		\$
		60,000
		=====

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds from the following Carramar Golf Course accounts to the Wanneroo Road/Carramar Golf Course access road intersection project:

Account No	Description	Amount
30488	Transformer Building Construction	\$
25,000		
30478	Electrical Services	\$
15,000		
30479	Consultancy Services - Building	\$
		20,000

		\$
		60,000
		=====

R T McNALLY
City Engineer

DRB:AT
Aere1213

H11211

CITY OF WANNEROO REPORT NO H11211

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 510-1729

SUBJECT: FUNDING TRAFFIC SIGNAL INSTALLATION
TRAPPERS DRIVE/WHITFORDS AVENUE

A condition of Development approval for Lot 6 Whitfords Avenue, being the Woodvale Commercial Centre, required the developer, Jayshore Pty Ltd, to contribute \$20,000 towards the installation of traffic signals at the junction of Whitfords Avenue and Trappers Drive. This payment was received from the developer.

The development approval also required the construction of the western carriageway of Trappers Drive. This responsibility was assigned by the Developer, Jayshore Pty Ltd, to Foodland Property Holdings Pty Ltd.

The dual carriageway of Trappers Drive was completed by Foodland Holdings, including the channelisation modifications to the intersection of Trappers Drive and Whitfords Avenue to enable the installation of the traffic lights.

Main Roads WA subsequently installed the traffic lights and associated conduits as part of the Federally Funded Black Spot Programme. This signal treatment costed \$51,618 and excluded the channelisation works. In negotiations with Council on the construction of the western carriageway of Trappers Drive, Foodland Holdings requested the \$20,000 contribution for the traffic signal installation as the channelisation works were being completed as part of the Trappers Drive dualling. This was agreed, in principle, with Departmental officers.

RECOMMENDATION

That Council concurs to the \$20,000 contribution from Jayshore Pty Ltd for the installation of traffic signals at Trappers Drive and Whitfords Avenue to be forwarded to Foodland Property Holdings Pty Ltd.

R T McNALLY
City Engineer

PP:AT
Aere1217

CITY OF WANNEROO REPORT NO H11212

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 510-2188

SUBJECT: HOLLETON TERRACE, PADBURY - CONSTRUCTION OF
CUL-DE-SAC BULB

A petition has been received from residents of Holleton Terrace, Padbury, for the provision of a cul-de-sac bulb at the end of Holleton Terrace (Item H10933 refers). The location of the road is shown at Attachment 1.

A cul-de-sac bulb was not initially constructed as the original subdivisional plan was for Holleton Terrace to continue south, as part of the Hepburn Heights subdivision. The Hepburn Heights subdivisional layout has since been amended and Holleton Terrace will not extend beyond its current termination point.

As there is insufficient road reserve width at the end of Holleton Terrace, this does not enable construction of a standard cul-de-sac bulb. A standard bulb is required to enable all vehicles to turn around on the pavement without using verges and crossovers.

However, the construction of a 9m radius bulb will require part of the cul-de-sac bulb to be constructed on the Water Authority's Reserve No 38747, Location 9976 and 10270.

Approval has been received from the Water Authority for construction of part of the cul-de-sac bulb on the Authority's reserve subject to the following conditions:

- . The Authority reserves the right to excavate such cul-de-sac for rising main installation at some time in the future.
- . The City of Wanneroo would assume total risk for this and all costs of reinstatement, etc would be borne by the City of Wanneroo.

- . The approval to construct this cul-de-sac in no way gives the City of Wanneroo any tenure over the Authority's reserve.

It is therefore proposed to construct a cul-de-sac bulb at the end of Holleton Terrace in accordance with the sketch plan shown at Attachment 2. These works are estimated to cost \$10,700 and will require modification to the front verge of house number 28.

While no funds have been allocated specifically for this work, the project can be accommodated in the Road Maintenance Programme Account No 71021.

RECOMMENDATION

That Council:

2constructs the cul-de-sac treatment at the southern end of Holleton Terrace, Padbury as shown at Attachment 2 to Report No at an estimated cost of \$10,700;

3authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, reallocation of \$10,700 from Account Number 71021 Road Maintenance to the Holleton Terrace cul-de-sac treatment;

4advises the petitioners accordingly.

R T McNALLY
City Engineer

AP:AT
Aere1216

H11213

CITY OF WANNEROO REPORT NO H11213

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 510-0

SUBJECT: A LOCAL ROADS INFORMATION SERVICE FOR LOCAL GOVERNMENT

Over recent years the Australian Road Research Board (ARRB) and Local Government have been working together to deliver research findings and other services aimed at meeting the road needs of municipal councils. ARRB has completed more than 30 studies with research outputs estimated to save Local Government millions of dollars through improved safety, lower road costs and improved operational services to the road user. These have included benefits from:

- . the development of a special asphalt mix for local roads which can last almost twice as long as conventional asphalt;
- . an independent evaluation of Asset Management software packages on the market for Local Government;
- . the production of an "Unsealed Roads Manual - Guidelines to Good Practice" with a free copy sent to all Local Government bodies in Australia;
- . an active technology transfer programme involving the wide dissemination of research findings and the conduct of over 15 Regional Seminars across Australia;
- . improved safety in local streets through better subdivisions and more appropriate local area traffic management treatments;
- . testing of geotextile reinforced seal pavements which reduce costs by about 50%; and

- . the development of high quality and reliable traffic data and pavement performance instruments.

ARRB is now offering a special Local Roads Information Services package starting in 1994. The cost of the package is \$600 and includes:

- . the quarterly 'Road and Transport Research' journal which focuses on research results and best practices;
- . 'Roadlit' - fortnightly bulletin of new literature published in the roads and road-related areas;
- . the quarterly 'Municipal News' highlighting new techniques, products and services specific to local needs;
- . the monthly newsletter, 'Briefing', outlining key research results, recent developments, new publications and services;
- . vouchers to obtain any two ARRB research reports at no extra cost; and
- . a 10% discount on registration fees at all ARRB regional seminars and workshops.
- . copies of all ARRB research reports produced during the year which relate to local roads;
- . a 'Help Desk' to provide answers to your technical enquiries and assistance in servicing requests;
- . a 'quick reference' telephone service to our library or advice from research staff, with a discount fee for any literature searches required;
- . a discount of 10% of the normal fee for answering major enquiries or providing detailed literature searches.

The Information Services package will help keep Council's Engineering Department aware of the latest research activities, knowledge and practices relating to the more effective management of local roads.

Revenue generated will assist fund research activities planned over the next year, including:

- . development of Quality Management Systems relating to the construction of local roads;
- . preparation of a manual of good practice on the rehabilitation of sealed local roads;
- . improved management of speed control on local urban streets.

Funds have not been included in Council's budget for this Information Services package. It is, however, a most worthwhile service and it is recommended that funds be allocated from Account No 46556 Commissioned Services Survey Design and Drafting to fund this package.

RECOMMENDATION

That Council:

5orders a Local Roads Information Services Package for 1994 from Australian Road Research Board at a cost of \$600;

6authorises, in accordance with Section 547 (12) of the Local Government Act, the reallocation of funds from Account No 46556 Commissioned Services Survey Design and Drafting to fund the Local Roads Information Services Package from Australian Road Research Board.

R T McNALLY
City Engineer

DRB:AT
ere1212

H11214

CITY OF WANNEROO REPORT NO H11214

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 510-441

SUBJECT: PARKING PROHIBITIONS - AINGER ROAD,
QUINNS ROCKS

Following a request by the Principal of Quinns Rocks Primary School, Council approved the relocation of a bus stop with the supporting prohibitions from White Road to Ainger Road, as shown on Attachment 1 (Item G10813 refers). The School P & C Association has now requested that the existing prohibition time of 3.00pm - 4.00pm be changed to 2.30pm - 3.30pm. This is to negate the problem that exists when buses return from school excursions to find parent vehicles parked in the bus bay. This school also closes earlier (at approximately 3.05pm).

Accordingly, the amended prohibition with the revised time limit is shown on Attachment 2.

RECOMMENDATION

That Council:

7amends the "NO STANDING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY EXCEPT BUSES" signs to "NO STANDING 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY EXCEPT BUSES" signs in Ainger Road, as shown on Attachment 2 to Report No

8advises the Quinns Rocks Primary School accordingly.

R T McNALLY
City Engineer

BL:AT
Aere1208

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 510-1130, 218-1-1

SUBJECT: CAR PARKING STRATEGY
MARANGAROO PRIMARY SCHOOL

Council in May 1992 considered a report on the parking situation around the Marangaroo Primary School. (Item G10520 refers). While amendments to existing parking prohibitions have been made to allow more street parking and further car bays have been provided in Addington Way, the fundamental issue of utilising the golf course car park for parent parking remains a contentious issue.

Council has previously resolved to:

- 1 not authorise use of the Marangaroo Golf Course car park by the Marangaroo Primary School parent traffic;
- 2 support further discussions with officials from the Ministry of Education and the Building Management Authority to examine the feasibility of an "off road" parent car parking facility for the Marangaroo Primary School;

Several of meetings have been held between interested parties in an effort to identify a suitable parking strategy. However, the preferred option remains the utilisation of the golf course car park as shown on Attachment 1.

A recent user survey, conducted at peak school traffic flow periods indicates that a sufficient number of car bays (40-50) were available over the survey period. This is shown on Attachment 2.

The access road to the car park is 6 metres wide and desirably, requires widening to allow installation of a control traffic

island. The Ministry of Education has reaffirmed its willingness to fund this project if school traffic can permanently utilise the car park. This project is estimated to cost \$10,000.

There have been some concerns about the interaction of patrons to the golf course together with school traffic motorists and pedestrians. A 'trial' period of two months would enable the situation to be monitored accordingly. A report will be presented to Council following this trial period.

RECOMMENDATION

That Council:

- 1 rescinds its resolution at Item G10520 (1) that it does not authorise use of the Marangaroo Golf Course car park by the Marangaroo Primary School parent traffic;
- 2 approves the use of the Marangaroo Golf Course car park for Marangaroo Primary School vehicular traffic for a two month trial period.
- 3 advises all interested parties accordingly.

R T McNALLY
City Engineer

DP:EMT
Aere1211

CITY OF WANNEROO REPORT NO H11216

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 508-1

SUBJECT: SPONSORSHIP - CLEAN UP AUSTRALIA DAY
SUNDAY 6 MARCH 1994

In past years the City of Wanneroo has supported Clean Up Australia Day with site identification and the removal of the collected rubbish. As a national project, it attracted close to 400,000 volunteers across Australia last year and is regarded as the biggest community environmental campaign in the world.

The vision is to make Australia the cleanest country in the world by 1995 and the broader campaign messages are to reduce, reuse and recycle. These tie in with Council's waste reduction priorities.

WAMA has written to metropolitan Councils suggesting that there is an opportunity to gain public recognition for the support given by local Councils by group sponsorship. This would mean that promotional material produced for the campaign would include the following:

The words "Sponsored by your Local Council" would appear on:

- the full page advertisement in the West Australian in the week leading up to the event;
- the 30,000 site location flyer and registration forms that all volunteers must complete on the day;
- the media releases originating in Perth;
- the posters for distribution to shopping centres, schools etc;

- the T-shirts to be worn by Site supervisors and promotion staff in lead up events and at each clean up location;
- the site signage at each location;

Local Government would be a minor metropolitan sponsor and link Councils more clearly with the efforts of this great event.

For Councils as a group to become involved as a minor sponsor, a contribution of \$400 to \$500 per Council to form a pool for the \$5,000 sponsorship, is suggested.

Funds are available from Account No 27008 - Sanitation Verge Litter Collection, for this contribution.

RECOMMENDATION

That Council:

- 1 joins the group sponsorship by Local Government of the Clean Up Australia Day on Sunday 6 March 1994 with a maximum contribution of \$500.
- 2 authorises, in accordance with Section 547 (12) of the Local Government Act, the reallocation of funds from Account No 27008 - Sanitation Verge Litter Collection to accommodate Council's contribution to the Local Government group sponsorship of Clean Up Australia Day.

R T McNALLY
City Engineer

RWE:EMT
Aere1210

H11217

CITY OF WANNEROO : REPORT NO H11217

TO: TOWN CLERK

FROM: ACTING CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 201-0

SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of November 1993 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in November 1993 was 25.% more than the number of permits issued in November 1992 and the value was 32 % more. Compared to the four year average, the number of permits is 148 % and the value is .178%.

The financial analysis of licence receipts is set out below:

Month <u>Actual</u>	1993/94		1992/93	1993/94		Y-T-D
	1992/93		Month's <u>Actual</u>	Year to Date		
	<u>Actual</u>	<u>Budgeted</u>		<u>Actual</u>	<u>Budgeted</u>	
	\$	\$	\$	\$	\$	\$
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				
NOV	146,503	120,000	116,517	719,167	570,000
	634,800				

Actual year-to-date receipts to the end of November 1993 are 26 % more than the budgeted receipts.

The number of permits approved from July to November 1993 was 41.6% more than in July to November 1992 and the value was 37.5% more as shown on Attachment A.

BUILDING CONTROL ACTIVITY

This month 839 building applications were received and 928 building licenses were prepared for issue. Nine site instructions for building infringements were issued and 5 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 five site instructions issued and three matters were resolved from 142 inspections. 439 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 7144.

COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1992/93 is set out in Attachment C.

RECOMMENDATION

That Council endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report;

L CANDIDO

Acting City Building Surveyor

LC:SE

bre12000

H11218

CITY OF WANNEROO REPORT NO: H11218

TO: TOWN CLERK

FROM: ACTING CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 3124/508/17

SUBJECT: PROPOSED DWELLING: LOT 508 (17) ILLOWRA WAY,
DUNCRAIG

APPLICATION

An application has been received for approval to construct a three storey dwelling at Lot 508 (17) Illowra Way, Duncraig (see Attachment ('A')).

COUNCIL POLICY

When an application is received for a dwelling which exceeds 6000 in height, the written comments of the affected adjoining owners are sought. In the event of unfavourable comments being submitted the application is to be placed before Council for consideration. Council has the authority to approve a dwelling which exceeds 6000 in height.

BACKGROUND

As indicated on the attachment, the third floor will be used to accommodate a master bedroom, a sitting room and toilet facilities. The height of the three storey section is 8500 but the average height of the four elevations is 6870.

WRITTEN COMMENTS

Letters were sent to the owners of the immediate adjoining Lots 507, 509, 510, 516 as shown on the attachment, who will be affected by the proposed dwelling.

The owners of Lot 507 have indicated that the windows on the south elevation of the proposed dwelling will look into their main living area and they will not be able to obtain maximum

winter sun. They also indicate their concern that a large room on the ground floor will be used as a study/office, that the owner will be carrying out a business from the premises and the extra vehicle traffic this business will generate.

The owners of Lot 509 indicate that they are not in favour of the house being set back 7500 and that it should be set back 6000 because of overshadowing and loss of light.

The owners of Lot 516 consider the proposed dwelling will tower over the other buildings in the vicinity, overshadow and restrict their light. The owners have also indicated that when the Lots were being offered for sale, a selling feature was that no dwelling over two storeys in height would be allowed. The owners have also inferred that the proposed dwelling will destroy privacy and affect property values which will lead to long drawn out disputes with Council and all involved.

COMMENTS

Measurements and Calculations show that overshadowing and boundary setbacks comply with the requirements of the Residential Planning Codes.

The use of the study/office is a Home Occupation if it used to run a business and must meet the requirements of the Town Planning Scheme. It should not be considered in determining this application.

The issue of privacy is allowed for in the Residential Planning Codes by the boundary setbacks. The Codes state that:

'It is not possible to devise a system of building setbacks which guarantees privacy without being unreasonably draconian in its effect. This is partly because sheer window to window distances for a high level of privacy are too great, and partly because no code can encompass all the complexities of individual sites, localities and developments>'

It should also be noted that the small section of the third storey is partially surrounded by the roof of the second storey which tends to lessen the impact of bulk.

The question of property values is subjective, while some may consider that such a dwelling may devalue surrounding property

values, others may consider that the dwelling would enhance the value of adjoining properties.

RIGHT OF APPEAL

Council has the authority to approve or reject the application. In the event that Council refuses the application, the owner has the right to appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 508 (17) Illowra Way, Duncraig.

L CANDIDO
Acting City Building Surveyor

LC:lc:brel2011

H11219

CITY OF WANNEROO REPORT NO: H11219

TO: TOWN CLERK

FROM: ACTING CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 2442/43/10

SUBJECT: PROPOSED DWELLING: LOT 53 (10) MACKEREL COURT,
SORRENTO

APPLICATION

An application has been submitted for approval to construct a two storey dwelling at Lot 43 (10) Mackerel Court, Sorrento (see Attachment ('A')).

The proposed dwelling complies with the Building Code of Australia, the Residential Planning Codes and Council's regulations.

HISTORY

Some of the Councillors may recall, that extensive retaining walls were constructed on this site. Complaints were received from the owners of properties who reside south of the property. The owners claimed that any dwelling constructed on the lot would invade their privacy and lower their land values.

It should be explained that the construction of the retaining walls was approved by Council. The building licence for the original dwelling lapsed and this is the second application. In order to maintain a degree of privacy, the owner was requested that when submitting the new plans, a 1500 high masonry fence, 1000 in from the innermost retaining wall was to be provided and the terraced steps between the retaining walls was to be landscaped.

The Councillors requested that on submission of the new building application, it was to be submitted to Council for consideration.

As previously indicated, the proposed dwelling complies in all respects. In the event that Council refuses the application, the owner has the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 43 (10) Mackerel Court, Sorrento.

L CANDIDO
Acting City Building Surveyor

LC:lc:bre12012

H11220

CITY OF WANNEROO REPORT NO: H11220

TO: TOWN CLERK

FROM: ACTING CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 446/163/46

SUBJECT: PROPOSED RETAINING WALL: LOT 163 (46) HACKNEY
WAY, YANCHEP

APPLICATION

An application has been received for approval to construct a dwelling at Lot 163 (46) Hackney Way, Yanchep. In order to locate the dwelling on the lot, a retaining wall 3000 in height is required to be constructed on the side boundary (see Attachment 'A').

COUNCIL POLICY

The City Building Surveyor is authorised to approve a retaining wall up to 2000 in height. Where a proposed wall will exceed this height, the application is to be submitted for consideration. All retaining walls exceeding 1000 in height require the written comments of the affected adjoining owners.

ADJOINING OWNERS COMMENT

In this instance, the owner of the adjoining property had reservations that the proposed wall would interfere with the level of his property. In a telephone discussion with a Council officer, the owner agreed to the construction of the wall subject to the natural level of his lot being maintained. A boundary fence erected on the higher ground level will ensure the privacy of both owners.

BACKGROUND

The contours of the Lot show that the lot falls 7500 from the left hand side boundary to the right hand side boundary. The front right hand corner of the lot is 7770 lower than this high

point on the side boundary. The proposed retaining wall will be 1400 long and 3000 in height

RECOMMENDATION

That Council approve the proposed retaining wall to be constructed at Lot 163 (46) Hackney Way, Yanchep, to a height of 3000 subject to the natural level of the adjoining Lot 162 being maintained.

L CANDIDO
Acting City Building Surveyor

LC:lc
bre12014

H11221

CITY OF WANNEROO REPORT NO: H11221

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: COUNCIL
MEETING DATE: 10 NOVEMBER 1993
FILE REF: 895-13
SUBJECT: YAGAN PRE-SCHOOL: PATIO/VERANDAH

The Yagan Pre-School Education Centre (Inc) have requested that consideration be given to their application for a 8000mm x 3000mm patio/verandah to be added to the eastern face of the existing building (see Attachment A).

This roofed area will shield existing windows and provide a protected outdoor activity area.

The user group has raised the funds necessary to complete this work and are ready to immediately commence construction.

RECOMMENDATION

That Council approves the patio/verandah addition to the Yagan Pre-School whereby the construction cost is borne by the Yagan Pre-School Education Centre (Inc).

R FISCHER
City Building Surveyor

JS:SE

bre11005

H11222

CITY OF WANNEROO REPORT NO: H11222

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 250-3

SUBJECT: BURBRIDGE ADVENTURE PLAYGROUND

The Burbridge School is a school for children with special needs and is located in Burbridge Avenue, Koondoola, adjacent to Koondoola Park.

The staff and others associated with the school have, for a number of years, been fund raising with the object of raising enough funds to design and build a playground for children with special needs as well as for the local children (see attachment 1).

There is not enough land on the school property to construct such a play area and the Headmaster of the school, Mr T Kelley, has approached me in regard to the playground being constructed on Koondoola Park. Attachment 2 to this report shows the area in question.

Koondoola Park does not have a significant amount of play equipment located on it at present and it was intended that a sum of \$20,000 would be included on the 1994/95 draft budget for the purchase of suitable equipment.

In regard to the request from the Burbridge Special School to build a play area on Koondoola Park, I can see no real objection to the proposal. In fact, I consider that it would be beneficial to all parties if Council's equipment and the school's equipment were combined in one location and in discussions with the Headmaster he agreed on this point.

The area of land required is approximately 1500m² and on the northwestern corner of the park adjacent to the school there is an area of land that would ideally meet all requirements of both Council and the school.

The site chosen is well shaded with extensive surrounding areas which are reticulated and lends itself to development into a superior play area for both the local children and the children from the Special School.

RECOMMENDATION

That Council:

- (a) agrees to the request from the Burbridge School to construct a children's playground on Koondoola Park on the area of land as shown at attachment 2, and;
- (b) authorises the City Parks Manager to place on the 1994/95 draft budget the sum of \$20,000 for the purchase of play equipment for Koondoola Park.

F GRIFFIN
City Parks Manager

FG:JB
gre1203

CITY OF WANNEROO REPORT NO: H11223

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 061-24

SUBJECT: BANYANDAH PARK, WANNEROO

A five page petition was received in this office on 30 November 1993 from residents of Wanneroo, requesting that Council takes immediate action to rectify the dangerous and unsightly situation which exists on the Public Open Space and road reserve in Banyandah Boulevard, Wanneroo.

Banyandah Park is a narrow dry park extending from Scenic Drive to Wallawa Street, Wanneroo and runs along the edge of Lake Joondalup.

The petitioners' main complaint is that the dry grass on the park is allowed to grow too long before being mown, with the result that a dangerous situation occurs because the grassed area is inundated with large tiger snakes.

This dry park is mown exactly the same number of times as every other dry park in the Municipality. I do not consider that the park should be mown more often just because there is a snake problem. Every year at this particular time problems are experienced with snakes in numerous dry parks throughout the City area and it is not feasible or economical for Council to mow parks or other areas of Public Open Space that experience problems with snakes.

It has also been mentioned that Council mowers leave the cuttings from the grass and weeds on the ground after being slashed, with the result that snakes lie amongst the cuttings and cannot be seen by park users. There is very little that Council can do in this instance as Council machines do not have any provision for picking up the grass cuttings. As a general rule these cuttings usually blow away over the park within a matter of days.

The petitioners have also requested that the standard of play equipment on the park be upgraded. Currently the park has three minor items of play equipment and whilst it could be said that this is insufficient, it should be pointed out that there are numerous dry parks throughout the Municipality that have no play equipment at all.

RECOMMENDATION

That Council advises the petitioners that:

- (a) there are numerous dry parks and other areas of Public Open Space throughout the Municipality that have problems with snakes at this time of the year and it is not possible to mow more often as all parks are treated equally and mown on a strict rotational basis, and;
- (b) funds are unavailable for the purchase of additional play equipment on Banyandah Park and it is considered that as there are many other parks throughout the Municipality without any equipment at all, these parks should have priority for allocation of funds.

F GRIFFIN
City Parks Manager

FG:JB
grel204

H11224

CITY OF WANNEROO : REPORT NO H11224

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 22 DECEMBER 1993
FILE REF: 208-6
SUBJECT: PLANT REPLACEMENT RESERVE PROGRAMME - TENDER
NUMBER 034-93/94

Tender Number 034-93/94 was advertised on 16 and 19 October 1993 for the supply of the following:

Tender No

034-93/94-B One (1) Front Loading Commercial Refuse Truck.
034-93/94-C One (1) Rear Loading Mini Refuse Truck.

To be traded:

<u>Tender No</u>	<u>Description</u>	<u>Plant No</u>	<u>Reg'n No</u>	<u>Delivery</u>
034-93/94B	Nutech Front Loading	97 543	WN30115	19.02.92
"	commercial truck			
034-93/94C	Nutech Side Loading	96 552	WN 28391	15.01.91
	refuse trucks	96 553	WN 28356	03.12.90

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

9FRONT LOADING COMMERCIAL REFUSE TRUCK

The inclusion of Council's Nutech front loading commercial refuse truck, plant number 97 543 in the 1993/94 Plant Replacement Programme is to eradicate operational problems and ongoing high repair costs. This unit would normally have been retained for a further five years, but because of these operational problems and high repair costs it is considered appropriate to recommend

that Council replace this unit now while a relatively good resale value can be achieved.

Essentially, the major operational and maintenance problems emanate from the Nutech compactor body of this commercial refuse unit. The Mercedes Benz 2225 cab chassis has proved to be a reliable truck.

The original purchase price of \$89,000 for the Nutech compactor body was \$4,650 lower than its next lowest competitor.

At purchase, reference was made to Eastern States users of the Nutech Compactor body, who confirmed its operation was generally well accepted. However, this has not been the case experienced by Council operators who have continually complained of its difficulty in operation.

Council has two front loading commercial refuse trucks with the operational costs of the Mitsubishi/MacDonald Johnston unit being \$22.85 per hour while the Mercedes/Nutech unit requires an operational recovery rate of \$30.86 per hour. The actual operating rate, neglecting breakdown, is \$19.68 for the Mitsubishi/MacDonald Johnston unit compared to \$23.60 for the Mercedes/Nutech unit.

Retention of the Nutech unit for a further five (5) years based on an average 2,227 hours per year would cost \$77,280.00 more than the MacDonald Johnston unit.

Accordingly, it has been necessary to review the continued use of the Nutech unit and give consideration to the alternatives Council has to resolve this problem. The options that may be considered are:

.1Compactor Body Replacement

As the Mercedes Benz truck is a relatively new vehicle, prices were sought for the replacement of the compactor body.

The low tender for the body supply is that of Howard Porter at \$102,300.00. However, as this is a body similar to that giving problems, it has not been considered.

The next lowest tender from Waste Master for the supply of a WH Solo Compactor Unit is not supported because of the major delays experienced with this company in the supply of recycling trucks.

A MacDonald Johnston compactor body, similar to that already on Council's other commercial truck, has produced the lowest acceptable tender at \$114,770.00. To remove and reinstall the new body would involve a wheelbase extension, probably relocation of fuel/air tanks, exhaust etc. and around 20 hours to physically remove and refit new body.

A quotation of \$3,000 has been supplied by MacDonald Johnston for these modifications, providing a supply and fitment cost of approximately \$118,000.

There will be other operational costs such as hire of truck/compactor unit at approximately \$600/day above the normal operating costs of Council's units and overtime while the cab chassis is being modified and the compactor unit fitted. The total estimated cost of this option is therefore in the order of \$120,000.

.2Replacement of Truck/Compactor Body

The lower priced International Acco 2250E/240 cab chassis is not supported by the body builders for fitment of a compactor unit for commercial refuse collection operations. The larger 275 hp International 2350E or Mitsubishi 428SS trucks are more suited to these operations.

The preferred truck/compactor unit for Council's commercial refuse collection operations is the Mitsubishi 428SS truck with a MacDonald Johnston compactor body, similar to the second commercial unit in Council's fleet. The changeover price for this unit supplied by Skipper Trucks is \$170,869.

1.3 Summary

The preferred option is to buy a new cab chassis/compactor unit rather than modifying the existing truck and replacing the compactor unit. The difference in price between the two options is only \$50,000 primarily due to the high trade figure of \$100,000

offered by Skipper Trucks. The new unit will carry the full two years warranty for parts and labour and there will be minimal disruption to Council's refuse collection service with the changeover of units.

Funds for the changeover of plant number 97543 were approved in the budget from the following sources:

Plant Replacement Reserve	\$145,000
Trade/Industrial/Commercial	
Refuse Collection Reserve	\$ 60,000

	\$205,000
	=====

Sufficient funds are therefore available for the replacement of the cab chassis and compactor unit and the tender of Skipper Trucks for the supply of a Mitsubishi 428 SS/MacDonald Johnston compactor for the changeover price of \$170,869 is recommended.

10REAR LOADING - MINI REFUSE TRUCK

The 1993/94 Plant Replacement Programme allows for the replacement of two small refuse trucks, plant numbers 96552 and 96553. A review of the waste management operations has identified that one of these trucks is surplus to requirements. Tender number 34-93/94 has therefore been prepared on the basis of trading these two refuse trucks for a single truck.

.1Compactor Body

The low tender of Howard Porter for the supply of an HWD-Porter compactor body is not supported because of previous major delays in the provision of refuse trucks by this Company.

The MacDonald Johnston MJE Garpac unit has proved to be a reliable unit in the past and the supply and delivery operations of this company have been of a high standard.

.2Cab Chassis

The Mitsubishi FE 449E, submitted by Skipper Trucks, provides the low tender when combined with the preferred MacDonald Johnston compactor body and is recommended accordingly.

RECOMMENDATION

That Council:

1. accepts Tender No 034-93/94 Item B from Skipper Trucks for the supply and delivery of a Mitsubishi 428SS Truck fitted with a MacDonald Johnston compactor body for the changeover price of \$170,869, as outlined in Attachment 1 to Report No
2. accepts Tender No 034-93/94 Item C from Skipper Trucks for supply and delivery of a Mitsubishi FE449 E truck fitted with a MacDonald Johnston Compactor body for the changeover price of \$33,589, as outlined in Attachment 2 to Report No

R T McNALLY
City Engineer

BD:DRB:PRG:AT:EMT
dre114

H11225

CITY OF WANNEROO REPORT NO H11225

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 208-043-93/94

SUBJECT: PLANT REPLACEMENT RESERVE PROGRAMME - TENDER
NUMBER - 043-93/94

Tender Number 043-93/94 for the supply of one (1) full forward control 3 tonne 4WD truck was advertised on 16 and 19 October 1993. The trade vehicle is Plant Number 95 214, Registration No: WN 26346.

The tender closed at 11.00 am on Friday, 5 November 1993 and tenders received are as shown on Attachment 1.

The low tender of Parkland Mazda for the supply of a Mazda T3500 4WD truck for the changeover price of \$13,939.00 is recommended.

RECOMMENDATION

That Council accepts the tender of Parkland Mazda at Tender No: 043-93/94 for the supply of a Mazda T3500 4WD truck for the changeover price of \$13,939.00.

R T McNALLY
City Engineer

DRB:PRG
dre118

H11226

CITY OF WANNEROO : REPORT NO H11226

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 208-6

SUBJECT: PLANT REPLACEMENT RESERVE AND VEHICLE
ADDITIONAL PURCHASE PROGRAMMES - TENDER
NUMBERS 052 AND 053 - 93/94

Tenders were advertised on 20 and 23 November 1993 for the supply and delivery of:

Tender No

052-93/94 One (1) 4 cylinder 4WD station wagon.

053-93/94 B Seven (7) SWB 4WD Hardtop wagons.

To be traded:

<u>Tender No</u>		<u>Plant No</u>	<u>Reg'n No</u>	<u>Delivered</u>
052-93/94	Subaru station wagon	99 539	WN 30097	10.01.92
053-93/94	Nissan Pathfinder	95 105	WN 30064	10.01.92
"	"	95 106	WN 30209	10.01.92
"	"	95 107	WN 25247	29.01.86
"	"	95 108	WN 30028	08.10.91
"	Holden Jackaroo	95 112	WN 30016	25.09.91
"	"	95 113	WN 30076	12.11.91

Tenders closed at 11.00am on Wednesday, 1 December 1993 and tenders received are as outlined on the attached schedules.

Tenders providing the lowest changeover and to Council specification have been recommended.

Tender No: 053-93/94

An additional Patrol Officer for the Municipal Law and Fire Services Department was approved in the 1993/94 Budget.

The vehicle detailed at this schedule is provided to increase the number of patrols in accordance with the increasing demand.

The new vehicle has been included in the tender documents for the replacement of Council's six patrol vehicles.

Council is advised that it was necessary to recall this tender, earlier advertised as Tender Number 036-93/94, as only one tender had been received from Wanneroo Mitsubishi and was not considered the most competitive. The changeover figure tendered at that time for a Pajero GLS SWB model was \$134,686. The recall of Tender Number 036-93/94 has been successful with a greater number of competitive submissions.

A late tender was received from Kalamunda Toyota. In accordance with Council policy on late tenders the Kalamunda Toyota tender has been disqualified.

RECOMMENDATION

That Council:

- 1 accepts Tender Number 052-93/94 from North Subaru for the supply and delivery of a Subaru station wagon for the changeover price of \$4,644.00 as shown on Attachment 1 to Report No
- 2 accepts Tender Number 053-93/94 from Paceway Mitsubishi for the supply and delivery of seven (7) 4WD Pajero hardtop wagons for the changeover price of \$90,403.00 as shown on Attachment 2 to Report No

R T McNALLY
City Engineer

BD:DRB:PRG:AT
dre116

H11227

CITY OF WANNEROO REPORT NO H11227

TO: TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 22 DECEMBER 1993
FILE REF: 208-033-93/94
SUBJECT: TRUCKS TENDER NUMBER 033-93/94

Tender Number 033-93/94 was advertised on 16 and 19 October 1993 for the supply and delivery of twelve groupings of different truck specifications included in Council's Plant Replacement and Additional Vehicle Programmes.

The tender closed at 11.00 am on Friday 5 November 1993 and the tender submissions are shown at Attachment 1.

The tender was advertised on the basis that submissions may be considered in individual groups although preference would be given to tenderers who could supply all trucks from the twelve groupings. It had been hoped that a single supplier for all trucks would provide additional discount benefit to Council.

A summary of all tender submissions for the supply of the specified trucks is shown at Attachment 2. The low tender for the supply of all trucks is that of Skipper Trucks for the total changeover price of \$415,563.

A review of the tender submissions, as shown at Attachment 1, for each of the truck groupings highlights that the preferred option is for Council to accept submissions for each truck group. The total cost of this option is \$310,053 providing a cost benefit to Council of \$105,510.

The low tenders all comply with Council specifications and are recommended accordingly.

Item 3

The specification for this item calls for the supply and delivery of a 4WD tip truck of 7 tonne load capacity with the

replacement truck being Plant No 96114. This truck is currently used by the Parks Department.

The Municipal Law and Fire Services Manager has requested that a 4WD vehicle of 7 tonne load capacity be included in the 1994/95 programme to replace Council's Thornycroft fire truck. This truck was purchased in June 1977.

Although the truck has provided good service over the years, there are now serious problems with availability of spare parts. Accrued depreciation for the replacement of this fire truck amounts to \$14,000 as only in recent years has depreciation been charged. Additional funding of approximately \$25,000 will be required to provide a suitable replacement.

It is recommended that Council does not approve a tender at Item 3 and Plant No 96114 be retained for transfer to the Municipal Law and Fire Services Department for use as a fire truck. The number of hours operated annually by the fire truck is low and Plant Number 96114 would be suitable for this purpose. The additional funds would need to be provided from the 1994/95 Capital Purchases Budget for this item.

Item 12

The specification for this item is for the supply of an additional reticulation pump maintenance truck to meet the demand for annual maintenance of Council's bores and pumping units. This item was approved in the 1993/94 Additional Vehicles Programme.

RECOMMENDATION

That Council:

1. accepts the following tenders as outlined in attachment 1 to Report No

Tender No	Company	Changeover
<u>033-93/94</u>		
Item 1	Nuford (supply only)	\$101,492
Item 1	Raytone Motors (outright purchase)	\$ 74,650 Cr
Item 2	Major Motors	\$ 45,959

Item 4	Major Motors	\$ 57,705
Item 5	Skipper Trucks (supply only)	\$ 59,491
Item 5	Raytone Motors (outright purchase)	\$ 29,000 Cr
Item 6	Midway Ford	\$ 29,252
Item 7	Midway Ford	\$ 8,463
Item 8	Skipper Trucks	\$ 12,948
Item 9	Nuford (Supply Only)	\$ 29,823
Item 9	Raytone Motors (outright purchase)	\$ 19,650 Cr
Item 10	Nuford	\$ 12,422
Item 11	Major Motors	\$ 45,039
Item 12	Midway Ford	\$ 30,759

2. does not accept any submission at Tender No 033-93/94 Item 3 for the supply of a Full Forward Control 4WD Tip Truck (12-13000 GVM) and includes the replacement of Isuzu Truck - Plant No 96114 in the 1994/95 Plant Replacement Programme.
3. includes, as a high priority, the replacement of the Thornycroft fire truck in the 1994/95 Budget.

R T McNALLY
City Engineer

BD:DRB:PRG:AT:EMT
drel17

H11228

CITY OF WANNEROO REPORT NO: H11228

TO: TOWN CLERK

FROM: ACTING CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 208-45-93/94, 208-46-93/94, 208-47-93/94,
208-48-93/94, 208-49-93/94, C.210-2-5

SUBJECT: ASSET PROTECTION: TENDERS FOR RE-KEYING,
INTRUDER ALARMS AND FIRE ALARMS

In line with Council Policy J1-08 "Council Buildings: Asset Protection" (H51113 refers), tenders for the supply and installation of intruder and fire alarms (tenders 48-93/94 and 49-93/94), for the supply (tender 45-93/94) and installation (tender 46-93/94) of KABA Quattro cylinders and keys to Council work centres and for the supply and installation of Lockwood Status 6 cylinders and keys to major Council buildings (tender 47-93/94) closed on 26 November 1993 (alarms) and 29 November 1993 (re-keying).

TENDER 45-93/94 - SUPPLY ONLY OF KABA QUATTRO CYLINDERS AND KEYS
TENDER 46-93/94 - INSTALLATION ONLY OF KABA QUATTRO CYLINDERS

Separate tenders for supply and installation of KABA Quattro cylinders and keys were called in the interest of fair tendering practice and as a means of gauging tenderers for on-going system maintenance.

KABA Quattro cylinders and keys are currently in limited use at the Joondalup Administration Centre. This type of key was originally chosen because the keys can only ever be cut by one machine, ie the existing keys can only be cut by the firm currently maintaining the City of Wanneroos key system, Diamond Lock and Key. Other tenderers were given the option of replacing rather than expanding the existing system.

The tender for supply only also requested rates for the ongoing maintenance of the KABA Quattro key system for so long as the City continues to use the key system (conservatively estimated at 30 years).

Two tenders were received for each of tenders 45-93/94 and 46-93/94 with one tender for 46-93/94 only.

	45-93/94 Supply	46-93/94 Install	Estimated Maintenance Costs (30yr life)	Total
Hollyan Pty Ltd T/A Diamond Lock & Key 106,298.59	15,906.14	2,640.00	87,752.45	
Gronbek Pty Ltd T/A Gronbek Security 106,691.21	11,255.55	2,595.00	92,840.66	
Swan Lock Service	-	4,235.00	N/A	N/A

Gronbek Security has allowed to replace the entire key system while Diamond Lock & Key has allowed to expand the existing key system.

While it is not necessary for supply and installation to be carried on by the one firm, it would be of great advantage to both the contractor and to the contract superintendent if one contractor performed both functions.

Maintenance rates for the supply of cylinders seem competitive, but with Diamond Lock & Key being consistently 2% lower than Gronbek Security. Similarly, installation costs per cylinder maintain that ratio. In the costs for the supply of each key, however, the ratio expands to 14%, Gronbek Security quoting \$11.65 per key against Diamond Lock and Key's \$10.00 per key. In terms of the life cycle costing for the system, this differential is of concern. It is interesting also that for installation, Diamond Lock & Key is 2% higher than Gronbek Security, but is 2% lower for ongoing maintenance.

To judge system maintenance costs over the estimated 30 year life of the system, an average base of 10 cylinders, 8 padlocks and 25 keys per year at 4.5% rise and fall adjustment is assumed. The cost difference of \$56.69 in the first year compounds to \$3,458.49 over 30 years. Further, all Joondalup Civic and Cultural buildings, all future Depot buildings and all future Welfare Services buildings will be keyed on this system

(accounting for perhaps 300 cylinders and 750 extra keys), over a five year period the cost difference compounding to \$1,629.73 (see Attachment 1).

It can be seen then that although the tender from Gronbek Security is \$4,650.59 lower than Diamond Lock & Keys tender sum, over the life of the system, Diamond Lock and Keys costs could be \$5,088.22 less than Gronbek Security's. In addition, in tendering to replace the existing system, Gronbek Security's tender will require the recall and reissue of some 50 additional keys currently in circulation at an estimated additional administrative cost of \$830.

TENDER 47-93/94 - SUPPLY AND INSTALLATION OF LOCKWOOD STATUS 6 CYLINDERS AND KEYS

This tender is the first year of a 3 year plan to completely re-key the City's satellite public buildings to a secure system. It is a one off supply and installation cost with no further system maintenance.

Four tenders were received with one extra tender being delivered some 5 hours late.

Swan Lock Service Pty Ltd	\$29,514.00
Keywest Lock Service & Sales Pty Ltd	\$29,720.80
Diamond Lock & Key	\$24,676.39
Gronbek Security	\$28,147.90

SAS Locksmithing Services \$30,525.45 late tender.

The tender required for the replacement of several doors at Wanneroo Recreation Centre. Diamond Lock & Key has suggested that either several doors could be repaired rather than replaced or repair/replacement costs could be minimised by the City undertaking the work. To this end, they have identified the costs involved should the contract superintendent wish to vary the scope of the work.

TENDER 48-93/94 - SUPPLY OF VARIOUS SECURITY ALARM SYSTEMS

This tender was conducted by the consultants, Consultel, who were responsible for the system designs for the Joondalup Administration Centre and Craigie Leisure Centre. The tender included for networking some outlying buildings to the Joondalup

Administration Centres SAMAIS access control system, and for system monitoring and maintenance for 12 months.

Three tenders were received:

	CAPITAL	MONITORING	MAINTENANCE	TOTAL
ASCO Security	\$26,800.00	\$4,160.00	\$2,400.00	\$33,360.00
MSS	\$54,209.00	\$2,288.00	\$2,144.00	\$58,641.00
WORMALD Security	\$71,381.00	\$2,964.00	\$1,500.00	\$75,845.00

Under this contract, several Depot buildings and all Libraries would be outfitted with intruder alarms.

ASCO Security did not offer any networking from the JAC to the Depot and Craigie Leisure Centre. The result is a very high annual monitoring fee.

MSS do not provide for networking to the existing SAMAIS system, but offer instead to monitor the six nominated Depot buildings as one system. Consultel consider the cost for this as excessive.

Wormald Security comply with all aspects of the tender conditions, and as such, in this case has submitted the only legitimate tender. Wormald Security has successfully installed several security systems for Council, the most notable being that in the Joondalup Administration Centre.

Consultel has suggested that due to the competitive pricing for what was formerly hardware appropriate only to Wormald Security, in future all major security installations should be let in two phases, stand alone systems followed by networking to the Joondalup SAMAIS.

TENDER 49-93/94 - SUPPLY OF VARIOUS FIRE ALARM SYSTEMS

Again, this tender was conducted by the consultants, Consultel, and includes for providing fire alarms to the Depot Office and Store and all libraries except Yanchep/Two Rocks Library and the already serviced Woodvale Library. Yanchep/Two Rocks Library was excluded because the WAFB advised the consultants that the present system of calling out the Yanchep volunteers does not suit an alarm system. Further investigation will be required before this alarm can be installed.

Three Tenders were received:

Fire Fighting Enterprises	\$42,877.00
Westside Fire Services	\$38,638.00
Wormald Fire Systems	\$44,232.00

Westside Fire Services has provided satisfactory service to the City of Wanneroo in the past. All three tenderers have offered adequate coverage of each buildings.

BUDGET

Budget money for asset protection is spread over fifteen different accounts.

	A/C	KEYS \$	SECURITY \$	FIRE \$	TOTAL \$
Works Depot	48470	11,090.00	45,000.00	15,000.00	71,090.00
Whitfords Lib	31487	1,850.00	10,000.00	17,000.00	28,850.00
Wanneroo Lib	31785	680.00	10,000.00	17,000.00	27,680.00
Girrawheen Lib	31675	250.00	10,000.00	17,000.00	27,250.00
Sorrento/Duncraig Library	31575	1,290.00	10,000.00	17,000.00	28,290.00
Yanchep/Two Rocks Library	31875	210.00	10,000.00	12,000.00	22,210.00
Craigie Leisure Centre	31220	3,860.00	2,000.00		5,860.00
Joondalup Admin' Centre	20175	8,200.00	6,000.00		14,200.00
Aquamotion	28076	1,630.00			1,630.00
Wanneroo Rec' Centre	29875	11,910.00			11,910.00
Warwick Leisure Centre	29575	2,520.00			2,520.00
Kingsley Com' Servs Centre	26578	1,630.00			1,630.00
Yanchep/Two Rocks Rec Centre	29975	1,670.00			1,670.00
Ocean Ridge Rec' Centre	30175	3,620.00			3,620.00
Woodvale Library	31890	490.00			490.00
<hr/>					
TOTAL BUDGET ALLOWANCE		50,900.00	103,000	95,000.00	248,900.00

EXPENDITURE

	KEYS \$	SECURITY \$	FIRE \$	TOTAL \$
Fees		9,000.00	7,000.00	16,000.00
COW Admin Costs	5,515.00	551.50	551.50	6,618.00
Advertising, Printing, etc	400.00			400.00
Telecom Connections		7,000.00		7,000.00
Power Supply		600.00	800.00	1,400.00
Depot Courier Box	4,000.00			4,000.00
KABA Cylinder Supply (Diamond Lock & Key)	15,906.00			15,906.00
KABA Cylinder Install (Diamond Lock & Key)	2,640.00			2,640.00
Status 6 Supply + Install	24,676.39			24,676.39
Security Alarms		75,845.00		75,845.00
Fire Alarms			38,638.00	38,638.00
Budget Contingency	5,000.00	7,000.00	4,000.00	16,000.00
<hr/>				
Total Expenditure	58,137.39	99,996.50	50,989.50	209,123.39
Less Budget Allowance	50,900.00	103,000.00	95,000.00	248,900.00
<hr/>				
Surplus/Deficiency	(7,237.39)	3,003.50	44,010.50	
Overall Surplus				39,776.61

The specific costs per building are set out on Attachment 2.

RECOMMENDATIONS

That Council:

- . accepts the tender of \$15,906.14 from Hollyan Pty Ltd trading as Diamond Lock and Key with respect to tender number 45-93/94;
- . accepts the tender of \$2,640.00 from Hollyan Pty Ltd trading as Diamond Lock and Key with respect to tender no 46-93/94;

- . accepts the tender of \$24,676.39 from Hollan Pty Ltd trading as Diamond Lock and Key with respect to tender no 47-93/94;
- . accepts the tender of \$75,845.00 from Wormald Security with respect to tender no 48-93/94;
- . accepts the tender of \$38,638.00 from Westside Fire Services with respect to tender no 49-93/94;
- . authorises the signing of contract documents for tenders 45-93/94, 46-93/94, 47-93/94, 48-93/94 and 49-93/94;
- . authorises the City Building Surveyor as contract superintendent to investigate further the costs of door replacement at Wanneroo Recreation Centre and in the event of a possible cost saving adjust the scope of work for tender 47-93/94;
- . authorises the City Building Surveyor as contract superintendent to adjust the scope of work for tenders 45-93/94 and 46-93/94 to include Works Depot satellite buildings (specifically rubbish tips, Kingsway and MacDonald Reserve maintenance sheds) in the "work centres" key system.

L CANDIDO
Acting City Building Surveyor

PW:SE

bre12010

H21200A

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

22 DECEMBER 1993

H21221**CITY OF WANNEROO REPORT NO: H21221**TO: TOWN CLERKFROM: CITY PLANNERFOR MEETING OF: COUNCIL - TOWN PLANNING SECTIONMEETING DATE: 22 DECEMBER 1993FILE REF: 308-2SUBJECT: DRAFT STRATEGIC PLAN FOR MARITIME FACILITIES

INTRODUCTION

The Department of Marine and Harbours supplied the City of Wanneroo with the Draft Report titled "Strategic Plan for Maritime Facilities" for comment.

A copy of the Plan is placed in the Councillors' Reading Room for perusal.

BACKGROUND

The Draft Plan has been prepared in accordance with the Auditor General's report to Parliament of July 1991, titled "The Development of Coastal Marinas and Boat Harbours". The report required that the Department of Marine and Harbours develop and maintain a strategic plan for the provision of marinas and boat harbours along the Western Australia coast.

THE DRAFT PLAN

The Plan provided information on existing and future needs of maritime facilities. These facilities are widely varied in type and location in order to satisfy demands for commerce, recreation, convenience and safety, including boat harbours, marinas, jetties, launching ramps, slipways and boat lifters, navigational aids and declared channels.

The Plan addressed a number of issues relating to the provision and management of maritime facilities. These issues provide the basis for developing the proposed strategies for each class of

facility which is already developed and is likely to be developed.

In order to provide a basis for the effective supply of facilities in context of limited resources, a number of objectives were adopted. These are as follows:

- . optimise functional returns to Government from such facilities;
- . avoid non-productive competition between publicly provided facilities and private facilities;
- . co-ordinate the various Government agencies which are involved in the planning and development of marinas and boat harbours;
- . facilitate a long-term view in planning for the provision of facilities;
- . improve facilities Statewide on the navigable waters to match user requirements and community expectations; and
- . ensure all future coastal developments are sensitive to the needs and constraints of the coastal environment.

COMMENTS

The City of Wanneroo has 48 kilometres of coastline in its district and is therefore an important stake-holder in the Perth Metropolitan Region. It has four existing boat harbours and several other maritime facilities on the coastline. There are also several proposals for future boat harbours to be developed along Wanneroo's coastline with residential development in adjacent areas.

The draft report contains a review of locations for regional maritime facilities, although this review has seemingly emphasised marine engineering considerations. The need to consider other issues is, however, acknowledged, and in this regard, the report specifically states that "The availability of harbour sites which are environmentally acceptable cannot be pre-judged from this review". However, a range of other issues will also need to be addressed in the process of identifying appropriate sites for maritime facilities, land use planning and social issues being of particular significance for Local Government in this context.

It will therefore be necessary to ensure that the following issues will receive proper consideration during the process of identifying sites for maritime facilities:

- . methodology to assess the need and location for maritime facilities from social and environmental points of view;
- . integrated management of maritime facilities and land use planning;
- . sustainable development of maritime facilities; and
- . guidelines to assess the impact of proposed maritime facilities for adjacent foreshore areas.

RECOMMENDATION:

THAT Council commends the Department of Marine and Harbours on its Draft Strategic Plan for Maritime Facilities and submits the comments outlined in Report for its further consideration.

O G DRESCHER
City Planner

rh:gm
pre931247
6.12.93

CITY OF WANNEROO REPORT NO: H21222

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 322-18-1

SUBJECT: WAMA WATER RESOURCES POLICY

INTRODUCTION

The draft Water Resources Policy was submitted to the recent Annual Conference of the Local Government Association (LGA), Country Shire Councils Association (CSCA) and Country Urban Councils Association (CUCA). While the LGA adopted the policy, the CSCA and CUCA resolved to defer its adoption so certain issues, including drainage, could be further examined.

The Executive of the W A Municipal Association (WAMA) subsequently resolved to refer the draft policy to Councils for further comment; the deadline for comment being 31 December 1993.

The draft policy and an accompanying background comments paper are attached (Attachments 1 and 2). Also attached (Attachment 3) are comments on the documents prepared by Council's Environmental Officer to facilitate consideration of the draft policy.

DISCUSSION

The draft policy, background comments paper and the Environmental Officer's comments have been circulated to Council's Engineering, Parks and Town Planning Departments for consideration. Comments from the respective Departments are summarised hereunder.

1. Engineering Department

Policy 2.6 - the discussion paper on Water Sensitive Urban (Residential) Design Guidelines (published jointly by EPA, WAWA and DPUD) includes a number of worthwhile and practical proposals although some would entail significantly higher construction and maintenance costs

than would current conventional practices. It is therefore important that, if the guidelines are adopted, the design practices be carefully implemented with specific proposals being assessed on their individual merit.

Policy 4.3 - there is a need to establish criteria for determining the environmental acceptability (or otherwise) of proposals for drainage into or from wetlands, with Local Government being involved in the process of developing these criteria.

Policy 4.4 - the principle of maximising the environmental, ecological and social values of drainage features is desirable although it needs to be recognised that the drainage function of these features will impinge on the degree to which these objectives can be realised.

Policy 6.4 - the magnitude of sewerage system to which discharge occurs has obvious implications in terms of the "negligibility" (or otherwise) of the discharge. Virtually by definition, the volume of discharge from a "small unit operator" to a major sewerage system will be quantitatively negligible but conceivably, the cumulative effect of these individually "negligible" discharges could be significant.

2. Parks Department - no comments.

3. Town Planning Department

Policy 2.6 - because of imprecision inherent to certain of the water sensitive design principles and for practical reasons (as outlined in the Engineering Department's comment), would have reservations over any policy that could commit Local Government to compliance with the design principles.

Policy 3.2 - development of local catchment management plans should be incorporated in the broader land use planning process.

Policy 3.3 - concern that both the responsibilities and the costs devolving to each of the parties sharing the care, control and management of surface water and groundwater resources should be identified.

Policy 4.2 - similar concern to that expressed in response to Policy 3.3

Policy 4.4 - public open space is not intended to accommodate drainage functions. Water sensitive design principles (upon which this suggested policy is premised) will involve the loss of additional land by developers and as a consequence have major cost and (planning/development control) policy implications.

Policy 5.1 - categorisation of drains as major and minor (as a basis for assumption of responsibility for such drains by State and Local Government respectively) is too simplistic.

Policy 5.6 - cost implications of drainage being premised on natural resource management principles need to be thoroughly investigated.

Policy 6.4 - the feasibility of determining the negligibility or otherwise of discharges to sewer questioned.

While it would have been desirable for Council's Environmental Advisory Committee to have formally considered the draft policy prior to submission to Council, the scheduling of Committee and Council meetings (the Committee will not be meeting in December), the Committee's earlier decision that its 22 November meeting would be conducted as a workshop to address issues relating to the City's Local Conservation Strategy (thereby limiting the opportunity to deal with items of general business), combined with the 31 December deadline for comments on the draft policy have precluded this.

Environmental Advisory Committee members have, however, been afforded an opportunity to consider the draft policy, the background comments paper, and the Environmental Officer's comments (ie Attachments 1, 2 and 3). Feedback provided by Committee members is summarised hereunder.

Policy 2.2 - the notion of environmental limits on the capacity of an area to accommodate population growth should be incorporated into the policy.

Policy 2.7 - the process of preparing statewide water resource management plans should include consultation with the community.

Policy 2.10 - the sustainable development of water resources requires consideration of such resources in conjunction with all other environmental resources.

Policy 2.11 - inclusion of the words "that are established" implies that existing waste disposal facilities could be exempt from the policy. The policy should apply to all existing and future facilities.

Policy 3.1 - the policy should be broadened to refer to water, land and other environmental resources in the context of integrated catchment management.

Policy 3.2 - Local Government and the local communities should play a role in both developing and implementing catchment plans.

Policy 3.3 - the policy should acknowledge community involvement in the shared responsibility for water resource care and management.

Policies 3.4 and 3.5 - should make reference to all water resources, not just rivers.

Policy 4.1 - should refer to both the adoption and implementation of measures to protect and enhance wetlands.

Policy 6.4 - cumulative effect of many individually "insignificant" discharges to sewer needs to be addressed.

Policy 6.5 - Local Government could do more to encourage householders to install environmentally friendly domestic sewage disposal systems.

Policy 7.1 - should also promote the retention of native vegetation (not just replanting of such vegetation) as a water conservation measure.

Policy 7.4 - suggested the addition of specific forms of reuse for treated wastewater (ie watering of public and domestic gardens).

Policy 7.6 - policy should refer to the role householders can play in the reuse of treated effluent (a specific reference to the use of domestic sewage disposal systems premised on wastewater disposal by spray irrigation).

CONCLUSIONS

Based on the feedback received from the Engineering, Parks and Town Planning Departments, and Environmental Advisory Committee members, a consolidated response to WAMA's draft Water Resources Policy has been developed (refer to Attachment 4). The consolidated response has been developed by modifying the comments from Council's Environmental Officer in response to the feedback received.

Several of the comments included in the feedback as outlined above have not, however, been incorporated into the specific policy-related comments contained in Attachment 4.

The Town Planning Department's comments on Policies 3.3, 4.2 and 5.6 raise their cost implications. While these policies and, in fact, a number of others do have cost implications, the draft Water Resources Policy is an initiative by Local Government directed towards enhancing Local Government's contribution to the management of Western Australia's water resources.

In this context, it is important to recognise that many current practices pursued not only by Local Government and other public agencies, but also by private organisations and individuals, do produce undesirable consequences to which a cost can be ascribed (both in terms of the damage being done to the environment and the remedial measures that will ultimately be necessary). WAMA's draft policy can be seen as part of the process of change that the broader community will need to embrace if enhanced stewardship of the environment (a fundamental premise of sustainable development) is to be achieved.

Therefore, while acknowledging the cost implications of the policies, it is necessary to offset such against the environmental benefits devolving from them.

The following comments from Environmental Advisory Committee members have not been included for the reasons outlined -

- . Policy 2.2 - while the inference that the magnitude of population growth should be determined on the basis of environmental limits is valid, WAMA's draft policy relates to water resource management not population growth.
- . Policy 2.10 - the policy as worded seeks to ensure that water resources are managed in a manner that is beneficial to natural ecosystems. By inference,

therefore, the full range of environmental resources will need to be considered (ie in establishing management regimes that will be beneficial for the natural ecosystems).

Policy 7.4 - the appropriateness of including reference to specific activities as suggested in a broad policy statement is regarded as doubtful. For instance, identifying a few specific activities could be interpreted as implying that such are the only appropriate options for wastewater reuse. The general wording of the policy is favoured as it carries no inference as to what reuse options may or may not be appropriate.

RECOMMENDATION:

THAT Council endorses the comments on the W A Municipal Association's draft Water Resources Policy (Attachment 4 to Report No) and forwards these comments to the Association as its submission on the policy.

O G DRESCHER
City Planner

ph:gm
pre931207
17.11.93

H21223

CITY OF WANNEROO REPORT NO: H21223

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-90213

SUBJECT: OCEAN PARK DESIGN GUIDELINES, PART LOT 15
MARMION AVENUE, CLARKSON

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: LandCorp
CONSULTANT: Hocking Planning & Architecture

INTRODUCTION

Council, in July 1993, received an approved small lot subdivision for part of Lot 15 Marmion Avenue, Clarkson. The subdivision involves 78 traditional sized housing lots and 22 medium density lots (R30).

Council, at its September 1992 meeting (G20917) resolved to apply the principles contained in the small lot subdivision manual, involving the submission of design guidelines for lots less than 450m². A requirement was for a formal set of design guidelines to be prepared prior to the issue of clearances for subdivision.

CURRENT SITUATION

Hocking Planning & Architecture, on behalf of LandCorp, has worked with Council officers to produce a set of design guidelines. The guidelines were circulated to all Councillors under separate memorandum prior to the meeting.

The design guidelines should be adopted as policy by the Council. They will assist in establishing an overall streetscape compatible with the subdivision to an acceptable design standard. When dealing with smaller lot subdivision, careful consideration

must be given to the location of dwellings and the landscaping established to ensure that negative visual effects are minimised.

The guidelines will form an integral part of the application process for building. Building envelopes have been designed for each of the small lots. These envelopes will be held by the City's Building Department to ensure compliance with statutory requirements. The Building Department will be responsible for ensuring that the guidelines are adhered to prior to the dwelling approval.

Council has recently amended the General provisions of the Town Planning Scheme to include Clause 5.11 regarding Planning Policy.

In accordance with Clause 5.11 this proposed policy required advertising for two weeks in a paper circulating within the area, allowing a 21 day period for public comment. The advertising period closed on 7 December 1993. At the close of advertising no submissions had been received.

RECOMMENDATION:

THAT Council adopts the Design Guidelines entitled Ocean Park, Clarkson Small Lot Subdivision as Policy for applications in the area set out on the plan contained in Report

O G DRESCHER
City Planner

mb:gm
prel125
5.11.93

H21224

CITY OF WANNEROO REPORT NO: H21224

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 30/4575

SUBJECT: PROPOSED CHILD CARE CENTRE, LOT 44 (2)
PINNAROO DRIVE, PADBURY

METRO SCHEME: Urban
LOCAL SCHEME: Special Development A
APPLICANT/OWNER: Stephen & Christine Wells

INTRODUCTION

Council received a development application on 12 November 1993 for a child care centre on Lot 44 (2) Pinnaroo Drive, Padbury. The site is zoned 'Special Development A' and a child care centre is an AA use (a use not permitted without Council's approval) in this zone (see Attachment No 1).

PROPOSAL

The proposal is to convert an existing residence into a child care centre. The subject site has an area of 880m² and proposes to care for 30 children with four staff at any one time (see Attachment 2).

ASSESSMENT

The subject site is located at the intersection of Pinnaroo Drive and Gibson Avenue. Given the significant number of vehicle turning movements, Council's Engineering Department has advised that the ingress/egress point needs to be located at the eastern boundary away from the intersection.

The staff and children numbers generate a car parking requirement of eight bays. The development has proposed nine bays however, it proposes to utilise two crossover points, one of which is not acceptable to Engineering requirements. Furthermore, the design does not provide sufficient manoeuvring areas. A re-design of

the car parking area does not provide for a one-way drive-thru, requires the use of tandem parking and has similar manoeuvring problems.

The 3 metre landscaping strip is not able to be provided along the car parking area. It is not recommended that a reduction in standards for the car parking and landscaping be permitted in this case. Given the vehicle movements at this intersection the tight layout of the car parking area will encourage verge/on-street parking which could result in unacceptable traffic congestion at the intersection of Gibson Avenue and Pinnaroo Drive.

RECOMMENDATION:

THAT Council refuses the application submitted by S and C Wells on 12 November 1993 for the development of a child care centre on Lot 44 (2) Pinnaroo Drive, Padbury for the following reasons:

1. insufficient area provided for car parking and manoeuvring areas;
2. ingress/egress points could compromise the safety and integrity of the Gibson Avenue/Pinnaroo Drive intersection.

O G DRESCHER
City Planner

pje:gm
pre931243
6.12.93

H21225

CITY OF WANNEROO REPORT NO: H21225

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 30/4462

SUBJECT: PROPOSED FISH FARM AND TOURIST FACILITIES -
LOT 10 (436) GIBBS ROAD, NOWERGUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: F&P Znidarsich
CONSULTANT: F&N Blazic

INTRODUCTION

Council received an application for a fish farm and associated tourist facilities on Lot 10 (436) Gibbs Road, Nowergup (Attachment 1 refers). The site is zoned Rural under Town Planning Scheme No 1 and the use requires Council's approval for the inclusion of tourist facilities within a Rural Zone.

BACKGROUND

The application proposes 6 fish tanks which will recycle water used via a dam. The types of fish intended to be farmed are mostly Rainbow Trout with some Silver Perch fingerlings and Barramundi fingerlings. The applicant has advised that it is expected that approximately 200 visitors per week will be generated and associated facilities include a kiosk providing refreshments with tables and chairs. The sale of fish will be through tourists catching the fish from the tanks, purchasing from the gate, and any surplus will be sold at the fish market.

The proposal was advertised for a period of 30 days and referred to the EPA, the Fisheries Department and the Water Authority of WA (WAWA).

ASSESSMENT

The advertising period closed on 21 November 1993 and during this period, 7 submissions were received in support of the proposal. No objections were received.

WAWA has advised that the proposed development is reliant on groundwater for which a licence is required in this area. It was further advised that it is highly unlikely that a licence would be issued with an allocation of groundwater that would satisfy the needs of the proposed development.

The EPA provided a number of comments in respect to the proposal. The key environmental issue is the disposal of wastewater and solids from the ponds. It was advised that subject to the recommended conditions being imposed, the proposal is environmentally acceptable. The conditions requested are:

1. wastewater to be disposed of evenly across the entire site;
2. solids to be removed from the proposed plastic lined dam regularly and be disposed of at an approved landfill site; and,
3. based on the above waste disposal methods, production is limited to 20 tonnes of fish per annum.

The proposed fish farm was referred to the Fisheries Department on 20 October 1993. No written response has been received to date. Verbal advice indicates that once a small scale project has received the necessary approvals from bodies such as the EPA, WAWA and Council, the applicant will need to obtain a licence depending on the types of fish species involved.

The applicant has proposed to provide a 50 bay car parking area which will be sufficient to cater for the predicted tourist numbers. Council's Health Department has advised that all foods to be sold from the kiosk will need to be pre-packed and pre-prepared as the proposed kiosk is not suitable for food preparation.

CONCLUSION

It is advised that subject to sufficient groundwater being available for licence and conditions requested by the EPA, the proposal is acceptable. All structures proposed are located in accordance with scheme requirements and sufficient car parking

bays are provided for on-site parking. It is recommended that the proposal be supported.

RECOMMENDATION:

THAT Council approves the application for a fish farm and associated tourist facilities submitted by F&N Blazic on behalf of F&P Znidarsich for Lot 10 (436) Gibbs Road, Nowergup subject to:

.1the issue of a groundwater licence with an allocation of groundwater sufficient for the operation of the fish farm;

.2all wastewater from the fish farm operations to be disposed of evenly across the entire site;

.3solids to be removed from the plastic lined dam at intervals to the satisfaction of the EPA and be disposed of at an approved landfill site;

.4based on the waste disposal methods of conditions 2 and 3, production from the fish farm is limited to 20 tonnes of fish per annum;

.5approval of the proposal to be obtained from the Fisheries Department prior to a building licence being issued;

.6the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before commencing any works whatsoever;

.7the parking area, driveways and points of ingress and egress to be designed, constructed, drained, marked and thereafter maintained to the specifications and satisfaction of the City Engineer. These works are to be done as part of the building programme;

.8all foods sold from the kiosk to be pre-packaged and pre-prepared;

.9the submission of an acoustic consultant's report demonstrating to the satisfaction of the City Environmental Health Manager that the proposed

development is capable of containing all noise emissions in accordance with the Environmental Protection Act 1986;

.10any watercourse is to be at least 30m horizontally or 2m vertically from any effluent disposal system;

.11the submission of detailed landscape drawings to the City Parks Manager for approval prior to the issue of a building licence. Landscaping to be upgraded and thereafter maintained to the satisfaction of the City Parks Manager;

.12additional car bays being provided should it be considered necessary in the future to the satisfaction of the City Planner.

O G DRESCHER
City Planner

pje:hy
pre931227
3.12.93

H21226

CITY OF WANNEROO REPORT NO: H21226

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 30/3568

SUBJECT: PROPOSED EQUESTRIAN, BREEDING AND AGISTMENT
CENTRE ON LOCATION 2696 (1240) PINJAR ROAD,
PINJAR

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: J A Dammers

INTRODUCTION

An application has been received from Mrs J A Dammers to establish an equestrian complex incorporating instruction, agistment and for the limited breeding of horses on Location 2696 Pinjar Road, Pinjar.

BACKGROUND

The subject land is 64.75 hectares in area and is zoned Rural under Council's Town Planning Scheme No 1. An equestrian establishment is an "AA" use in this area (ie a use that is not permitted unless approval is granted by Council).

The subject land is located in the Lake Pinjar area which was the subject of a confidential Discussion Paper on a Land Use Planning and Management Strategy for Lake Pinjar, prepared by Council in August 1993 (H20801). This addressed environmental constraints in this area with a view to developing land management practices compatible with these constraints. The land also lies within the Environmental Protection Authority's System 6 area (Recommendation M8). The proposal has been referred to the Environmental Protection Authority for comment.

PROPOSAL

The proposal involves:

1. establishing a riding school for individual instruction in dressage;
2. low-scale breeding of Warmblood horses (number undefined);
3. agistment of approximately 20 horses.

These activities are intended to be concurrent. Presently ten horses are located on the property.

A similar but more intense proposal was submitted in January 1991 but was withdrawn pending the completion of Council's Land Use Planning and Management Strategy for Lake Pinjar.

ASSESSMENT

The proposal is consistent with the strategy outlined in Council's Discussion Paper on the Lake Pinjar area. The area of the land and the management proposals presented would adequately safeguard against negative environmental impacts which could otherwise result from these uses.

However, close monitoring of the scale of development will be important in the long-term management of the area.

In addition, the comments of the EPA need to be incorporated into the development approval to ensure compliance with their requirements.

In conclusion, given that the proposed uses are consistent with the current zoning of the land and land use strategy proposals presently being considered by Council, the proposal could be supported conditional upon the comments and recommendations of the EPA, and monitoring of the intensity of development. Any significant increase in the scale of activities should require a further application to Council.

RECOMMENDATION:

THAT Council:

1. approves the application by Mrs J A Dammers for an equestrian complex on Location 2696 (1240) Pinjar Road, Pinjar, and subject to:

- .13 the approval of the Environmental Protection Authority;
- .14 any increase in the intensity in the use of the site over that proposed in the application being the subject of a further application;
- .15 standard and appropriate development conditions.

O G DRESCHER
City Planner

hg:gm
pre931250
7.12.93

H21227

CITY OF WANNEROO REPORT NO: H21227

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 30/4529

SUBJECT: PROPOSED DOG BOARDING KENNELS AND CATTERY, LOT
51 (49) ADAMS ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: L & M Walker

INTRODUCTION

Council received a development application on 12 October 1993 for the development of dog boarding kennels and cattery on Lot 51 (49) Adams Road, Mariginiup. The site is zoned Rural and kennels are an AA use (a use not permitted unless approval is granted by Council) in this zone.

PROPOSAL

The application proposes to accommodate a maximum of 50 dogs, 14 cats and three breeding kennels.

The proposal was advertised for a period of 30 days, closing on 4 December 1993. One submission has been received from the applicant in support of the proposal (Attachment No 2).

Eleven signatures of objection have been received from residents within the locality. The objections are based on the following grounds:

1. The proposed kennel development is next door to an existing kennel. The incessant barking of dogs is already insufferable, particularly during school holiday periods and public holidays. It is unreasonable to the

residents in this area that this situation should be duplicated.

2. The geological basin formed by Lake Adams provides a natural amphitheatre which contains noise and during certain weather conditions, reverberates noise. These natural features are added to by the proximity of the pine forest, which also blocks in noise. Surely there are more appropriate locations for kennels.
3. The quiet lifestyle chosen by residents in this area will be disturbed, not only by the noise of dogs, but also by increased traffic levels.
4. Property values will be affected as potential buyers will be deterred by the existence of the kennels. Property is currently very difficult to sell in the vicinity of the existing kennel.

Four car parking bays have been provided away from the road frontage. Council does not have standard requirements with respect to numbers of bays for this type of development. It is advised, however, that should four bays be insufficient, ample area is available adjacent to the proposed car park for overflow.

It is not expected that verge parking will occur as the proposed kennels are well removed from the road.

No major concerns are held with regard to the proposed kennels and cattery. It is recommended that the proposal be supported.

RECOMMENDATION:

THAT Council:

1. notes the objections submitted in response to the proposed dog boarding kennel and cattery;
2. approves the application received on 12 October 1993 submitted by L and M Walker for a boarding kennel and cattery on Lot 51 (49) Adams Road, Mariginiup, subject to:

.16 The lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before commencing any works whatsoever.

-
- .17 The submission of detailed landscape drawings to the City Parks Manager for approval prior to the issue of a building licence. Landscaping to be upgraded and thereafter maintained to the satisfaction of the City Parks Manager.
- .18 The parking area, driveways and points of ingress and egress to be designed, constructed, drained, marked and thereafter maintained to the specifications and satisfaction of the City Engineer. These works are to be done as part of the building programme.
- .19 All car bays to be 5.5 metres long and end car bays to be 2.75 metres wide.
- .20 Additional car bays being provided should it be considered necessary in the future to the satisfaction of the City Planner.
- .21 All stormwater to be collected on site and disposed of in a manner acceptable to the City Engineer.
- .22 Plans to be submitted to the W A Fire Brigade.

O G DRESCHER
City Planner

pje:gm
pre931249
7.12.93

H21228

CITY OF WANNEROO REPORT NO: H21228

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 30/4396

SUBJECT: PROPOSED PRIVATE RESIDENTIAL RESORT ON LOT 8
(450) PIPIDINNY ROAD, EGLINTON

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Estate of James Spiers (Perpetual Trustees)

CONSULTANT: John Bloomfield Real Estate

INTRODUCTION

An application has been received from John Bloomfield Real Estate on behalf of the Estate of James Spiers (Perpetual Trustees) seeking approval for what has been termed a "Private Residential Resort" on Lot 8 (450) Pipidinny Road, Eglinton.

The proposed development will comprise:

1. Main Residence (1200m²)
2. Guest Accommodation (250m²)
3. Servants' Quarters (200m²)
4. Grounds Store (200m²)
5. Heli Pad
6. Tennis Court
7. Lake and Wildlife Sanctuary
9. Nine Hole Golf Course.

The applicant advises that the land forms part of the estate of the late James Spiers which is held in trust for Ms W B Williams, Mr Spiers niece.

Upon approval the applicant hopes to dispose of the property to an overseas interest to be developed and used by the owner and non-paying guests.

BACKGROUND/ASSESSMENT OF APPLICATION

Lot 8 comprises 15.3 hectares in area and it is currently zoned Rural under both the City's Town Planning Scheme No 1 and the Metropolitan Region Scheme (MRS). It is undeveloped and has ocean frontage.

The site is proposed to be reserved for "Parks and Recreation" under the Alkimos/Eglinton Major Metropolitan Region Scheme Amendment which is currently being advertised. This is in accordance with the North West Corridor Structure Plan which identifies the area as forming part of an extension to the Yanchep National Park.

Lot 8 forms part of a strategic "Green Belt" link between Yanchep National Park and the coast and has two objectives:

1. To provide a "green" break between the Alkimos/Eglinton and Yanchep communities and therefore a relief to the urban sprawl in the Corridor.
2. It provides for opportunity for the conservation of flora and fauna and landscape features as well as recreational opportunities.

The western portion of Lot 8 is located within the Environmental Protection Authority's System 6 Recommendation M2 (Coastal Strip). This area is identified as having a diverse and relatively unstable and fragile coastal environment containing special features.

Council has initiated Amendment No 536 to its Town Planning Scheme No 1 to rezone land to the south of Lot 8 for residential and recreational purposes. The land immediately south of Lot 8 is identified as Parks and Recreation under the Scheme amendment in line with the abovementioned MRS amendment and the North West Corridor Structure Plan. Amendment No 536 is yet to be finalised.

Given the proposal to reserve the land and the partial affect by System 6 Recommendation M2, development of the land as proposed is not recommended.

RECOMMENDATION:

THAT Council does not approve the application for a private residential resort on Lot 8 (450) Pipidinny Road, Eglinton as submitted by John Bloomfield Real Estate on behalf of the Estate of James Spiers (Perpetual Trustees) as the proposed development is contrary to the intent of:

1. reserving the area for "Parks and Recreation" under the North West Corridor Structure Plan;
2. the "Environmental Protection Authority's System 6 Recommendation M2 (Coastal Strip)

O G DRESCHER
City Planner

tk:rp
pre931253
7.12.93

H21229

CITY OF WANNEROO REPORT NO: H21229

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 290/2744/22

SUBJECT: RENEWAL OF LEASE - WANNEROO COUNTRY CLUB -
RESERVE 27744 CRISAFULLI AVENUE, WANNEROO

The Wanneroo Country Club's premises are situated on a Crown Reserve which is Leased from the Council. The Lease has expired the Club wishes to renew the Lease for a further term.

The expired Lease was at a rental of \$1.00 per year with the Club being responsible for all outgoing, other than municipal rates. No Council funds were allocated to the capital cost of the improvements on the leased area and Council does not contribute to the cost of maintenance or repairs.

The possibility of applying a rental based on the unimproved capital value of the land on the assumption that it was not reserved recreation land but was similar to the surrounding land uses was investigated in line with the philosophy adopted by Council in July 1992, as recommended by Report H21017. That valuation approach is proving difficult to implement due to the nature of the land as Crown Land that is specifically set aside for community recreation purposes which the Department of Land Administration and community groups have an expectation will be made available for use by local non-profit sporting associations at a nominal rental without being a source of revenue for Local Governments.

Nonetheless, a valuation exercise was carried out for the purpose of measuring the effect that approach would have on this particular Club. The Valuer General's Office concludes that a ground rental of \$15,000 annually would apply at market rates to this land but he recognises that this amount would almost certainly be well beyond the Club's capacity to pay.

Other local authorities were consulted by both the Valuer General's Office and by the City's Land Office to ascertain if there was a common approach to the basis on which rent is assessed for community groups. Those enquiries reveal that other Councils seek a nominal rental only in order to cover their administration fees.

In the administration and running of the community and sporting leases it controls, it has become evident that it is more advantageous for the Council to charge only a nominal rental and to have the Lessee group responsible for all outgoings, repair and maintenance costs and to pay rates rather than the Council attempting to charge a higher rental and be expected by the Lessee group to meet all or some of those costs.

Having regard for those considerations, it is recommended that the renewal of Lease in this instance be at the same rental and on the same terms and conditions that applied to the expired Lease, subject to the following variations.

Under its previous lease, the Wanneroo Country Club did not pay municipal rates but it is intended that it be made liable for these rates under the new lease.

The previous lease was for a term of 21 years and that term was granted because the Club had taken out a Council guaranteed loan to construct its facilities with repayments scheduled for that period. The original loans have been fully repaid and it is no longer necessary to grant the Club a further exclusive occupancy of the reserve for such a long period. It is, therefore, proposed to reduce the new lease term to 10 years in keeping with recent common practice. The Club has expressed a preference for a 21 year term but it has not demonstrated any compelling argument to support that request.

The new lease is intended to be in the form of a standard document which will apply to all future leases. The standard document provides for compulsory use by other groups at times when the premises are not being used by the Lessee. That provision is designed to give Council the power to make use of an under-used building in occasional circumstances that might arise when there are no other Council facilities available in an area.

The Country Club has requested that standard clause be deleted from its lease on the grounds that theirs is a special type of facility and also because of the possibility, as yet unfounded, of a clash with Licencing Court regulations. Deletion of the shared use clause should not in my view be agreed to. Given the

adequacy of other community buildings in the Wanneroo townsite, it is highly unlikely that this building will ever be required for use by others. However, the clause does give the Council the opportunity to make the fullest possible use of its community building pool should the need ever arise.

The standard lease document requires Lessees to notify Council in writing of any accident to or defect in the services of the premises and to report any acts of vandalism or other incident on or near the premises which is likely to involve a breach of the peace. The Country Club has requested the deletion of these provisions on the grounds that the minor nature and frequency of these types of incidents render the provision impracticable and imposes an unnecessary burden on the Club. That the requirement could become onerous is not disputed, however, the provisions do serve a purpose of keeping the Council informed on matters affecting the use and condition of its buildings and they should therefore be retained.

RECOMMENDATION:

THAT Council renews the lease over part of Reserve 27744 Crisafulli Avenue, Wanneroo to the Wanneroo Country Club for a term of 10 years at an annual rental of \$1.00 subject to standard community purpose lease conditions and to the Lessee paying municipal rates and all other outgoings including building insurance premiums and being responsible for the cost of maintenance and repairs to the premises.

O G DRESCHER
City Planner

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2.12.93

H21230**CITY OF WANNEROO REPORT NO: H21230**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 1357/19545/77

SUBJECT: RENEWAL OF LEASE - WANNEROO RACING PIGEON CLUB
- RESERVE 19545 JAMBANIS ROAD, WANNEROO

The Wanneroo Racing Pigeon Club occupies an area of 0.9594 hectares of Reserve 19545 and has erected a clubhouse on the land which it has held under lease since 1980. The Lease has expired and the Club wishes to renew it for a further term of five years which is the maximum period allowed under the Vesting Order by which Council controls the reserve.

The expired Lease was at a rental of \$1.00 per year with the Club being responsible for all outgoing, including municipal rates. No Council funds were allocated to the capital cost of the improvements on the leased area and Council does not contribute to the cost of maintenance or repairs.

The possibility of applying a rental based on the unimproved capital value of the land on the assumption that it was not reserved recreation land but was similar to the surrounding land uses was investigated in line with the philosophy adopted by Council in July 1992, as recommended by Report H21017. That valuation approach is proving difficult to implement due to the nature of the land as Crown land that is specifically set aside for community recreation purposes which the Department of Land Administration and community groups have an expectation will be made available for use by local non-profit sporting associations at a nominal rental without being a source of revenue for Local Governments.

Nonetheless, a valuation exercise was carried out for the purpose of measuring the effect that approach would have on this particular club. The Valuer General's Office concludes that a

ground rental of \$5,000 annually would apply at market rates to this land but he recognises that this amount would almost certainly be well beyond the Club's capacity to pay.

Other local authorities were consulted by both the Valuer General's Office and by the City's Land Office to ascertain if there was a common approach to the basis on which rent is assessed for community groups. Those enquiries reveal that other Councils seek a nominal rental only in order to cover their administration fees.

In the administration and running of the community and sporting leases it controls, it has become evident that it is more advantageous for the Council to charge only a nominal rental and to have the Lessee group responsible for all outgoings, repair and maintenance costs and to pay rates rather than the Council attempting to charge a higher rental and be expected by the Lessee group to meet all or some of those costs.

Having regard for those considerations, it is recommended that the renewal of Lease in this instance be at the same rental and on the same terms and conditions that applied to the expired Lease, subject to the inclusion of a clause providing for shared use at Council's discretion.

RECOMMENDATION:

THAT Council renews the Lease over part of Reserve 19545 Jambanis Road, Wanneroo to the Wanneroo Racing Pigeon Club for a term of five years at an annual rental of \$1.00, subject to the Lessee paying municipal rates and all other outgoings including building insurance premiums and being responsible for the cost of maintenance and repairs to the premises; and accepting the inclusion of a clause providing for shared use at Council's discretion.

O G DRESCHER
City Planner

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2.12.93

CITY OF WANNEROO REPORT NO: H21231

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 1357/19545/77

SUBJECT: RENEWAL OF LEASE - WANNEROO TROTTING TRAINING CLUB - RESERVE 19545 JAMBANIS ROAD, WANNEROO

The Wanneroo Trotting Training Club's premises in Benmuni Road are situated on two separate but adjoining Crown reserves and are held under two Lease agreements with Council.

The main Lease includes the trotting track, offices and meeting rooms on Reserve 34616 and is for a period of 21 years which will expire in April 1998. The Lease does not include the landscaped surrounds with public amenities nor the grassed area inside the track, which is reserved for public use with access rights across a specified portion of the track itself.

Another Lease covers an area of 1.7114 hectares of Reserve 19545 and it contains the equipment rigging and animal washdown facilities. The Lease is limited to a 5 year period as the Vesting Order by which Council has the control and management of the reserve restricts the Council's ability to lease to that period. This Lease has expired and the Club wishes to renew it for a further term.

The expired Lease was at a rental of \$1.00 per year with the Club being responsible for all outgoing, including municipal rates. No Council funds were allocated to the capital cost of the improvements on the leased area and Council does not contribute to the cost of maintenance or repairs.

The possibility of applying a rental based on the unimproved capital value of the land on the assumption that it was not reserved recreation land but was similar to the surrounding land uses was investigated in line with the philosophy adopted by Council in July 1992, as recommended by Report H21017. That valuation approach is proving difficult to implement due to the

nature of the land as Crown land that is specifically set aside for community recreation purposes which the Department of Land Administration and community groups have an expectation will be made available for use by local non-profit sporting associations at a nominal rental without being a source of revenue for Local Governments.

Nonetheless, a valuation exercise was carried out for the purpose of measuring the effect that approach would have on this particular club. The Valuer General's Office concludes that a ground rental of \$8,000 annually would apply at market rates to this land but he recognises that this amount would almost certainly be well beyond the Club's capacity to pay.

Other local authorities were consulted by both the Valuer General's Office and by the City's Land Office to ascertain if there was a common approach to the basis on which rent is assessed for community groups. Those enquiries reveal that other Councils seek a nominal rental only in order to cover their administration fees.

In the administration and running of the community and sporting leases it controls, it has become evident that it is more advantageous for the Council to charge only a nominal rental and to have the Lessee group responsible for all outgoings, repair and maintenance costs and to pay rates rather than the Council attempting to charge a higher rental and be expected by the Lessee group to meet all or some of those costs.

Having regard for those considerations, it is recommended that the renewal of Lease in this instance be at the same rental and on the same terms and conditions that applied to the expired Lease, subject to the inclusion of a clause providing for shared use at Council's discretion.

RECOMMENDATION:

THAT Council renews the Lease over part of Reserve 19545 Jambanis Road, Wanneroo to the Wanneroo Trotting Training Club for a term of five years at an annual rental of \$1.00, subject to the Lessee paying municipal rates and all other outgoings including building insurance premiums and being responsible for the cost of maintenance and repairs to the premises and accepting the inclusion of a clause providing for shared use, at the Councils discretion.

O G DRESCHER
City Planner

twm:hy
pre931233
2.12.93

H21232

CITY OF WANNEROO REPORT NO: H21232

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 061-408-2

SUBJECT: LEASE OF HOUSES IN YELLAGONA REGIONAL PARK

METRO SCHEME: Parks & Recreation

LOCAL SCHEME: Parks & Recreation

INTRODUCTION

The Department of Planning and Urban Development is seeking Council's views on whether it would wish to assume management responsibility for two houses within Yellagonga Regional Park. The houses are located on Lot 50 (No 78) Hocking Road and Pt Lot 709 (No 45) Bindaree Terrace, Kingsley (refer to Attachment No 1).

In the Department of Planning and Urban Development's final report on Yellagonga Regional Park, the areas in which the houses are located are identified as being eventually vested in the City of Wanneroo.

Council's draft structure plan for the land between the Kingsley/Woodvale residential areas and Wanneroo Road (June 1990) proposed the three houses along Hocking Road, including Lot 50 as suitable for use as a community activity and environment centre; the idea being that the houses would form a base for local community groups, artists, craft groups etc.

The Friends of Yellagonga group has already expressed interest in utilising the house on Lot 50 Hocking Road as a base for their activities. This particular house is large enough to accommodate numerous groups.

Officers from Council's Planning, Parks, Building and Recreation Departments recently inspected the houses and agreed that they would be excellent premises for community use.

Council's Building Department assessed the properties on the assumption that Council would assume management responsibility. The Department has provided costings for each property covering the aspects of initial building upgrade, operating costs for the balance of this financial year and likely improvements required (refer to Attachments 2 and 3).

The Building Department advises that it is too expensive and therefore not feasible to provide disabled use access to the Hocking Road property. This building could therefore only be given an office usage designation of Class 5 under the BCA when upgraded. The Bindaree Terrace situated building will be able to receive a Class 9B designation under the BCA but it should be noted that no allowance has been made for upgrading existing toilet facilities for disabled use.

Both properties are serviced by Water Authority scheme water and within 90 metres of fire hydrants. The Bindaree Terrace house is within range of the WAWA sewer located at the end of Poimena Mews.

RECOMMENDATION:

THAT Council advises the Department of Planning and Urban Development it will lease the houses on Lot 50 Hocking Road and Lot Pt 709 Bindaree Terrace, Kingsley providing that the Department of Planning and Urban Development covers the cost of upgrading both the properties.

O G DRESCHER
City Planner

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pre931242
6.12.93

H21233

CITY OF WANNEROO REPORT NO: H21233

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 444/129/17

SUBJECT: APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION
RESERVE NO 29354 BRAZIER ROAD, YANCHEP

BACKGROUND

Reserve 29354 was created as a condition of subdivision and is set aside for the purpose of public recreation. The reserve is comprised of Locations 8709 and 8315 and has been vested in the City since 13 November 1992.

The owners of Lots 128 and 129 Brazier Road, Yanchep have complained about the lack of maintenance of Locations 8709 over the last thirty years. It should be noted that the City has only been responsible for maintenance since the reserve was vested in November 1992. Prior to this, the Department of Land Administration was responsible for maintenance.

APPLICATION

The applicants have offered to maintain the area in exchange for the land being transferred to them. This is an unusual offer as, even if the City had no use for the land and agreed to its disposal, it would have to be sold at current market value and not just in exchange for maintenance. As the reserve was created under Section 20A of the Town Planning and Development Act its disposal is subject to stringent guidelines and accounting methods. The support of the public, Department of Planning and Urban Development and the Minister for Lands would also be required.

At present the whole of the reserve is not utilised. However, in the future it is proposed to develop the main body of the reserve and when this occurs, Location 8709 will be used for access to

the foreshore. In view of this, it would be advisable to retain the subject portion of the reserve for future beach access.

RECOMMENDATION:

THAT Council does not agree to dispose of Swan Location 8709 being part of Reserve 29354 Brazier Road, Yanchep.

O G DRESCHER
City Planner

cad:gm
pre931251
7.12.93

CITY OF WANNEROO REPORT NO: H21234

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 727-6

SUBJECT: CONVERSION OF PUBLIC OPEN SPACE TO RESIDENTIAL
USE : SOUTH-WEST WARD

The Council (F90345) has requested the City Parks Manager and City Planner to:

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

A study of all public open space in the South-West Ward has been completed and a tour of inspection was undertaken on 26 November 1993. The tour concentrated on the smaller parcels of open space which may be perceived by local residents to serve no useful recreational purpose and which, because of nuisance or security concerns, may generally be accepted for consideration of an alternative use, eg residential development.

BACKGROUND

The Council's resolution F90345 resulted from its concern about the high costs of maintenance involved if public open space is to be kept clean, tidy and in an appropriate condition to serve some useful recreational purpose. The open spaces in this study are small, dry parks, which were not set aside for active recreation. Many appear unused, particularly those in close proximity to larger parks.

Attachments 9 and 10 identify several parks Council may wish to select for redevelopment. If successful there are numerous others which may be considered in future. Staff resources will not permit more than a few to be processed at a time, bearing in mind the procedures explained below. Attachments 1 to 8 illustrate the parks Council may wish to select in more detail. A brief comment is included on each.

PROCEDURES

The procedures involved are basically the preparation of concept plans, public consultation, approval of appropriate Ministers (Lands and Planning) and the establishment of suitable accounts.

The public should be consulted after the preparation of concept plans to give them some idea of how the parks near them could be redeveloped to provide something more acceptable to all concerned than the unused vacant land. The concepts so prepared will provide residents some basis for meaningful discussion and would not be intended as the only solution.

When the community consultation has been completed a submission will need to be made to the Department of Planning and Urban Development outlining the City's proposals for the land and details of the comments received from the public.

If the Department of Planning and Urban Development supports Council's proposals, the Minister for Land's approval will need to be obtained. The Minister will need to be informed about the public consultation, the Department of Planning and Urban Development's comments and details of the proposed use of the funds received from the sale of the reserves.

The proceeds of the sale of Section 20A Reserves must be either used for purchasing other replacement recreation land or used to provide capital improvements to other recreation reserves in the general locality. The funds received cannot be used for maintenance of other reserves or for the acquisition of improved properties (eg house and land). The primary rule is that there should not be a net loss to the public in terms of recreational land.

When the proceeds of the sales of Section 20A Reserves are used for capital improvements to other recreation reserves, the Minister for Lands will require the City to establish a Trust Fund for this purpose. A separate Audit and Audit Certificates are to be provided annually to show how the proceeds have been

applied. Should certification be inadequate or indicate a breach of conditions, the Minister for Local Government will be asked to issue directions under the Local Government Act to address the situation.

When a reserve is to be sold to fund the purchase of other replacement land, Council will be required to provide details of the proposed new site and budget forecasts, and give an undertaking to supply a statement of income and expenditure in relation to the transaction, with surplus proceeds either being committed to a Trust Fund established by Council for capital improvements to recreation land, or being passed to the Crown.

In the event that the Council wishes to proceed further with the re-development of those smaller parks identified in the attachments to this report and along the lines suggested therein, concept plans will be prepared. The City employs an architect in its Parks Department who will be able to provide an artist's impression of how each park could be re-developed. Further investigation of the availability of services will also be necessary.

SUBMITTED FOR DIRECTION.

O G DRESCHER
City Planner

acs:gm
pre931248
6.12.93

H21235**CITY OF WANNEROO : REPORT NO H21235**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-1

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF
NOVEMBER 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

O G DRESCHER
City Planner

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pre931238
2.12.93

Pud No Pud Recvd Advised	Location Applicant	Zoning Authority
90055	LOT1252/1250 ALEXANDER DRIVE ALEXANDER HEIGHTS	RESIDENTIAL DEV AND REGIONAL
18/06/93	WARREN F JOHNSON	RESERVATION
03/11/93		- IMPORTANT REGIONAL ROAD SCU 3.1
90403	PT LOC1577 & PT LOC1578 SYDNEY ROAD GNANGARA	RURAL
21/07/93 05/11/93	CITY OF WANNEROO	SCU 3.6
90955	LOTM1722 BURNS BEACH ROAD ILUKA	RURAL
13/09/93 19/11/93	FEILMAN PLANNING CONSULTANTS	SCU 3.1
90980	LOT 7 & LOT56 OCEANSIDE PROMENADE MULLALOO	RESIDENTIAL
27/09/93 12/11/93	C W RODOREDA	SCU 3.5

H21236

CITY OF WANNEROO REPORT NO: H21236

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-91506

SUBJECT: PROPOSED RURAL SUBDIVISION OF LOT 28 (70)
CARMIGNANI ROAD, GNANGARA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr and Mrs Jones
CONSULTANT: Sorensen Short & Associates

INTRODUCTION

Council received an application on 4 November 1993 for the subdivision of Lot 28 (70) Carmignani Road, Gngangara.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

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

RECOMMENDATION:

THAT Council does not support the application submitted by Sorensen, Short & Associates for the subdivision of Lot 28 (70) Carmignani 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 area;
2. support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner
pre931244/sk

6.12.93

H21237

CITY OF WANNEROO REPORT NO: H21237

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 790-669

SUBJECT: PROPOSED SPECIAL RURAL ZONE LOCATIONS 1577 AND 1578 SYDNEY AND JOYCE ROADS, GNANGARA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Atlas Group Pty Ltd
CONSULTANT: Greg Rowe & Associates

INTRODUCTION

Greg Rowe and Associates, on behalf of Atlas Group Pty Ltd, has submitted to Council an application to rezone Locations 1577 and 1578 Sydney and Joyce Roads, Gngara from Rural to Special Rural.

The location of the subject land is shown in Attachment No 1.

THE PROPOSAL

Locations 1577 and 1578 comprise 91 hectares. The proposed Special Rural subdivision indicates the creation of 42 lots with an average lot size of 2.2 hectares and a minimum size of 2.0 ha (refer to Attachment No 2).

Building envelopes are shown on each lot, each are being a maximum of 10% of the total size of each lot. The consultant proposes that any residence and all other outbuildings are to be constructed within the nominated building envelope. Clearing restrictions are to apply to all areas outside the building envelope with the exception of firebreaks/easements and driveways.

A 100m radius buffer has been provided around the Water Authority of WA groundwater monitoring bore located on the south eastern corner of the Sydney/Joyce Roads intersection. All building envelopes are located outside this buffer. Where possible building envelopes have been located a maximum distance from the boundary of the State Forest.

The consultant proposes that the keeping of livestock be subject to the prior approval of Council, and if such approval is granted then the animals should be restricted to specific areas within each site.

The proposed Special Rural Zone will not be serviced by reticulated sewerage and water. All building envelopes have been located above the 52 metres AHD contour to accommodate a 2 metre vertical separation between the base of the septic tank leach drain and the highest known groundwater level.

A secondary fire escape has been provided at the end of the cul-de-sac in the north eastern corner of the subject site. The consultant proposes to close the existing road reserve that bisects the south eastern corner of the subject land.

The subject land includes part of a dampland. The dampland is neither a System 6 nor a Swan Coastal Plain EPP lake. The consultant proposes that the dampland be included in private lots (which are generally larger as a result).

The consultant's submission in support of the Special Rural rezoning does not include a set of proposed special provisions.

STATE GOVERNMENT DEPARTMENT'S COMMENTS

The Special Rural Zone application was referred to the Environmental Protection Authority, the Water authority of WA, Department of Conservation and Land Management and Department of Planning and Urban Development for advice.

The Environmental Protection Authority has advised that it considers that the environmental impacts associated with the proposal may be adequately managed by the proponent in consultation with the Local Authority and the relevant agencies.

The Water Authority of WA has advised that it has no objection to the proposed rezoning.

The Department of Conservation and Land Management has advised that it is not opposed to the proposal as such but has offered the following comments:

"A section of the consultant's report stated that the Department of Agriculture identifies that the dampland will be a development problem. The development proposal will overcome this by ensuring that the dampland falls in the rear portion of allotments and is protected by both clearing restrictions and landscape protection classification.

No further details are given as to how clearing restrictions and landscape protection will be achieved and who will monitor and enforce breaches. It also fails to set the parameters by which disturbance to the dampland might constitute a breach.

The land has been identified for inclusion in the proposed Gngangara Regional Park and associated Metropolitan Region Scheme amendment. CALM would continue to support this zoning, particularly over the dampland area."

The Department of Planning and Urban Development has provided the following advice:

"As you know, in line with State Planning Commission policy, the Department does not in general favour special rural zoning or subdivision proposals in the absence of a Local Rural Strategy, which the Committee for Statutory Procedures has urged the City to produce as a priority.

In addition, this particular proposal is affected by the following constraints:

- .23 under the Gngangara Regional Park study the land has been identified as having environmental significance for inclusion in the core area of the proposed park and is intended to be reserved Parks and Recreation in the Metropolitan Region Scheme by a future major amendment;
- .24 the land is within a WAWA Priority 2 Source Protection Area whereby WAWA By-Laws are in effect and its approval may be required;

- .25 the land is within the Draft Environmental Protection Policy for Gngangara Mound Private Land Groundwater, Policy Area 2, which aims to prevent uses and practices that would degrade this supply.

The planning consultant's report has interpreted the latter two controls to suggest that special rural development would be compatible, but a more detailed assessment may judge that the specific land use and management proposed (lot size, "septic" system, clearing, livestock, etc) could be incompatible. In other words, a fuller land capability assessment as required in preparing a Local Rural Strategy, would be seen as necessary to justify a rezoning.

Further, the proximity to State Forest and the rifle range may be seen as making the land less suitable for a special rural zone.

In summary, the current regional park proposal goes beyond the previous landscape protection zone conception for the land in aiming to conserve it by way of reservation. For this and the above reasons it is considered that the Department would not support a special rural rezoning, and pending reservation the City is requested to have regard for the regional park proposal in exercising its development control powers under the present rural zoning in order to protect the integrity of the land for this purpose."

DISCUSSION

As part of its current Gngangara Regional Park study, the Department of Planning and Urban Development had identified the subject land for reservation as Parks and Recreation under the Metropolitan Region Scheme. It was intended originally that land identified for inclusion in the regional park be included in the East Wanneroo Major Metropolitan Region Scheme Amendment and reserved as Parks and Recreation.

It has since been indicated that there have been adjustments to what was originally proposed for inclusion in the major MRS amendment, with much of the Parks and Recreation areas, including the subject land, being excluded. DPUD officers have advised that these areas to be excluded from the imminent MRS Amendment will be considered for inclusion in a further subsequent MRS Amendment.

Meanwhile the onus will be placed on Council to make appropriate planning decisions to safeguard options that ideally should have been taken care of by the East Wimmeroo Major Metropolitan Region Scheme Amendment.

The rezoning of the subject land would obviously jeopardise its inclusion in the Gngangara Regional Park, and its function as part of a link between Lake Gngangara and Lake Jandabup.

As the subject land is intended to be reserved for Parks and Recreation, ultimately it will be purchased by the State Planning Commission. Council support for Special Rural zoning of the subject land could have implications for the value and future purchase price of the land.

RECOMMENDATION:

THAT Council advises Greg Rowe and Associates that it does not support the application to rezone Locations 1577 and 1578 Sydney and Joyce Roads, Gngangara on the grounds that it could prejudice the successful establishment of the proposed Gngangara Regional Park.

O G DRESCHER
City Planner

lk:rp
pre931217
22.11.93

H21238

CITY OF WANNEROO REPORT NO: H21238

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-91561

SUBJECT: PROPOSED SUBDIVISION : LOCATION 1747/1553
(300) ZIATAS ROAD, PINJAR

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: N S & H D Bennetts & Meat World Pty Ltd

CONSULTANT: Mr N S Bennetts

INTRODUCTION

Council received an application on 9 November 1993 for the subdivision of one lot of 37.38 ha to create two lots of approximately 18.6 ha each.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 20 hectares.

ASSESSMENT

The subject site is currently used for Rural/Residential purposes. The proposed lot sizes are in contravention to Council's Policy. It is recommended that the application be refused to avoid the fragmentation of rural lots.

The subject site is located within the proposed Lake Pinjar Study. Approximately 70% of the site is subject to flooding with isolated strips of dry areas. Furthermore, the site was identified as a priority conservation area in the studies undertaken over East Wanneroo and it is likely that this conservation value will be reflected in the proposed Lake Pinjar Study.

RECOMMENDATION:

THAT Council does not support the application submitted by N S Bennetts on behalf of N S and H D Bennetts and Meat World Pty Ltd for the subdivision of Loc 1747/1553 (300) Ziatas Road, Pinjar, for the following reasons:

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

O G DRESCHER
City Planner

pje:gm
pre931240
6.12.93

H21239

CITY OF WANNEROO REPORT NO: H21239

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-91600

SUBJECT: PROPOSED SUBDIVISION : LOT 19 (1834) WANNEROO
ROAD, NEERABUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: C Coutts
CONSULTANT: Dennys Wm Hayes

INTRODUCTION

Council received an application on 18 November 1993 for the subdivision of one lot of 4 ha to create two lots of approximately 2 ha each.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

The subject site is currently used for residential purposes and has an art gallery located on site. The proposed lot size is in contravention of Council's Policy. It is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by Dennys Wm Hayes on behalf of C Coutts for the subdivision of Lot 19 (1834) Wanneroo Road, Neerabup for the following reasons:

12the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in area;

13support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

pje:rp
pre931232
1.12.93

H21240

CITY OF WANNEROO REPORT NO: H21240

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-91372

SUBJECT: PROPOSED RURAL SUBDIVISION OF LOT 12 HAWKINS
ROAD, JANDABUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr L and Mrs K Imgrund

INTRODUCTION

Council received an application on 24 October 1993 for the subdivision of Lot 12 Hawkins Road, Jandabup from 4.2281 ha to two lots of 2.1140 and 2.1141 ha each.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

The subject site is currently used for market gardening. The proposed lot sizes are in contravention to Council's Policy, therefore it is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by Mr and Mrs Imgrund for the subdivision of Lot 12 Hawkins Road, Wanneroo for the following reasons:

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

O G DRESCHER
City Planner

sk:gm/pre931246
6.12.93

H21241

CITY OF WANNEROO REPORT NO: H21241

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-91599

SUBJECT: PROPOSED SUBDIVISION : LOT 12 (26) TIFWAY
PLACE, CARABOODA

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr & Mrs J Trpchev
CONSULTANT:

INTRODUCTION

Council received an application on 16 November 1993 for the subdivision of one lot of 7.6 ha to create two lots of approximately 3.8 ha each.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The subject site has approximately 25% of its land located outside of the Spearwood Sand Areas which has a minimum lot size of 20 ha with the remaining 75% of the lot having a minimum lot size of 4 ha. Given the above areas, the proposed subdivision contravenes Council's Rural Subdivision Policy.

ASSESSMENT

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

RECOMMENDATION:

THAT Council does not support the application submitted by Mr & Mrs J Trpchev for the subdivision of Lot 12 (26) Tifway Place, Carabooda for the following reasons:

14the proposal is inconsistent with Council's Rural Subdivision Policy;

15support for this proposal will establish an undesirable precedent for further subdivision in the locality.

O G DRESCHER
City Planner

pje:rp
pre931231
1.12.93

H21242

CITY OF WANNEROO REPORT NO: H21242

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-91417

SUBJECT: PROPOSED RURAL SUBDIVISION OF LOT 78 (63)
GRISKER ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr B and Mrs Y Whisson

INTRODUCTION

Council received an application on 25 October 1993 for the subdivision of Lot 78 (63) Grisker Road, Wanneroo from 3.9805 ha to two lots approximately half the size of Lot 78 each.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 hectares.

ASSESSMENT

The subject site is currently used as a fruit orchard. The proposed lot sizes and the existing lot size is in contravention to Council's Policy. It is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by Mr and Mrs Whisson for the subdivision of Lot 78 (63) Grisker Road, Wanneroo for the following reasons:

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

O G DRESCHER
City Planner
sk:gm/pre931245
6.12.93

H21243

CITY OF WANNEROO REPORT NO: H21243

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 790-675

SUBJECT: AMENDMENT NO 675 : PROPOSED REZONING OF LOTS
32 AND 25 WANNEROO ROAD AND LOTS 29, 27, 200,
201, 33 AND 30 EAST ROAD, WANNEROO

METRO SCHEME: Rural

LOCAL SCHEME: Rural

CONSULTANT: Taylor & Burrell Planning Consultants

INTRODUCTION

An application was received by Council on 18 November 1993 by Taylor and Burrell, on behalf of the various landowners, for the rezoning of Lots 32 and 25 Wanneroo Road and Lots 29, 27, 200, 201, 33 and 30 East Road, Wanneroo from Rural to Residential Development R20.

BACKGROUND

Council, at its February 1992 meeting (G20226) resolved to initiate Amendment No 595 to rezone various lots immediately to the north and south of the area which is subject to this amendment (Attachment No 1) from Rural to Residential Development R20.

Council is currently assessing a structure plan for the south Wanneroo area bounded by Wanneroo Road, Ocean Reef Road, Lenore Road and Elliot Road. It is envisaged that the structure plan will be finalised in the near future.

PROPOSAL

Amendment No 675 proposes the urban infill of land between the two areas identified under Amendment No 595.

A rezoning of the land will enable a continuous flow of development providing the most efficient use of the existing servicing infrastructure.

Council will note that in the past, it has required all landowners within East Wanneroo to contribute to the proposed headworks for the provision of public facilities within East Wanneroo. As a scheme has not been implemented to impose the required levy, landowners have been required to enter into an agreement with Council at their expense, agreeing to pay the headworks levy prior to the finalisation of their rezoning. Given the current uncertainty in relation to this matter, it is no longer appropriate to require this sort of provision. Rather, the landowner should be required to make arrangements to the satisfaction of the City and State Planning Commission to ensure an equitable contribution is made towards the various infrastructure required to service the neighbourhood cell of which this application forms part.

In conclusion, Council also needs to request the North West District Planning Committee to request the State Planning Commission to amend the Metropolitan Region Scheme to rezone the land subject to Amendment No 675 from Rural to Urban.

RECOMMENDATION:

THAT Council

16in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended:

- .1 supports the applications submitted by Taylor & Burrell Planning Consultants on behalf of the various landowners, for the rezoning of Lots 32 and 25 Wanneroo Road and Lots 29, 27, 200, 201, 33 and 30 East Road, Wanneroo from Rural to Residential Development R20;
- .2 forwards the documentation for Amendment No 675 to the Minister for Planning for preliminary approval to advertise;

17requests the North West District Planning Committee to request the State Planning Commission to amend the metropolitan Region Scheme to rezone the land subject to Amendment No 675 from Rural to urban;

18advises the applicants that in the interest of facilitating the prompt development of the subject area, it has resolved to seek the above amendment but prior to granting final approval to Amendment No 675, it will require arrangements to the satisfaction of the City and State Planning Commission being in place to ensure an equitable contribution is made by the landowner toward the provision of arterial roads and their associated underpasses, dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the Neighbourhood Cell of which this application forms part.

O G DRESCHER
City Planner

sk:gm
pre931252
7.12.93

H21244

CITY OF WANNEROO REPORT NO: H21244

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 790-663

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 663
RECODING OF PORTION LOT 31 CONNOLLY DRIVE,
MERRIWA

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Town & Country/Quinns Developments
CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Amendment No 663 was initiated by Council at its August 1993 meeting (H20838). The purpose of the amendment is to recode a portion of Lot 31 Connolly Drive, Merriwa from Residential Development R20 to R30 (refer to Attachment No 1).

SUBMISSIONS RECEIVED

Advertising of Amendment No 663 closed on 3 December 1993 and one submission was received from the Water Authority of WA. The Water Authority has objected to the proposed rezoning on the following grounds:

"This land forms part of the North West Corridor for which a special funding arrangement exists. This funding requires that residential lots greater than R25 contribute headworks at the upfront rate of 11.5 SRE per hectare. The area proposed for rezoning has been created for residential lots of R25 or less. Portion of Lot 31 therefore cannot qualify under the funding package as an R30 lot unless an adjustment of headworks contribution is made at the time of rezoning to R30."

The WAWA further advised that its objection will be withdrawn if the rezoning is made conditional on the headworks contribution

for water and sewerage being adjusted in line with the North West Corridor agreement.

RECOMMENDATION:

THAT Council:

1. adopts Amendment No 663 to Town Planning Scheme No 1 to recode a portion of Lot 31 Connolly Drive, Merriwa (as shown on Plan No 11 dated 13 October 1988) from Residential Development R20 to Residential Development R30;
2. authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
3. advises the applicant that prior to seeking final approval from the Minister for Planning it will require satisfactory headworks arrangements with the Water Authority of Western Australia.

O G DRESCHER
City Planner

lk:gm
pre931239
6.12.93

H21245

CITY OF WANNEROO REPORT NO: H21245

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-89894

SUBJECT: APPEAL DETERMINATION : LOT 88 DUNDEBAR ROAD,
WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr R W and Mrs J A Addison

INTRODUCTION

Advice has been received from the Hon Minister for Planning advising that he has dismissed the appeal lodged by Mr R W and Mrs J A Addison for the subdivision of Lot 88 Dundebarr Road, Wanneroo.

BACKGROUND

The Committee for Statutory Procedures, acting for and on behalf of the Commission, under delegated power, considered the proposal and resolved that the application be refused for the following reasons:

1. Approval to the subdivision would create an undesirable precedent for the further subdivision of other lots of a similar size in the Rural Zone of this locality.
2. The proposal is contrary to Council's Rural Subdivision Policy (1978), Rural Strategy (1988) and the Commission's Rural Small Holdings Policy Study (1977) which specify a minimum lot size of 4 hectares in the area.

MINISTER'S DECISION

The Minister noted that the decision is consistent with the current policies on the subdivision of rural land and if the proposal was to be approved it could be seen by surrounding landowners as a precedent which could lead to pressure for further fragmentation of the rural area. The appeal was therefore dismissed.

O G DRESCHER
City Planner
pre931241/pje:gm
6.12.93

H21246

CITY OF WANNEROO REPORT NO: H21246

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 2173/169/30

SUBJECT: PETITION CONCERNING TRUCK PARKING, KERB DAMAGE
AND LOWERED AMENITY AT LOT 169 (30) LE GRAND
GARDENS, MARANGAROO

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
OWNER: Mr T Roza

Council will recall that at its meeting on 22 September 1993 (H20931) it resolved to refer the matter of truck parking, kerb damage and lowered amenity at Lot 169 (30) Le Grand Gardens, Marangaroo to its solicitors for appropriate legal action.

Since Council's resolution Mr Roza has sold the subject property and his present address is unknown.

In view of the foregoing therefore there seems no point in pursuing the matter relating to the minor kerb damage (which in any event would be difficult to prove in Court) and I therefore feel the matter should now be closed.

RECOMMENDATION:

THAT Council instructs its solicitors to take no further action in this case.

O G DRESCHER
City Planner

jhw:rp

pre931226

H21247

CITY OF WANNEROO REPORT NO: H21247

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 1225/410/9

SUBJECT: UNLAWFUL USE OF RESIDENTIAL LOT 410 (9) VISTA
CLOSE, EDGEWATER FOR LIGHT INDUSTRIAL PURPOSES

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER:
CONSULTANT:

Council will recall that at its meeting on 24 November 1993 (Report H21121 refers) that it resolved to refer the matter of Mr Van Loon's persistence in manufacturing furniture at his residential address to Council's solicitors for prosecution. Mr Van Loon attended the Council meeting himself.

Since Council's resolution Mr Van Loon has discontinued his business at the premises described and invited a re-inspection by officers from Council's Health and Town Planning Departments to confirm the discontinuance of the unlawful use of his residential premises.

There now seems little point in prosecuting Mr Van loon as in the event of such action it is likely that the Court, when learning of the present circumstances would probably either dismiss the case or impose such a minimal fine as to make the exercise worthless.

RECOMMENDATION:

THAT Council resolves to formally advise Mr Van Loon that as the business has now ceased at Lot 419 (9) Vista Close, Edgewater that legal action will be discontinued.

O G DRESCHER
City Planner

jhw:rp
pre931229
1.12.93

H21248

CITY OF WANNEROO REPORT NO: H21248

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 615-0-3

SUBJECT: OCEAN REEF COASTAL LAND : APPOINTMENT OF
CONSULTANTS

INTRODUCTION

For several years now, Council has been monitoring the situation regarding the desirability or otherwise of proceeding with the engaging of consultants to prepare a marketing package in respect of the Ocean Reef coastal land which is partly owned by this City.

Council has been receiving six monthly reports on the matter and this is the latest such report.

BACKGROUND

The subject has a lengthy background and this is summarised in Report F20338 which is provided as Attachment No 1 to this report.

When Council considered the previous six monthly reports on this matter, it was noted that the basic reason for deferring the engaging of consultants was the depressed state of the economy and it was considered at that time that there had been no significant improvement in the economic situation.

ASSESSMENT OF CURRENT SITUATION

When Council adopted its current budget it did not include funds for this consultancy.

In terms of the perceived current economic climate for the project, I would offer the following comments:

19The economic climate for this sort of project generally seems to be improving;

20Development generally in the North West Corridor is still proceeding at a high level with a number of major projects in the vicinity of the Ocean Reef land well under way:

- Joondalup City Centre developments, particularly the shopping centre
- the Joondalup Golf Course resort project.
- the Iluka and Currambine residential areas.

Time is on the side of this project in terms of the likelihood of progressive improvement in the economy and the continuation of rapid development up the North West Corridor and in the vicinity of the project land. All these factors should be making the project a more and more attractive proposition to the private sector.

Consideration will soon need to be given to the possible inclusion of funds in the draft 1994/95 budget for this project.

SIGNS AT THE SITE

A sign advising the public of the City's general intentions for the subject land has been located on the eastern edge of the land for several years now. Toward the end of last year, Council considered a request from a resident who lived opposite the sign for the sign to be relocated to a place where it would not disrupt residents' views to the ocean. Council agreed to this request (Item G21036).

Action to relocate the sign was held pending an overall assessment of the effectiveness of on-site advertising of the City's proposal. This assessment has concluded that more effective advertising of the proposal would be achieved by placement of signs as indicated on Attachment No 2. Visibility of signs between these locations is reduced due to the housing which has now been developed along the east side of the Ocean Reef Road alignment.

RECOMMENDATION:

THAT Council:

1. requires a further monitoring report on the Ocean Reef coastal land project be submitted to a meeting of Council in July 1994;
2. removes the present sign on the east side of Lot 1029 Ocean Reef and erects two new signs at the locations shown on Attachment No 2 of this report, and that funds from Account No 27724203 (Town Planning General Advertising [Signs]) be used for this purpose.

O G DRESCHER
City Planner

pjt:gm
pre931256
8.12.93

H21249

CITY OF WANNEROO REPORT NO: H21249

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 22 DECEMBER 1993
FILE REF: 30/4570
SUBJECT: PROPOSED TWO GROUPED DWELLINGS ON LOT 40 (32)
WEST COAST DRIVE, MARMION - THREE STOREYS

METRO SCHEME: Urban
LOCAL SCHEME: Residential
APPLICANT/OWNER: Mr & Mrs P Mirandah
CONSULTANT: R L Fisher & Associates

INTRODUCTION

An application has been received from R L Fisher & Associates on behalf of Mr & Mrs P Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Marmion.

BACKGROUND

The subject lot is 911m² and is located in an R20 area as defined under the Residential Planning Codes (R Codes). A minimum of 450m² is required per unit for grouped dwellings in this area.

Council's policy (G3-17) allows the opportunity to develop residences in excess of two storeys or six metres in height. This requires the proposal to be advertised on site or for adjacent landowners to be consulted.

Mr Fisher has attempted to contact adjacent landowners (marked on appended map) to make them aware of the proposal. However, at the time of report he has not been able to collect all written responses from the affected landowners.

ASSESSMENT

The development conforms to setbacks, open space, storage and car parking requirements of the R Codes. One adjacent lot is vacant

and the other affected properties accommodate dwellings in excess of three meters (ie, are not single storey). The three storey unit is located at the front of the lot and the natural incline of the lot reduces its impact as it extends into the lot.

Neighbouring lots on West Coast Drive may have some views inhibited by the development but it is likely these same views may also be inhibited with a two storey development. Town Planning Scheme No 1 does not confer on landowners exclusive rights to views and is therefore not a valid planning consideration. The development is therefore supported subject to no objections being received from affected neighbouring landowners. Should objections be received the proposal must be reconsidered by Council in view of these objections.

RECOMMENDATION:

THAT Council approves the application submitted by R L Fisher on behalf of Mr & Mrs Mirandah for two grouped dwellings on Lot 40 (32) West Coast Drive, Marmion subject to:

1. no objections being received from neighbouring landowners;
2. standard and appropriate conditions.

O G DRESCHER
City Planner

hg:rp
pre931255
8.12.93

H21250**CITY OF WANNEROO REPORT NO: H21250**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 319-7-1, 730-5-1

SUBJECT: YANCHEP AREA MAJOR METROPOLITAN REGION SCHEME
AMENDMENT

Introduction

The Department of Planning and Urban Development (DPUD) is intending to initiate a major Metropolitan Region Scheme (MRS) Amendment for the Yanchep/Two Rocks area of the North West Corridor (see Attachment 1). However, prior to seeking formal approval to initiate and advertise the Amendment, DPUD has written to Council and has sought comments about the intended Amendment and supporting documents.

This initiative by DPUD is to ensure that the City has no outstanding concerns (particularly at the technical level) which will significantly affect the proposed amendment prior to it being formally advertised for public comment. While the Department is being prudent in seeking Council's initial comments, referral to Council is nonetheless a courtesy and DPUD officers have asked that the contents of this Report and proposed draft Amendment remain strictly confidential.

Council will of course still have the opportunity for further formal comment on this Amendment as part of the Public Submission Period which follows the initiation of the Amendment.

Background

The State Government is initiating a program of major MRS amendments for various areas around the Perth region. These areas include the foothills, Canning Vale/Southern Rivers, Mandogolup, another SW Corridor area as well as Wanneroo's East

Wanneroo, Alkimos/Eglinton and the Yanchep/Two Rocks areas. In fact a "Council of Ministers" has been formed to progress the program.

This reflects the priority placed by the State Government on housing land supply and providing certainty to future urban development proposals.

The proposed Yanchep/Two Rocks draft MRS Amendment will rezone substantial areas of land from its present mainly Rural zoning to Urban, Urban Deferred, City Centre, Parks and Recreation, Controlled Access Highway and Important Regional Roads amongst others. The Amendment is located west of Wanneroo Road, and includes all of the Tokyu Corporation landholding from its northern boundary (5 to 6 kilometres north of the Two Rocks settlement) to its southern boundary south of the Yanchep settlement.

This land was identified as "Future Urban, Category B" future urban in the North West Corridor Structure Plan (1992/3), prepared by DPUD on behalf of the State Planning Commission (SPC).

In July 1991 DPUD released the Draft West Corridor Structure Plan. Because of a submission made to DPUD by Tokyu, the North West Corridor Structure Plan showed the Yanchep / Two Rock area as " currently subject to further investigation for structure planning " and gave leave for the owners to provide further detailed analysis before planning for that area was finalised.

Tokyu Corporation then submitted a proposed structure plan for their land. Some Councillors may recall a presentation by Tokyu Corporation at Council offices in early 1992. DPUD assessed the proposed plan, and, after making a number of significant changes to the Tokyu study, released the final Yanchep/Two Rocks Structure Plan earlier this year (see Attachment 2). A copy of the Yanchep/Two Rocks Structure Plan has been placed in Councillors' reading room.

During the preparation of the structure plan, DPUD referred the draft plan to Council seeking comments. Council considered this matter at its November 1992 meeting (Item No G21103) and made a number of comments about the plan, some of which were then incorporated into the final plan.

Proposed Draft MRS Amendment

Numerous studies were undertaken by Tokyu Corporation in the preparation of its proposed structure plan. These studies have now been updated and expanded by the same consultants in 1993 in support of this amendment and these reports have been placed in Councillors' reading room. They include the Yanchep Coastal Planning Strategy, the Environmental Assessment, Report on Engineering Services, Transport Infrastructure Requirements, and a report on Engineering Aspects of the Primary Roads and Railway System.

As this is a rather detailed matter comprising a number of studies, I shall not discuss in detail all aspects of the draft amendment. Rather, I will only briefly discuss the more important issues and refer Councillors to the documents in the reading room should they seek more information. The zones and reserves proposed to be included in the draft amendment are shown on Attachment 1.

The main elements of the proposal are as follows ;

.1The rezoning of various portions of land to 'Urban' and 'Urban Deferred' to accommodate a future population of about 148,000 people.

The draft amendment proposes to rezone to ' Urban', land in the Yanchep/St Andrews area generally south of the proposed Yanchep Regional Centre. This land is the subject of separate District Structure Plans for the sections north and south respectively of Yanchep Beach Road. Minor additions to the ' Urban ' zoning adjoining Two Rocks town site are also proposed, as defined by major roads as well as railway and foreshore reservations.

The remainder of the land within the draft Amendment area which is suitable for urban development and not required for Parks and Recreation, Central City, Industrial and Public Purposes is proposed to be zoned 'Urban Deferred'. The 'Urban Deferred' Zone refers to land which is suitable for urban development but which may require further planning or assessment before subdivision and development.

.2The development of a strategic regional centre at Yanchep making up some 170 hectares. It is estimated the Regional shopping area will require 110,000 sq. metres of retail floorspace. The centre is intended to accommodate

major retail and commercial facilities as well as civic, mixed business and residential uses. These include a hospital, TAFE Colleges and employment areas and, importantly for Council, a district open space for participation sports.

The draft amendment proposes to include the whole of the strategic regional centre, including the area for district open space within the Central City Area Zone.

.3Major Parks and Recreation reserves which include a coastal foreshore reserve, an east west lateral wedge between Yanchep and Eglinton, and a prominent north - south region open space link between the Wilbinga crown land, immediately north of the Metropolitan Region boundary and Yanchep National Park.

.4A transport network consisting of a central rail spine and stations, a system of Regional Roadways (Controlled Access Highway and Important Regional Road Reservations) including the extension of Marmion Avenue from the south, and the extension of the Mitchell Freeway .

.5A site for industry located close to residential areas with good access from the freeway and district distributors. The design of the industry site is designed to minimise the areas impact on westward moving groundwater.

.6A 260 ha Institutional landbank area, proposed to be transferred from the state forest reserve in the MRS to the public purpose reserve to serve as an institutional land uses bank. These uses may include a regional cemetery, zoo, mental institution which may require relative seclusion reasonably close to urban areas.

Comments on the Amendment

1. The MRS amendment for Yanchep/Two Rocks should be seen as the next step in the planning process which will lead to the eventual urban development of this region. The landuses proposed to be zoned are similar to those which have previously been identified in the Yanchep/Two Rocks Structure Plan (which forms part of the North West Corridor Structure Plan) , a plan which Council has given its general support to in November 1992 (Item No G21103).

There are however some differences and these will be discussed below.

The identification of future land uses at this early stage has many planning advantages over more incremental and sometimes ad hoc rezoning of individual landholdings seen in the past. In principle, the proposal to rezone this area under the MRS should be supported.

21As mentioned above, Council advised DPUD of its support for the Yanchep/Two Rocks Structure Plan in November 1992. That support however, was subject to a number of modifications being made to the proposed plan. With the release of a final plan for the area, most of those concerns had been addressed, with two exceptions.

- .1 Council advised DPUD that in order to minimise future traffic movement though Yanchep National Park, Wanneroo Road should be " teed " into Mitchell Freeway at the most appropriate location and downgraded to 25 metre width through Yanchep National Park. This is a result of past discussions between the City and CALM on this matter where the intention has been to downgrade that section of Wanneroo Road which runs through the park, and redirect north - west traffic onto the Mitchell Freeway to the west.

This change was never made to the Yanchep/Two Rocks Structure Plan and is not shown in these Amendment documents. Once again Council should request that this change be accommodated in the Amendment and advise CALM of this so that that department might also advise DPUD of this need.

- .2 DPUD were also advised that just as in the Clarkson - Butler , ALkimos and Eglinton districts in the March 1992 North West Corridor Structure Plan, District Coastal Access Roads should be notionally shown adjacent to the Foreshore Reserve to form a clear delineation between the public reserve and private landholdings. These access roads are very important in that they form the necessary boundary between publicly owned Foreshore Reserves and privately owned land to the east.

These roads were not shown on the final Yanchep/Two Rocks Structure Plan, and whilst it is not appropriate to show these on this MRS Amendment documents, specific reference for the need for Coastal Access Roadways should be included in the supporting Amendment document text.

22As discussed above, the proposed zones and reserves of this MRS Amendment follow quite closely to those previously identified in the Yanchep/Two Rocks Structure Plan. There are differences however, Councillors should note though that not all of the land-uses shown on the Yanchep/Two Rocks Structure Plan are shown on the MRS Amendment map. This is because the zones proposed in the Amendment can accommodate a number of land uses. For instance, the structure plan shows three 'District Commercial and Mixed Business Centres'. These land uses can all be accommodated under the 'Urban' or 'Urban Deferred' zones in the MRS Amendment. The only exception to this is the proposed 'University' site which I do not believe should be included within the 'Urban Deferred' zone.

Those differences of particular concern are;

.1 Changes in the location of Regional Roads.

The matter of regional roads is an important one. As is the case with the Alkimos/Eglinton MRS Amendment to the south, there is the need to ensure that regional roads are identified, and that arrangements have been determined and agreed to provide for the acquisition and construction of these regional roads within the Yanchep/Two Rocks Amendment area. They should also be clearly identified on the Amendment documents. At present the draft Amendment map does not show the proposed 'Important Regional Roads' at all.

In respect to the determination of the location of regional roadways, the Yanchep Structure plan showed a number of Regional roadways which have not been identified on the MRS amendment. These include Park Drive, Ocean Drive, Wilbinga Avenue,

St Andrews Boulevard and East Park Drive. Very recent studies (so recent, in fact, that some name changes have been made and smaller district distributors included which are different from the original draft amendment) undertaken by Traffic Consultants for the preparation of the Amendment suggests that the traffic volumes on these roadways and there functions are such that they do not constitute Regional Roadways, but are lower order district roadways. These are shown on Attachment 3. Whilst I am generally not opposed to this, I believe that Wilbinga Drive has a regional road function and should be shown on the amendment documents as a regional road.

There is also the need to ensure that formal arrangements for the dedication and construction of regional roadways and the location and dimensions of these roadways are put in place prior to the finalisation of this amendment. This is the most appropriate time of the planning process to address this matter, otherwise it may eventuate that the City itself may be forced to acquire and construct portions of these roadways, a responsibility which should not rest with the City.

This can be achieved in a number of ways,

- (a) that the cost of acquisition of the Regional Roads in the subject area could be taken from the Metropolitan Improvement Tax Fund and that this be confirmed in writing at the Ministerial level; construction costs would need to be dealt with under (ii) or (iii) below;

or, alternately,

- (b) that DPUD and the Minister for Planning agree to support a Town Planning Development Scheme to achieve contributions from all land owners within the study area to ensure the acquisition and construction of the Regional Roads in the subject area and that this be on a proportional basis based on land area,

and/or, alternately ,

- (c) the landowners enter into legal agreements which support the above. In the event of a Town Planning Development Scheme, a legal agreement would be on an interim basis prior to the coming into effect of the scheme. This is seen as being essential as the owners propose selling superlots.

.2 Proposed Rural Zone

The inclusion of a 'Rural' zone in an area previously identified in the structure plan as an 'area subject to future investigation' . Recent discussion with Jones Lang Wootten, consultants to Tokyu Corporation suggest that an application may be forthcoming in the short to medium term for special rural development in this locality. While such a proposition might be seen to be a boon for the presently economically depressed Yanchep/Two Rocks area, such a proposal would need to be viewed with a mind to the problems which the natural karstic limestone formation underlying significant portions of the region might cause for development. (Karstic landforms refer to caves and similar landforms formed by dissolving of limestone by the passage of water). Secondly, the wisdom of the creation of a special rural area in such an isolated and secluded location seems questionable in terms of its implications for the provision of services (eg mail delivery, emergency services) and management and security of the surrounding public lands (eg management of impacts on a future nature conservation area to the west, and fire risk to the pine plantations to the east).

.3 Railway Line Alignment Modifications

The alignment of the proposed railway line, which was previously intended to run along the eastern edge of the proposed southern east - west Parks and Recreation 'green' lateral wedge is now

proposed to be further west within the 'green' wedge itself. This has the effect of alienating a considerable stretch of railway from residential areas immediately to the east as well as dissecting the ' green ' lateral wedge.

Residents living within the isolated residential pocket to the east would now be forced to travel a considerable distance to reach the railway line. Discussions with consultants preparing the more detailed District Structure Plans have proposed the construction of an access road for these residents to link them with a railway station to the south. While I believe that such a link is important to reduce the isolation of these residents, the eastern edge of the ' green' wedge is marked by a linear parabolic dune formation, a significant landscape feature, and it is important that the provision of such an access road should not scar this natural feature and the environment of the area.

.4 Central City Area Zone

The proposed location and size of the proposed 'Central City Area Zone' shown as part of the Amendment is smaller in area than that originally proposed as the Yanchep Regional Centre in the Yanchep Structure plan. What was previously shown as being part of the Regional Centre is now shown as ' Urban Deferred' in the Amendment. No detail is provided in the draft Amendment documents as to why this is the case. More explanation is required.

.5 Parks and Recreation Reserve

Some minor modification has occurred in the location of the proposed Parks and Recreation Reserve from that shown in the Yanchep Structure Plan to that in the proposed Amendment. In particular I refer to the section of proposed Parks and Recreation immediately to the south of the proposed Public Purposes (Institutional landbank) and to the east of the Mitchell Freeway.

In the Yanchep Structure Plan in this locality, the open space strip deviates north and links with the open space on the northern side of the Mitchell Freeway. In the Amendment map however the Public Purposes Reserve has replaced much of the open space area, most likely due to the need for access to a freeway interchange and , as a result the linear north - south open space is broken.

Whilst the Mitchell Freeway dissects the linear open space in both scenarios, creating an impermeable barrier to most types of ground fauna, it is unfortunate that the open space chain is proposed to be broken. Particularly when it is considered that the Corridor planned a continuous linear open space chain stretching from Hepburn Avenue in the south to Wilbinga in the north terminating only a few kilometres south of Guilderton, providing enormous recreational opportunities if managed properly. The possibility of reconnecting the open space chain should be considered further.

.6

Coastal Foreshore Reserve

The draft Amendment Map shows a coastal Foreshore Reserve boundary. This boundary should be seen as notional only at this stage, as the identification of the final boundary is still being identified by DPUD and Council officers in liaison with Tokyu Corporation representatives, Jones Lang Wootton.

Council officers have written to DPUD advising of their concerns with the recommended width of the coastal reserve proposed in the Coastal Study prepared by Environmental Consultants, Alan Tingay and Associates in support of this Amendment. It is felt that a number of very important criteria for the determination of foreshore reserve width were not addressed in the study and that where there is some doubt about an adequate reserve width, then it may be prudent to err on the side of caution. A copy of Council officers letter to DPUD is attached (Attachment 3).

Officers at DPUD appear to support the view that the reserve proposed in Alan Tingay and Associates is not adequate and, at this stage it is likely that Jones Lang Wootton will be asked to address these outstanding issues by DPUD and / or an adequate foreshore boundary might be determined by DPUD and Council based on work undertaken to date.

4. Proposed Aviation Aerodrome , Two Rocks

Recently, the Minister for Transport announced that four sites had been identified as possible locations for a second general aviation aerodrome. A working group chaired by the State Department of Transport is currently evaluating the four sites, one of which is located approximately 4 -5 kilometres north - east of the Two Rocks settlement. The study will be addressing, amongst other things, social , environmental and future land use implications of developing an aerodrome at the optional sites.

A decision to locate an aerodrome in the Two Rocks area may have significant effects on the draft Amendment in its current form. The requirement for a buffer zone, flight paths and environmental impacts and social consequences may require major changes to the landuses and zonings proposed in the Amendment.

5. Formal Assessment ; Environmental Protection Authority

Councillors would be aware that Council at its meeting of 22 September (Item No H90918) resolved to lodge an appeal pursuant to Section 100 of the Environmental Protection Act against the Environmental Protection Authority's (EPA's) decision not to formally assess the proposed Alkimos /Eglinton MRS amendment.

Council resolved that the Alkimos/Eglinton MRS Amendment raised sufficient environmental concerns to warrant formal assessment. Also of relevance is the Hon Minister for Planning's view that the Metropolitan Region Scheme amendment process represents the appropriate time to resolve all issues arising from the planning proposals. In short, whether or not the planning proposals incorporated in the Alkimos/Eglinton MRS amendment are

environmentally acceptable should be determined at this juncture through formal environmental impact assessment. Council's request for a formal assessment at Alkimos/Eglinton Amendment was however a result of the fact that the Amendment process had preceded proper environment assessment so far that no alternative was available. A formal assessment is the only realistic mechanism by which planning proposals determined to be environmentally unacceptable can be excluded from the Metropolitan Region Scheme for the Alkimos/Eglinton region.

The difficulties posed by a formal Environmental Impact Assessment (EIA) of a MRS amendment are, nonetheless, acknowledged and accordingly, the priority should be to ensure that in formulating such amendments, environmental issues are fully resolved in that formulation process.

In the case of this Yanchep/Two Rocks amendment then, I am of the opinion that the opportunity exists to resolve any relevant issues through integrated assessment arising from the planning proposals occurring much earlier, preferably prior to the formal initiation of the Amendment.

Matters of concern which do not appear to be adequately addressed include ;

- The proposed width of the Coastal Foreshore Reserve;
- The considerable impact which an airport may have on the proposed uses (ie residential areas and any buffer zone requirements);
- The proposed locations and values of some 1140 ha of Parks and Recreation Reserves;
- The effect of urban and special rural development on groundwater and underlying Karstic limestone landform, and also the effect of Karstic landforms on development;
- The alignment of the Mitchell Freeway extension, especially as it will determine the western boundary of Yanchep National Park;

- The loss of native vegetation and any conservation values;
- The fact that sizeable areas within the Amendment area currently shown as System 6 Area M1 and Area M2 and M3 are to be modified and included in a statutory MRS Amendment as future 'Urban Deferred' and 'Rural' zones ;
- and simply, the fact that such an enormous area is proposed to be Amended under the MRS (some 4000 hectares, accommodating 148,500 people).

I refer to the modifications proposed to the System 6 Areas M1 M2, and M3 described above.

These changes were originally proposed by the State Planning Commission at the time of the preparation of the Yanchep Structure Plan in 1992. This emanated from environmental studies undertaken by Tokyu Corporation which showed that the overall environmental quality of the System 6, M1 east - west 'greenbelt' commonly referred to as " Two Rocks Region Open Space " was considerably lower than the virtually undisturbed Wilbinga land to the north which has many valuable environmental and landscape attributes. DPUD argued that the appropriate break in future urban development should then be in the Wilbinga area.

At that time, these changes to the System 6 area received the broad support of officers of the EPA and CALM. Council also supported these changes at its November 1992 meeting.

The fact however that these changes are now to be given statutory effect as part of this Amendment necessitates a detailed assessment of its impact.

6. Wilbinga Open Space

The urban design and transport network for the Yanchep/Two Rocks area (shown in the Amendment), particularly the regional roads and district distributors, are premised on that the Wilbinga area and a large portion of land in Caraban, directly to the north of the Tokyu Corporation landholding being set

aside as substantial areas of Parks and Recreation Reserve.

Environmental studies undertaken by Tokyu Corporation argued strongly for the retention of these areas in their natural state and the North West Corridor Structure Plan subsequently showed these localities as future Open Space.

This area is not however within the Perth Metropolitan area boundary and as a result cannot be included in the MRS Amendment for Yanchep/Two Rocks.

In the event that the Government should decide on a change in this proposed land use (ie 'Urban' or perhaps 'Industry' bearing in mind the still recent proposal for a heavy industry site in this area) , then the implications for the transport network and urban lifestyle could be substantial. A further 100,000 people living immediately to the north of Two Rocks and commuting to the Perth CBD, or Joondalup, or Alkimos would almost certainly result in the overloading of roadways in the Yanchep/Two Rocks area. The responsibility for land acquisition and construction might fall to the Local Authority, a burden which I do not believe it should bear.

In order to ensure that the Wilbinga/Caraban Open Space area does remain as future Parks and Recreation, as proposed in the North West Corridor Structure Plan, I suggest that Council advise DPUD that its support for the initiation of Amendment is subject to ;

- (i) The boundary of the Perth Metropolitan Area being modified in order to include the Wilbinga/Caraban Open Space as shown in the North West Corridor Structure Plan, (October 1992) and that an amendment be initiated to reserve this open space area Parks and Recreation.

and / or alternatively ;

- (ii) That the Wilbinga/Caraban area shown in the North West Corridor Structure Plan (October 1992) be reserved as an 'A' Class National Park.

Conclusion

The proposal to rezone Tokyu Corporation's landholding as proposed in this MRS Amendment is similar with what was proposed in the most recent version of the North West Corridor Structure Plan (1992).

Overall I believe Council should support the initiation of the Amendment. This support however should be subject to the matters discussed being addressed, in particular

- (i) The need for the amendment document to address in detail Council's concerns with Regional Roadways to ensure that formal arrangements for the dedication and construction of these roadways are put in place prior to finalisation of the Yanchep/Two Rocks Amendment.
- (ii) The need to fully resolve a range of environmental issues relating to the coastal foreshore reserve, the freeway alignment, possible airport sites, loss of native vegetation and conservation values, Parks and Recreation Reserves, and modifications to System 6 M1 M2 and M3 areas.
- (iii) Assurance that the Wilbinga/Caraban Open Space areas as identified in the North West Corridor Structure Plan (October 1992) will be reserved for the purposes of Parks and Recreation.

Recommendation

That Council advises the Department of Planning and Urban Development of its support for the initiation of the Yanchep/Two Rocks Metropolitan Region Scheme Amendment subject to the concerns raised in Council Report No being addressed by the department and in particular:

- (a) The need for the amendment document to address in detail Council's concerns with Regional Roadways to ensure that formal arrangements for the dedication and construction of these roadways are put in place prior to finalisation of the Yanchep/Two Rocks amendment and that this can be achieved in a number of ways,
 - (i) that the cost of acquisition of the Regional Roads in the subject area could be taken from the Metropolitan Improvement Tax Fund and that this be

confirmed in writing at the Ministerial level;
construction cost would need to be dealt with
under (ii) or (iii) below;

or, alternately,

- (ii) that DPUD and the Minister for Planning agree to support a Town Planning Development Scheme to achieve contributions from all land owners within the study area to ensure the acquisition and construction of the Regional Roads in the subject area and that this be met on a proportional basis based on land area,

and/or, alternately ,

- (iii) the landowners enter into legal agreements which support the above. In the event of a Town Planning Development Scheme, a legal agreement would be on an interim basis prior to the coming into effect of the scheme.

- (b) The need to fully resolve a range of environmental issues relating to the coastal foreshore reserve, freeway alignment, possible airport sites, loss of native vegetation and conservation values, Parks and Recreation Reserves, and modifications to System 6 M1 M2 and M3 areas.

- c) Assurance that the Wilbinga/Caraban Open Space areas as identified in the North West Corridor Structure Plan (October 1992) will be reserved for the purposes of Parks and Recreation, and that this be achieved as follows:

- (i) The boundary of the Perth Metropolitan Area being modified in order to include the Wilbinga/Caraban Open Space as shown in the North West Corridor Structure Plan, (October 1992) and that an amendment be initiated to reserve this open space area Parks and Recreation.

and / or alternatively ;

- (ii) That the Wilbinga/Caraban area shown in the North West Corridor Structure Plan (October 1992) be reserved as ' A ' Class National Park Reserve'.

O G DRESCHER
City Planner

pjn:gm
pre931254
8.12.93

H31200A

CITY OF WANNEROO

FINANCE & ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

22 DECEMBER 1993

H31204**CITY OF WANNEROO REPORT NO: H31204**

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE & ADMINISTRATIVE RESOURCES
SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 206-2-5

SUBJECT: DISASTER RECOVERY PLAN - MAJOR COMPUTER
SYSTEMS

BACKGROUND

In June 1992 Report G30604 was presented to Council. This report identified the need for a full Disaster Recovery Plan for Council's corporate computer systems. This followed the production of the Business Impact Analysis by consultants Coopers & Lybrand. This document identified the level of dependance of all Departments on the different facets of the computer system.

In the event of a disaster striking the Computer installation it would be essential to recover systems and data as fast as possible to allow normal Council functions to resume. The brief assumes that the disaster in whatever form is restricted to the computer room only and that the remainder of the building is in a fit state for normal use. This assumption may seem somewhat unlikely but the recovery of other Council facilities after a disaster falls outside the area of Computer Services responsibilities so cannot form a part of this report.

The Business Impact Analysis segregated systems into critical, necessary and desirable applications based on each system's maximum tolerable unavailability limit (MTUL). The MTUL was ascertained as a result of interviews which were carried out with representatives from each Department. The analysis was split across the two computer operating systems that Council operates ie VME and UNIX.

Following the presentation of this report to Council in June 1992 a resolution was passed authorising the commissioning of a full Disaster Recovery Plan based on the findings of the Business Impact Analysis.

In December 1992 Coopers & Lybrand were appointed to prepare this plan following the normal tender process. The proposed approach was planned in 7 phases. The phases are as follows:

1. Requirements Definition & Strategy
2. Documentation of Alternate (Manual) Procedures.
3. Plan Activation.
4. Computer Recovery & Administrative Procedures.
5. Training.
6. Testing.
7. Maintenance.

The latter stages of phase 1 includes the presentation of a report to Council detailing all the possible options including associated costs. This report titled "Computer Disaster Recovery Planning - Disaster Recovery Strategy" is available for examination on request. The report outlines in detail all options available to the City of Wanneroo as a result of the advertised Request for Expression of Interest in the provision of disaster recovery services.

SUMMARY OF COOPERS & LYBRAND REPORT

There are various methods of providing backup to computer systems. The strategies considered in the report are as follows:

- * Dual site - two computer centres owned or leased by the Council each with the capacity to process all critical applications.
- * Warm site - operational computer centre provided by an external organization which will allow the recovery of applications from backups.
- * Cold site - computer room containing raised flooring, air conditioning, power and connectable communication facilities. No computer hardware is included.
- * Reciprocal agreement - an agreement with another council or organization with similar computer equipment and spare capacity.

- * Acquire spare equipment - purchase and off-site storage of additional equipment within an agreed timeframe which could be used in cold site.
- * Service level agreement - agreements with suppliers for the supply of equipment within an agreed timeframe which could be used in cold site.
- * Fallback procedures - performance of business functions without the aid of current computer systems. Reliance is made on manual procedures, personal computers and other facilities.

As a result of the advertised Request for Expression of Interest in the provision of a disaster backup based on any of the above options a number of submissions were received.

Coopers & Lybrand's recommended strategy as a result of an evaluation of the options is as follows:

LONG TERM STRATEGY - VME SYSTEMS

The most cost effective long term solution is to split the computer facilities of the Council into two buildings. Under normal circumstances the operation although split would function as one integrated site with the main computer peripherals being separated in two computer rooms in different locations. In a disaster situation the processing of the minimum Council functions would be possible based on the surviving computer processing facility.

Council has recently approved the updating of the mainframe computer system to a 3 node processing environment following the disposal of the two mainframes previously operated for a number of years. In two years as stated in the report to Council it may be necessary to install a fourth node depending on the increase in Council business over this period. Assuming this scenario comes to fruition then it would be possible to place two nodes in the main existing Administration Building and place the other two nodes in the new building that is currently planned. It would require the construction of a computer room in this new building at a current estimated cost of \$150,000. This second computer room would need to have enough disc capacity to hold all Council's main databases and it is estimated that this could cost \$80,000. The two

surviving nodes would be capable of running very much downgraded services with only essential terminals connected.

It is understood that this building is not planned for construction for at least 2 to 3 years. In view of this the following short term strategy has been proposed by Coopers & Lybrand.

SHORT TERM STRATEGY - VME SYSTEMS

The cost of providing a full warm site backup to Council's mainframe systems would be a minimum of \$70,000 per annum irrespective of whether the services are used or not. Activation of the system would incur costs of \$240 per 24 hour day.

This would only provide computer processing facilities without the provision of communications to the system which would be located at The Department of State Services Bureau in Royal Street, East Perth. It is considered that the best method of providing effective communications would be to redirect existing ISDN lines to the backup site. This would involve the purchase of backup communications equipment at an initial cost of \$57,620 with annual costs of \$44,940.

The costs of providing these facilities with an external organization are considerable and due to the low risk being incurred it is debatable whether this short term strategy is advisable.

The lack of an alternative processing site on Council facilities which depend totally on computer systems could be fairly disruptive. The impact of the outage of computer systems is detailed in the Impact Analysis which was prepared prior to the Disaster Plan being initiated and reported to Council in report G30604.

It could be assumed that a new mainframe system could take at least 4 to 6 weeks to acquire and commission. Examination of the Impact Analysis will show that The Library System could only survive 4 days before Libraries would have to be closed. Considerable inconvenience would be experienced by ratepayers in that a huge amount of data used by staff to answer queries and provide information would not be available. It could cost Council an increase in interest charges if a computer outage occurred just prior to the production of rate notices. The loss of computer systems could mean that the Council Electoral roll may

be impossible to produce if this loss occurred at the critical time.

Council currently has no formalised disaster recovery facilities and has had none since 1985 when the introduction of in-house systems started. Despite the severe implications for Council business if such a disaster was to occur it is considered worth the risk to delay the introduction of a full VME backup facility until the long term strategy as detailed above can be implemented.

DRS UNIX SYSTEMS STRATEGY

The most cost effective short term strategy for UNIX systems would be to acquire a development machine which should be sited outside the Administration building and is capable of running critical applications in the event of a disaster. The indicative cost of this strategy are capital costs of \$14,200 and annual costs of \$33,000 assuming the purchase of the processor and main components over a 5 year exchange/hire agreement. This cost was included in the 1993/94 Computer Services budget and the machine has just been acquired.

DRS UNIX SYSTEMS COMMUNICATIONS

In addition to the above costs for the processor, memory, discs and other associated equipment it will be necessary to acquire standby communication equipment to allow the redirecting of leased lines to the backup site. Funds were not provided for in the 1993/94 budget so it is proposed that funds for this purpose will be included in the 1994/95 draft budget.

CONCLUSION

The Impact Analysis quite clearly lays out the dependance that the Council now has on its computer systems. There are many documented examples of private companies that have never recovered from the loss of their computer installation due to the disruption and time taken to recover the system. It should be borne in mind that although Council is not in the same position as a trading company that it does have statutory obligations and customers who have high expectations of their Council to operate in a professional manner at all times. It is therefore very important for this organization to ensure that all possible precautions and recovery procedures are in place for its critical systems both computer and other. This however does need to be weighed carefully against the

cost of providing these facilities bearing in mind the relatively low risk. It is with this in mind that the recommendations have been framed.

RECOMMENDATION

That Council:

- 1 accepts the long term strategy for VME systems as proposed in Coopers & Lybrand Disaster Recovery Report (ie that the mainframe computer system be split into two separate sites);
- 2 rejects the short term strategy for VME systems as proposed in Coopers & Lybrand Disaster Recover Report and authorises the preparation of a fallback procedures manual;
- 3 adopts the strategy for the recovery of UNIX systems and includes the costs of communications equipment to complete this plan in the 1994/95 draft Budget.

A ROBSON
Acting Town Clerk

H31205

CITY OF WANNEROO REPORT NO: H31205

TO: MAYOR
FROM: ACTING TOWN CLERK
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION
MEETING DATE: 22 DECEMBER 1993
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

The 1993/94 calendar of Civic Receptions and Functions is attached hereto for Councillor's information. This calendar is provided so that Councillors are aware of both past and forthcoming events.

Approval is sought for the following functions to be included in the 1993/94 calendar:

<u>DATE</u> <u>1993</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
11 Mar 1994	City of Wanneroo Art Award Opening Night	100 - 200	Council
6 Mar 1994	Ben Zephaniah and Band Support Function	60	Council

Submitted for consideration.

A ROBSON
Deputy Town Clerk

prre0118

H31206

CITY OF WANNEROO REPORT NO: H31206

TO: CHAIRMAN
FROM: DEPUTY TOWN CLERK
FOR MEETING OF: COUNCIL
MEETING DATE: 22 DECEMBER 1993
FILE REF: 404-0
SUBJECT: REIMBURSEMENT OF TELEPHONE RENTAL

This report seeks approval to make telephone rental reimbursements to two officers within the Parks Department.

In accordance with adopted Council policy, reimbursement of telephone rental is requested, effective 11 October 1993, for the positions of Supervisor (Mowing) and Supervisor (Tree Pruning), who are employed within the Parks Department.

The City Parks Manager confirms that both officers are required to make and receive after hours calls relating directly to their positions.

RECOMMENDATION:

That Council, in accordance with adopted policy, approves reimbursement of telephone rental charges for the officers holding the positions of Supervisor (Mowing) and Supervisor (Tree Pruning), effective from 11 October 1993.

A ROBSON
DEPUTY TOWN CLERK

KdP:KD
are93115

H31207

C I T Y O F W A N N E R O O R E P O R T N O : H31207

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 9 FEBRUARY 1994

FILE REF: 021-1

SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
31 DECEMBER 1994

WARRANT OF PAYMENTS TO COUNCIL ON 9 FEBRUARY 1994

INCORPORATING PAYMENTS TO 31 DECEMBER 1993

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	106922 - 108333	\$ 8,525,204.80
Municipal	002945 - 002955F	\$11,401,638.20
Trust	013702A - 013703	\$ 3,454.00
Town Planning Scheme No 5	000092C Only	\$ 1.60
Town Planning Scheme No 6	000107B Only	\$ 1.15
Town Planning Scheme No 7A Stage 2	000381 - 000381A	\$ 654.56
Town Planning Scheme No 7A Part B Stage 4	287596 - 287597A	\$ 190,527.35
Town Planning Scheme No 21	000214 - 000217	\$ 8,216.00
		<hr/>
		\$20,129,697.66

=====

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 17 ACCOUNTING DIRECTIONS.

CERTIFICATE OF CITY TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$20,129,697.66 which was submitted to each member of Council on 9 February 1994 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 \$20,129,697.66 as submitted on 9 February 1994 is recommended to Council for payment.

MAYOR

RC:CB

tre0010

H31208

CITY OF WANNEROO : REPORT NO H31208

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 9 FEBRUARY 1994

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.

Items approved by Council but not previously listed in the schedule are now included for consistency and also to facilitate presentation of an accumulated balance.

The net result of these reallocations and adjustments is a budget deficit of \$54,473.

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 - 9 February 1994.

J B TURKINGTON
City Treasurer

TO:CB
13 January 1994

tre0008

H31209

CITY OF WANNEROO REPORT NO: H31209

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 018-10

SUBJECT: PROPORTIONATE REBATE - RATES AND CHARGES
(REBATES AND DEFERMENTS) ACT

Council's attention is drawn to Section 28 (2) of the Rates and Charges (Rebates and Deferrals) Act, wherein an administrative authority may apportion a rates rebate as follows:-

Where although land is used as the ordinary place of residence of an applicant or registered person it is not the sole use of that land, the administrative authority may apportion the prescribed charge, and any rebate allowable, according to:-

- (a) the extent to which land is used is so used as a place of residence; and*
- (b) any other use.*

on a basis proportionate to the respective uses.

An application for registration as "eligible pensioners" has been received from Mr and Mrs J Cruikshank of 11 Kingsway, Landsdale. Although Mr and Mrs Cruikshank are the sole registered owners of Lot Part 5 Kingsway two houses and a market garden exist on the property.

Mrs Cruikshank advises that each house is fenced off to effectively separate the residences from the market garden which operates behind them. She advises that the residence known as 11 Kingsway covers approximately 1200 m², which is 6% of the total property. The attached plan - refer Attachment A - details the position.

It would seem appropriate that Section 28 (2) be applied in this case so as not to extend a rebate over the remainder of the property including the second house which the applicants do not occupy. In which case Council needs to apportion the rates rebate on 11 Kingsway to 3% i.e. 50% of 6% - representing the portion of the land used by Mr and Mrs Cruikshank as a place of residence.

RECOMMENDATION

That Council -

1. apportions the rates rebate on 11 Kingsway, Landsdale to 3%, representing 50% of the portion occupied by Mr and Mrs Cruikshank; and
2. advises Mr and Mrs Cruikshank accordingly.

T ORD
Acting City Treasurer

VS:JW
tre0155

3 December 1993

H31210

CITY OF WANNEROO REPORT NO: H31210

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 1504/ /56-4

SUBJECT: RATE EXEMPTION - 4/56 CREANEY DRIVE, KINGSLEY

Council has received an application for rate exemption detailed below:-

OWNER : Association for the Blind (WA) Inc

ASSESSMENT NO : 3/23147265/2

PROPERTY : 4/56 Creaney Drive, Kingsley

CURRENT RATES : \$717.33

CURRENT USE : Administration office for providing service to the blind

Section 532 (3) (c) of the Local Government Act states:-

"that land is not rateable property if it is land used and occupied exclusively for charitable purposes"

The property detailed above falls within this provision and the application is supported by a statutory declaration.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on 4/56 Creaney Drive, Kingsley effective 17 September 1993; and
2. amends the rate book accordingly.

T ORD
Acting City Treasurer

VS:JW
7 December 1993

tre0158

H31211

CITY OF WANNEROO REPORT NO: H31211

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 018-6

SUBJECT: RATE EXEMPTION - 29 DUFFY TERRACE, WOODVALE

Council has received an application for rate exemption detailed below:-

OWNER : Roman Catholic Archbishop

ASSESSMENT NO : 3/23129855

PROPERTY : 29 Duffy Terrace, Woodvale

CURRENT RATES : \$457.59

CURRENT USE : Presbytery

Section 532 (3) (a) of the Local Government Act states:-

"that land is not rateable property if it is land belonging to a religious body, and is used or held exclusively as a place of residence of a Minister of religion"

The property detailed above falls within this provision and the application is supported by a statutory declaration.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (a) of the Local Government Act on 29 Duffy Terrace, Woodvale effective 1 July 1993; and

2. amends the rate book accordingly.

T ORD
Acting City Treasurer

VS:JW
8 December 1993

tre0163

H31212

CITY OF WANNEROO REPORT NO: H31212

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 018-6

SUBJECT: RATE EXEMPTION - 6 MELDRUM WAY, KOONDOOLA

Council has received an application for rate exemption detailed below:-

OWNER : Roman Catholic Archbishop

ASSESSMENT NO : 3/23144193

PROPERTY : 6 Meldrum Way, Koondoola

CURRENT RATES : \$900.18

CURRENT USE : Duplex used by Catholic Care for
intellectually handicapped persons

Section 532 (3) (c) of the Local
Government Act states:-

*"that land is not rateable property if it is land used
and occupied exclusively for charitable purposes".*

The property detailed above falls within this provision and the application is supported by a statutory declaration.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on 6 Meldrum Way, Koondoola effective 1 July 1993; and

2. amends the rate book accordingly.

T ORD
Acting City Treasurer

VS:JW
8 December 1993

tre0162

H31213

CITY OF WANNEROO REPORT NO: H31213

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 018-6

SUBJECT: RATE EXEMPTION - 3 WADE COURT, GIRRAWHEEN

Council has received an application for rate exemption detailed below:-

OWNER	:	Tace Pty Ltd
ASSESSMENT NO	:	3/23136693
PROPERTY	:	3 Wade Court, Girrawheen (Summerfield Shopping Centre
		CURRENT RATES :
\$57,067.35		
CURRENT USE	:	Shop 18 occupied by St Vincent de Paul Op Shop - Clothing Store
		Section 532 (3) (c) of the Local Government Act states:-

"that land is not rateable property if it is land used and occupied exclusively for charitable purposes".

The property detailed above falls within this provision and the application is supported by a statutory declaration.

Council Rates Supervisor will obtain a reduced valuation from the Valuer General to exclude Shop 18.

It is to be noted that the Good Samaritans enjoy rate exempt status for a similar Op Shop in the Koondoola Shopping Centre.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (c) of the Local Government Act on Shop 18, 3 Wade Court, Girrawheen effective 1 July 1993; and
2. amends the rate book accordingly.

T ORD
Acting City Treasurer

VS:JW
8 December 1993

tre0161

H31214

CITY OF WANNEROO REPORT NO: H31214

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 3239/1386/26

SUBJECT: RATE EXEMPTION - 26 JENOLAN WAY, MERRIWA

Council has received an application for rate exemption detailed below:-

OWNER : Salvation Army

ASSESSMENT NO : 2/22130334/1

PROPERTY : 26 Jenolan Way, Merriwa

CURRENT RATES : \$1,731.22

CURRENT USE : Vacant land held as a church site

Section 532 (3) (a) of the Local Government Act states:-

"land is not rateable property if it is land belonging to a religious body, and is used or held exclusively as a place of public worship".

A statutory declaration regarding the use of the property has been received to support this application.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 532 (3) (a) of the Local Government Act on 26 Jenolan Way, Merriwa effective 1 June 1993; and

2. amends the rate book accordingly.

T ORD
Acting City Treasurer

VS:JW
8 December 1993

tre0160

H31215

CITY OF WANNEROO REPORT NO: H31215

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 301-3

SUBJECT: KOONDOOLA NEIGHBOURHOOD CENTRE INC -
ABORIGINAL WOMENS AND CHILDRENS GROUP

A request for financial assistance (\$6,000) has been received from Koondoola Neighbourhood Centre Inc - Aboriginal Womens and Childrens Group.

The Group was established to service the needs of a local Aboriginal group of women and their pre-school children. It has operated from the Koondoola Neighbourhood Centre for the past two years and has been funded by one off Government Grants. The grants have now been withdrawn.

The Group's main project has been to engage a woman's Aboriginal artist to assist in producing a painting to celebrate the Year of Indigenous People. Council supported this project by a donation of \$1,200 from its 1992/93 Cultural Development Fund.

In September 1992 Council provided a further \$2,000 towards promoting the Koondoola Neighbourhood Centre's activities. Report G30633 refers.

The current request for a \$6,000 donation is to cover expenses (wages \$3,100, travel \$500, rental \$480, administration \$500 and materials \$1,420) previously funded by grant monies.

The Acting Manager Welfare Services advises that assistance in the form of support and advice is within the capacity of the Welfare Department but financial assistance has not been provided within the 1993/94 Budget.

In view of the fact that the Government's funding body has assessed the Group's activities and declined further funding it is considered inappropriate for Council to take over the funding role.

RECOMMENDATION

That Council declines the request for financial assistance for the Koondoola Neighbourhood Centre Inc - Aboriginal Womens and Childrens Group.

T ORD
Acting City Treasurer

TO:JW
tre0157

3 December 1993

H31216

CITY OF WANNEROO : REPORT NO H31216

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 020-0

SUBJECT: OUTSTANDING GENERAL DEBTORS - DECEMBER 1993

Detailed below is a summary of the outstanding general debtors at the end of December 1993 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 December 1993 is summarised as follows:-

	<u>Total Outstanding</u>	
	\$	
Current	499,122.75	61%
30 Days	69,897.12	8%
60 Days	29,646.15	4%
90 Days	190,688.35	23%
Deferred Debtors	34,385.32	4%
	<hr/>	<hr/>
	\$823,739.69	100%
	<hr/>	<hr/>

Deferred Debtors are represented by:-

Floreast Plumbing Pty Ltd	\$ 406.29
Mansard Homes	\$ 22.81
Olympic Kingsway Soccer Club # 1 Account	\$25,048.03
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
	<hr/>
	\$34,385.32
	<hr/>

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	14,559.47
Olympic Kingsway Soccer Club #2 Account	29,892.40
Wanneroo Football Club	15,050.44
Wanneroo Districts Rugby Union Club	6,556.06
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	2,450.00
Sporting Clubs Clubrooms Facilities Contributions	19,282.48
Mullaloo Surf Lifesaving Club	4,120.00
Sundry	20,429.76
	<hr/>
	\$190,688.35

SORRENTO SOCCER CLUB

The club's total outstanding debt is \$14,868.51 dissected as follows:

Loan Repayments	\$ 5,344.74
Property Rental	\$ 2,655.40
Commercial Refuse Charges	\$ 1,073.80
Utility Charges	\$ 3,041.49

Interest on Debt	\$ 2,753.08
------------------	-------------

	<u>\$14,868.51</u>
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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 September, October November and December 1993 payments of \$500.00 not having 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. August 1993 payment of \$500.00 was received in November 1993.

OLYMPIC KINGSWAY SOCCER CLUB # 2 ACCOUNT

The club's total outstanding debt on the Number 2 account with Council stands at \$30,818.06 dissected as follows:-

Loan Repayments	\$23,010.52
Portion of Gate Receipts	\$ 3,178.16
Utility Charges	\$ 1,669.91
Commercial Refuse Charges	\$ 1,512.85
Property Rental	\$ 1,175.00
General	\$ 42.70
Interest on Debt	\$ 228.92
	<hr/>
	\$30,818.06
	<hr/>

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 the Club's representative Mr Nick Trandos, the Mayor, Acting Town Clerk, City Treasurer and Revenue Accountant on 27/09/93, Mr Trandos reaffirmed the club's commitment to pay Council in full on sale of the property. The Club has advised that they have a purchaser for Olympic House and settlement is expected in the first week of January 1994.

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.

It is recommended that a further extension be granted to 15 January 1994 with interest to be charged on the outstanding balance.

WANNEROO FOOTBALL CLUB

The total amount outstanding on this account is \$20,105.18 dissected as follows:-

Lease Fees	\$16,557.43
Commercial Refuse Charges	\$ 926.25

Utility Charges	\$ 629.11
Interest on Debt	\$ 1,522.39
Property Rental	\$ 470.00

\$20,105.18

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 \$1,000.00 in November 1993 and \$1,000.00 on 1 December 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. Club paid \$2,000.00 on 7 January 1994.

WANNEROO DISTRICTS RUGBY UNION CLUB

The total amount outstanding on this account is \$6,556.06, dissected as follows:-

Utility Charges	\$1,915.85
Property Rental	\$ 705.00
Loan Repayments	\$3,35.210
	<hr/>
	\$6 556.06
	<hr/>

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.

As the Club failed to adhere to the request to submit a proposal to Council it has been advised in writing that full payment of this account is required by 6 December 1993. Club paid \$1,000.00 on 24 December 1993.

QUINNS ROCKS BOWLING CLUB - \$30,000.00

Grant to provide extensions to existing clubrooms (\$60,000.00 less paid \$30,000.00). At a meeting held on 22 November 1993 between Council and Club representatives it was proposed that the Quinns Rocks Bowling Club members be advised of the debt to the City and the Club submit a proposal for Council consideration on the repayment of the debt. A meeting of all members has been called to discuss the situation on 12 December 1993.

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. Account paid on 7 January 1994

*Cleaning costs associated with sewerage overflow at Whitford Recreation Reserve

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 - \$3,050.00

1992/93 - \$600.00

3 accounts of \$200.00 outstanding for which summonses have been served.

1993/94 - \$2,450.00

7 accounts of \$300.00 outstanding together with 1 account unpaid of \$200.00 and 1 account unpaid of \$150.00.

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 - \$20,429.76Other Recoupables - \$647.00

Road and footpath repairs, other works.

Subsidies - \$24.60

Day care charges.

Commercial Refuse - \$7,175.31

Payments being pursued.

Licences/Fines and Penalties - \$4,323.84

Dog registration fines and costs, food prosecution.

Income from Property - \$4,464.80

Hire of various reserves and buildings.

General - \$2,807.57

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayments recoverable, development/building licence fee, child care fee relief overpayment recoverable, membership fee Craigie Leisure Centre, building insurance and supervision fees.

Utilities - \$120.01

Electricity charges recoverable.

S.G.I.O. - \$866.63

Workers Compensation - \$866.63

J B TURKINGTON
City Treasurer

HRK:CB
10 January 1994

tre0013

CITY OF WANNEROO REPORT NO: H31217

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 009-1

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Kirsten Ridge, 39 Hawker Avenue, Warwick 6024.

Kirsten has been selected to represent the State in the Under 16 Softball Championships to be held in Brisbane between 13 - 24 January 1994.

2. Miss Kristy-Anne Piggott, 30 Backhouse Road, Kingsley 6026.

Kristy-Anne has been selected to represent the State in the Under 16 Softball Championships to be held in Brisbane between 13 - 24 January 1994.

3. Mr Brett Piggott, 30 Backhouse Road, Kingsley 6026.

Brett has been selected to represent the State in the Under 14 State Baseball Championships to be held in Sydney between 4 - 17 January 1994.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council donates \$50.00 to -

Miss Kirsten Ridge
Miss Kristy-Anne Piggott
Mr Brett Piggott

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

J B TURKINGTON
City Treasurer

JW
17 December 1993

tre0002

H31218

CITY OF WANNEROO REPORT NO: H31218

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 009-1

SUBJECT: DONATION - TEEN CHALLENGE WA

A request has been received from Teen Challenge WA for financial assistance.

A donation of \$500.00 is required to assist with printing costs to produce an information brochure.

In support of the request, Teen Challenge WA advises:-

"The Teen Challenge is based at 16/56 Creaney Drive, Kingsley. It is a non profit organisation and receives no funding from State or Federal Governments.

Teen Challenge has 300 centres in 60 countries and is now the largest and most successful drug rehabilitation organisation in the world.

Teen Challenge is a Christian Residential Treatment Programme for people whose lives have been shattered by drug or alcohol abuse or other life control problems.

People may develop drug dependence or other problems because they have experienced neglect, physical, emotional or sexual abuse.

Teen Challenge is a 12 month programme. Persons in need of detoxification from drugs and alcohol spend the first two weeks in a detoxification house. They then spend three months within the Induction Centre Programme where basic life control principles are

taught. The next step is to attend the Training Centre programme for six months where love and encouragement are balanced with discipline, structure and hard work".

Council has previously recognised the Teen Challenge's charity status by granting rate exemption on the property in Kingsley.

It is suggested that Council donates \$350.00 to this organisation as it has demonstrated considerable self reliance while providing tangible support within the community.

RECOMMENDATION

That Council donates \$350.00 to Teen Challenge WA to assist with costs to produce an information brochure. Budget item 26531 Other Welfare Services - Sundry Donations.

T ORD
Acting City Treasurer

JW
tre0154

H31219

CITY OF WANNEROO REPORT NO: H31219

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 1358/ /159; 460-1

SUBJECT: DONATION - WANNEROO HORSE AND PONY CLUB (INC)

Council is in receipt of correspondence from the Wanneroo Horse and Pony Club (Inc) requesting consideration of a donation to partially offset the rates levied on the club premises which are leased from Council.

The lease agreement provides for the lessee to pay the rates.

The rates levied for 1993/94 were \$1,534.94.

Council will recall that Report G30819 in August 1992 referred to the rating of sporting organisations generally. At that time consideration was given to formulating a policy to grant a non statutory donation to organisations which:-

1. do not have the capacity or the ability to generate funds to meet more than the minimum rate in each particular year (i.e. in 1992/93 that would mean \$348); and
2. had not approached Council for financial assistance towards improvements for leased land or property.

As it was noted that the only organisation to which this policy would apply would be the Wanneroo Horse and Pony Club Inc, the proposal was not proceeded with. However, it was understood that a specific request from the Club would be considered.

In accordance with this Council did grant a non statutory donation of \$1,382.44 being the rates levied for 1992/93 of \$1,730.44 less the then minimum rate of \$348.00. Using the same formula the 1993/94 donation would be \$1,171.94 calculated as follows:-

1993/94 Rates	\$1,534.94
Less 1993/94 Minimum Rate	\$ 363.00

\$1,171.94

RECOMMENDATION

That Council makes a non statutory donation of \$1,171.94 to the Wanneroo Horse and Pony Club (Inc). Budget item 29470 Sundry Donations - Recreation Control.

J B TURKINGTON
City Treasurer

JBT:JW
30 November 1993

tre0152

H41200A

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

22 DECEMBER 1993

H41208**CITY OF WANNEROO REPORT NO: H41208**

TO: ACTING MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 200-0

SUBJECT: ANZAC DAY CEREMONY - EX H40435

Over the past five years, the Member for Kingsley Cheryl Edwardes MLA has co-ordinated a special ANZAC Day service for schools within the Wanneroo district at the Wanneroo Showgrounds.

In response to annual requests, Council has supported the event by providing sound equipment (hired), flags and flag poles, tables and chairs (hired), tarpaulins, refreshments, crockery and utensils, lectern and staff support with equipment delivery, set up and removal. To date the event has not been separately costed as it is not a Council function. However, whilst equipment hire and loans do not represent significant outlay, staff time and costs are such that the appropriateness of Council's support should be reviewed.

Earlier this year the then Mayor, Rob Johnson and the Town Clerk considered the extent of Council's involvement and the steady increase in the scale of the event over the years. It was concluded at that time that the financial commitment of the Education Department to this event for and by schools should be questioned prior to further support being made available.

RECOMMENDATION

That Council writes to the District Superintendent of Education seeking advice as to the extent of the Education Department's past and future financial commitment to the Wanneroo schools ANZAC Day service.

A ROBSON
Acting Town Clerk

PAH:pah
are93116

H41209

CITY OF WANNEROO REPORT NO: H41209

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 201-4

SUBJECT: ENVIRONMENTAL HEALTH DEPARTMENT - ANNUAL
REPORT 1992/93

The 1992/93 Annual Report is submitted to Council in the format of:

- (a) a summary highlighting the major activities;
- (b) a statistical analysis (refer Attachment 1).

This report serves to advise Council of the services provided and duties and obligations required by the Health Act and associated statutes and, in addition, conforms to the requirements of providing an Annual Report to the Executive Director of Public Health.

SUMMARY

Council's Environmental Health Department has completed another intensive year in maintaining the health standards of the community. Efficient monitoring of food and food premises was given priority attention whilst ensuring the other health related demands of this growing and diverse local authority were ably met.

The financial year again witnessed an increase in food establishments (up by 79 to 606), the number of inspections of these premises totalled 3510. Routine chemical food sampling increased by 62% on the previous year. This increase in surveillance proved beneficial to consumers as reflected in an 165% increase in written warnings to suppliers. Food complaints however were slightly down (8%) which correlated with a decrease in prosecutions which were down 11%.

Infectious disease notifications were down for the second successive year, a decrease of 15.5% compared to 1991/92. Ross River Virus accounted for only 10 cases during this period compared to 49 the previous year. This decrease was also the picture for the general metropolitan area and reflects a greater public awareness to avoid mosquitoes as well as greater emphasis on successful eradication methods in use.

Pest control enquiries were significantly down on the previous year (22%). This was due almost entirely to the reduction in midge complaints (down 95%) for the year. This was further evidenced by the fact that not one midge larvae survey was necessary for this period. Bees still remain the prominent pest even though their swarming season is basically September - November.

Council's Environmental Health Officers have again displayed a professional attitude to their duties and have contributed to raising the public awareness of health issues, their profession and their City. A high standard of dedication and efficiency has been maintained in the past year by direct public contact in matters such as immunisation, food handlers lectures, career displays, as well as the various statutory responsibilities. One of several projects being developed by staff is the expansion of health education for food handlers which is gaining in acceptance and demand with constructive support from the recipients.

RECOMMENDATION

That Council endorses the submission of the statistical report outlined on Attachment 1 to Report to the Executive Director of Public Health, in accordance with the provisions of Section 38 of the Health Act 1911.

G A FLORANCE
City Environmental Health Manager

hre12009
ma:rej

H41210

CITY OF WANNEROO REPORT NO: H41210

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 30/3949-11

SUBJECT: OFFENSIVE TRADE APPLICATION - FISH AND CHIP
ESTABLISHMENT

Council is advised of an application from Mr George Stamelos of 5 Noranda Place, Noranda trading as Beaumaris Fish and Chip supply to establish an offensive trade, fish and chip establishment at Shop 11, Lot 677 (58) Constellation Drive, Ocean Reef. Establishment of such activity has been verified by Council's Town Planning Department as conforming with the Town Planning Scheme No 1.

The applicant advertised in The West Australian Public Notices section on 8 July 1993. There were no objections received during the period of the advertisement.

RECOMMENDATION

That Council approves the establishment of an offensive trade (fish and chip establishment) at Shop 11 Lot 677 (68) Constellation Drive, Ocean Reef subject to:

- 1 the applicant obtaining Form 2 Building Licence Approval;
- 2 the premises complying in all respects with the provisions of the Health Act, By-laws and Regulations made thereunder.

G A FLORANCE
City Environmental Health Manager

hrel2007
pw:rej

H41211

CITY OF WANNEROO REPORT NO: H41211

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 851-7

SUBJECT: FOOD COMPLAINT - SAMPLE NO 9290A

Council is advised of a complaint regarding a foreign object which was allegedly in a loaf of bread baked by Bodhi's Bakehouse, 11 Ellen Street, Fremantle and sold by Woolworths Supermarket, Whitford City Shopping Centre.

The complainant allegedly broke a tooth whilst chewing on a slice of the bread which contained the foreign object.

Council's Analysts Inman & Farrell have identified the foreign object as a piece of metal measuring 5mm in length and 3mm in diameter. The metal was diecast and contained nickel.

Section 246L of the Health Act 1911 states that a person who either prepares for sale or sells a food that is:

- (a) unfit for consumption by man;
- (b) adulterated; or
- (c) damaged, deteriorated or perished

commits an offence.

RECOMMENDATION

That Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against either of the following:

- 1 the proprietors of Woolworths Supermarket, Whitford City, Hillarys;

2 the proprietors of Bodhi's Bakehouse, 11 Ellen Street,
Fremantle.

G A FLORANCE
City Environmental Health Manager

hre12011
mcp:rej

H41212

CITY OF WANNEROO REPORT NO: H41212

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 851-7

SUBJECT: FOOD COMPLAINT - SAMPLE NO 37637

Council is advised of a complaint regarding a foreign object which was baked into a loaf of bread manufactured by De Campo's Bakery and sold to a consumer by Supa-Valu Supermarket, Padbury.

Council's Analysts Inman & Farrell have identified the object as a length of string.

Section 246L of the Health Act states that a person who either prepares for sale or sells food that is:

- (a) unfit for consumption by man;
- (b) adulterated; or
- (c) damaged, deteriorated or perished;

commits an offence.

RECOMMENDATION

That Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of either of the following:

- 1 Supa-Valu Supermarket, 11 Padbury Shopping Centre, Padbury
- 2 De Campo's Bakery, 35 Cheriton Street, East Perth.

G A FLORANCE
City Environmental Health Manager

hrel2012
mn:rej

H41213

CITY OF WANNEROO REPORT NO: H41213

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 851-7 30/582-A7

SUBJECT: SUBSTANDARD FOOD - SAMPLE NO 09362

Council is advised of a substandard sample of mince recently purchased from Mike's Meats, Craigie during the course of routine sampling. The sample contained 160mg/kg sulphur dioxide which is a non-permitted additive in mince.

Section 246L of the Health Act states that a person who prepares for sale or sells a food that is:

- (a) unfit for consumption by man;
- (b) adulterated; or
- (c) damaged, deteriorated or perished;

commits an offence.

RECOMMENDATION

That Council in accordance with the provisions of the Health Act instigates legal proceedings against the proprietors of Mike's Meats, Craigie Shopping Centre, Perilya Road, Craigie.

G A FLORANCE
City Environmental Health Manager

hre12013
mn:rej

CITY OF WANNEROO REPORT NO: H41214

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 855-3

SUBJECT: RURAL FLY WORKING PARTY - MANURE STOCKPILES

The recently formed Rural Fly Working Party has been progressing with monthly meetings with constructive discussion and the moving of recommendations for Council approval.

At the meeting held on 17 November 1993 the subject of storage conditions for manure stockpiles in rural market gardens received considerable attention. It was agreed by those present at that meeting to have a report submitted to Council on the feasibility of amending or structuring Council's Health By-laws to make provision for the requirement of two conditions to provide for the control of fly breeding.

- 1 Manure stockpiles to be stored on a hard base; and
- 2 a one piece heavy duty waterproof cover to be placed over manure stockpiles and sealed around the edges, where the manure is subject to moisture from garden sprinklers.

The City Environmental Health Manager has researched the by-law making provisions of the Health Act for specific power for the City of Wanneroo to add, or amend a by-law within the Health By-laws to provide for the two foregoing provisions. No specific item is included which could be used for this purpose.

This opinion has been confirmed following consultation with Council's Solicitors.

The only recourse available for Council to implement the recommendations of the Rural Fly Working Party is under the Fly Eradication Regulations (1961) which provide for the control measures to be taken to prevent fly breeding under Regulation 5 which states:

"Where it appears to an inspector or officer that flies are prevalent or are breeding on any land or premises, the inspector or officer may give to the owner or occupier of the land or premises notice in writing directing him to take, within a time to be specified in the notice, such measures as in the opinion of the inspector or officer are necessary to control the prevalence, effect eradication, and effectively prevent the breeding of flies."

Council's attention is directed to the words "to take, within a time specified in the notice, such measures as in the opinion of the inspector or officer are necessary to control the prevalence, effect eradication, and effectively prevent the breeding of flies". It is considered that the requirement for the use of hard bases for storage of manure stockpiles and the provision of one piece heavy duty covers could be endorsed by Council as a matter of policy that based on the opinion of an inspector (now changed to Environmental Health Officer) or Officer (this embraces the use of casual employees specifically for fly control, as the City of Wanneroo does each season) that these two requirements are necessary to "effectively prevent the breeding of flies" (viz Regulation Number 5).

RECOMMENDATION

That Council refers this report to the next meeting of the Policy and Special Purposes Committee to consider the introduction of a policy to require:

- 1 hard base storage for manure stockpiles; and
- 2 one piece heavy duty covers for manure stockpiles subject to ingress of moisture from water sprinklers;

in accordance with the provisions of the Fly Eradication Regulations (1961).

G A FLORANCE
City Environmental Health Manager

hrel2010
gaf:rej

H41215

CITY OF WANNEROO REPORT NO: H41215

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 1217/310/61

SUBJECT: APPLICATION - PIGEONS

Mr J Mutimer of Lot 310 (61) Wedgewood Drive, Edgewater has applied to keep racing pigeons.

The applicant is a member of the Wanneroo Pigeon Club and has obtained the written support of his immediate neighbours.

RECOMMENDATION

That Council approves the application of Mr J Mutimer of 61 Wedgewood Drive, Edgewater to keep up to 75 racing pigeons subject to:

- 1 his continued membership of an affiliated pigeon club;
and
- 2 his pigeon loft complying with Council's By-laws Relating to the Keeping of Pigeons.

G A FLORANCE
City Environmental Health Officer

hre12008
ma:rej

H41216

CITY OF WANNEROO REPORT NO: H41216

TO: TOWN CLERK
FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER
FOR MEETING OF: COUNCIL
MEETING DATE: 22 DECEMBER 1993
FILE REF: 264-3
SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Quinns Rocks Recreation Management Committee

Minutes of meeting held 5 October 1993.

It was noted that Mrs Lynn Andrews had tendered her resignation to the Committee.

Minutes of meeting held 2 November 1993.

Mrs Lynn Vengunst was nominated and accepted as a Committee member to fill the vacancy created by Mrs Lynn Andrews' resignation.

Historical Sites Advisory Committee

Minutes of meeting held 17 November 1993.

Item 3.2 Stables at Lot 709 Bindaree Tce, Kingsley

Correspondence was received from the Department of Planning and Urban Development offering to contribute \$1000 towards the relocation of the stables currently located on Lot 709 at rear of No. 45 Bindaree Terrace, Kingsley for possible future inclusion at Perry's Paddock historical village. The Committee recommended that:

- 1 Council accepts the Department of Planning and Urban Development's offer to have the stables removed to the City Depot;
- 2 Martinick and Associates be requested to provide a heritage assessment on the stables; and,
- 3 the City Building Surveyor, or his representative, obtain the report and be empowered to make a judgement on the value of the stables and decide whether they should be relocated to Perry's Paddock or condemned.

Item 3.3 Model for Community Participation in Heritage Assessment

Correspondence had been received from the Director Policy and Advisory Services, WA Municipal Association, seeking Council's comment on and endorsement of the "Proposed Model for Community Participation in Heritage Assessment Projects".

The Committee recommended Council advises the WA Municipal Association that the "Model for Community Participation in Heritage Assessment Projects" is a worthy process, however the City of Wanneroo has already undertaken an Inventory of Heritage Places and harbours some concern about the ability to constitute a workable community reference group given the number of parties involved in the local environment.

Item 3.7 Heritage of WA Act 1990

After discussing the "Heritage of WA Act 1990" the Committee recommended that Council forwards the submission, requesting that the word "building" be replaced by the word "place" in Section 45(1).

Item 4.3 Tractors at the City Depot

After considering the future of the tractors stored at the City Depot the Committee recommended that Council offers the tractors to Wagin Historical Village to be used for spare parts and if negotiations with Wagin fail, then the tractors should be condemned for scrap and the City Building Surveyor be authorised to dispose of them.

Youth Advisory Committee

Minutes of meeting held 18 October 1993.

It was noted that the Committee resolved to amend the wording of item 6.1 of the Youth Accommodation Policy to read as follows:

"Council seeks to involve a member of a youth accommodation service within the City of Wanneroo on the Youth Advisory Committee."

RECOMMENDATION

That Council:

23 (a) accepts the resignation of Mrs L Andrews from the Quinns

.1 endorses the appointment of Mrs L Vengunst to the Quinns Rocks Recreation Management Committee;

24 (a) accepts the Department of Planning and Urban Development's offer to have the stables, currently located on Lot 709 at rear of No. 45 Bindaree Terrace, Kingsley, removed to the City Depot;

.1 requests Martinick and Associates to provide a heritage assessment on the stables; and

.2 requests the City Building Surveyor, or his representative, to obtain the report and be empowered to make a judgement on the value of the stables and decide whether they should be relocated to Perry's Paddock or be condemned;

25 advises the WA Municipal Association that the "Model for Community Participation in Heritage Assessment" is a worthy process, however the City of Wanneroo has already undertaken an Inventory of Heritage Places and harbours some concern about the ability to constitute a workable community reference group given the number of parties involved in the local environment;

26 forwards a submission, requesting that the word "building" be replaced by the word "place" in Section 45(1) of the Heritage of Western Australia Act 1990;

27 (a) offers the tractors stored at the City Depot to Wagin

- .1 if negotiations with Wagin fail, then the tractors should be condemned for scrap and the City Building Surveyor be authorised to dispose of them accordingly;

28amends the wording of item 6.1 of the Youth Accommodation Policy to read as follows:

"Council seeks to involve a member of a youth accommodation service within the City of Wanneroo on the Youth Advisory Committee."

D INGARFIELD
Acting City Recreation and
Cultural Services Manager

DI:SS
rrel2006

H41217

CITY OF WANNEROO REPORT NO: H41217

TO: TOWN CLERK

FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 906-1 C 765-21

SUBJECT: BEACH ACCESS - WA ASSOCIATION OF FOUR WHEEL
DRIVE CLUBS INC

A submission has been received from the WA Association of Four Wheel Drive Clubs Inc for the limited use of beaches within the City of Wanneroo in the Alkimos area.

The City Planner was requested to comment on this matter and his reply is as follows:

"The City of Wanneroo's beaches and adjacent foreshore reserves have extremely fragile environmental features. These features require protection and careful management. The quality of the natural environment has come under severe ecological pressure as a result of uncontrolled use.

The City does not have any beach set aside for four wheel drive use and I do not believe it has a beach that could be considered favourably from a vehicular access point of view, ie an environmentally acceptable route to get four wheel drive vehicles to and from the beach. The coastal areas north of Burns Beach Road are particularly in danger of being damaged by this sort of uncontrolled use. Four wheel drive vehicles and off-road bikes are causing considerable damage to dune environment and should not be allowed. Furthermore, in allowing the use of our beaches by vehicles, we certainly face considerable problems with the safety of other beach users.

Accordingly, I believe the Council should reject the request you have received."

Council has received complaints about vehicles on the beaches from Whitfords to Yanchep for many years. Council changed its

By-laws to incorporate the issuing of infringement notices to offenders. Patrol Officers have issued many infringement notices to offenders and are continuing to do so. Many cautions have also been issued.

Should Council allow 4 Wheel Drive Clubs to use designated beaches then it would open the floodgate for hundreds of other 4 wheel drive owners to use the area. It is a well known fact that once the beach area is opened the surrounding sand dunes suffer illegal usage and no amount of signs would prevent this happening.

There is first hand knowledge of this at Pinnaroo Point, Hillarys where two large signs are completely ignored by some 4x4 drivers at the entrance to the boat ramp. Patrol Officers are constantly attending to complaints of unlawful use of the beach and dune areas and of all night parties on the beach, together with fires and drunken youths.

Hillarys Beach is, of course, at the doorstep to the City, so to have an area set aside in a semi isolated area such as the Alkimos would be an open invitation to all types of associated problems. It would be impossible to restrict the area to 4 Wheel Drive Club users only.

Once it became common knowledge that an area was set aside for 4 wheel drive use on the beach then the area would be inundated with all types of 4 Wheel Drive vehicles and from all over the metropolitan area.

Lancelin has an area set aside for the type of usage sought by the Association and even though it is approximately one hour's drive away from Wanneroo, this is the area that should be used.

It should also be noted that property owners who have land which abuts the beach reserves are constantly complaining about 4 wheel drive vehicles trespassing on their property.

RECOMMENDATION

That Council reject the submission and that the Chairman of the Four Wheel Drive Club be advised accordingly.

K W SMITH
Acting Manager - Municipal
Law & Fire Services

8 December 1993

kws/dw/12005

CITY OF WANNEROO REPORT NO: H41218

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 906-1 C 765-21

SUBJECT: VEHICULAR ACCESS TO BEACH RESERVE FOR
RECREATIONAL FISHING PURPOSES

Mr Grant Michael Russo, aged 26 years of 19 Hasper Place, Marmion seeks permission to drive a Subaru 4 wheel drive vehicle onto the beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp.

Mr Russo is a sufferer of Cystic Fibrosis (lung disease) causing breathlessness, tiredness and lethargy, complicated by diabetes. Mr Russo's condition has been supported by a report from the Department of Respiratory Medicine of Sir Charles Gairdner Hospital. In order that Mr Russo can enjoy a reasonable quality of life the Hospital Authorities support his application for vehicular access to the beach reserve for recreational fishing.

The City Planner reports that the Hillarys Foreshore area is in a relatively stable condition and does not envisage a problem in permitting the applicant to access the area. Access to the north of Pinnaroo Point is not recommended due to possible hazards to other beach users.

Council can grant the applicant an exemption from the Reserves and Foreshores By-laws subject to the undermentioned conditions being met:

- (a) access is solely for the purpose of recreational fishing to assist in the applicant's rehabilitation;
- (b) a significant disturbance to other people using the beach is not created by this activity;
- (c) the applicant, in the absence of Council's approved Lifeguard Service, accepts full responsibility for his

safety during the times he accesses the beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp, and confirms this condition in writing to Council;

- (d) carries the permit with him at all times when accessing the beach reserve and produces it on demand to a duly authorised Council Officer or member of the Western Australia Police Force.

Permission would be withdrawn in the event of:

- (a) substantial complaints being received;
- (b) the conditions of approval being breached;
- (c) Council receiving substantial pressure from other persons for similar permission;
- (d) any motor vehicle used by the applicant not having a current valid combined motor vehicle licence and third party policy in existence;
- (e) the applicant not maintaining a current and valid motor drivers licence for the class and type of motor vehicle used to access the beach reserve.

RECOMMENDATION

That Council:

- 1 grants permission in accordance with the provisions of its By-laws Relating to Reserves and Foreshores for Mr Grant Michael Russo of 19 Hasper Place, Marmion to gain vehicular access to the public beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp subject to the undermentioned conditions:
 - (a) access is solely for the purpose of recreational fishing to assist in the applicant's rehabilitation;
 - (b) a significant disturbance to other people using the beach is not created by this activity;
 - (c) the applicant, in the absence of Council's approved Lifeguard Service, accepts full responsibility for his

safety during the times he accesses the beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp, and confirms this condition in writing to Council;

- (d) carries the permit with him at all times when accessing the beach reserve and produces it on demand to a duly authorised Council Officer or member of the Western Australia Police Force.
- 2 informs the applicant that this permission for vehicular access to the public beach reserve situated north of the Animal Exercise Area, Hillarys to the Whitfords Boat Ramp will be withdrawn in the event of:
- (a) substantial complaints being received;
 - (b) the conditions of approval being breached;
 - (c) Council receiving substantial pressure from other persons for similar permission;
 - (d) any motor vehicle used by the applicant not having a current valid combined motor vehicle licence and third party policy in existence;
 - (e) the applicant not maintaining a current and valid motor drivers licence for the class and type of motor vehicle used to access the beach reserve.
- 3 Reviews the approval after a period of 12 months.

T M TREWIN
Manager - Municipal
Law & Fire Services

24 November 1993

tmt/dw/12001

H41219

CITY OF WANNEROO REPORT NO: H41219

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 765-1-2

SUBJECT: APPOINTMENT OF LIFEGUARDS AS HONORARY BEACH INSPECTORS

Applications have been received from four paid part time Lifeguards for the City to be authorised as Honorary Beach Inspectors.

The Lifeguards who are attached to the Surf Life Saving (Organisation) Western Australia Inc. are undermentioned.

NEW APPOINTMENTS

- (1) Craig Raymond FISHER 21 years of age of 135A Hale Road, Wembley Downs.
- (2) Kristen GADSDON 18 years of age of 42 Ross Avenue, Sorrento.
- (3) Dean James WORTHINGTON 20 years of age of 22 Absolon Way, Hillarys

RE APPOINTMENT

- (1) Cameron Michael O'BEIRNE 25 years of age of 107 Glyde Street, Mosman Park.
(Previous appointment expired 24 November 1993).

The previous Honorary Beach Inspectors appointments of Mr Darren EARNSHAW and Mr Aric FOREMAN expired on 24 November 1993 and are not proposed for renewal.

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. In the case of all four Lifeguards their area of authority will be required for the beach reserve lying between Sorrento to Mullaloo.

As all four applicants are persons of good character, there appears to be no impediment to their appointments.

The positions of Honorary Beach Inspectors are voluntary and the appointed Officers do not receive any form of salary, wage or other gratuity, other than their payment as a part time Lifeguard. Appointments may be cancelled by resolution of Council.

RECOMMENDATION.

That Council approves the appointment of Beach Lifeguards, Craig Raymond FISHER, Kristen GADSDON, Cameron Michael O'BEIRNE and Dean James WORTHINGTON as Honorary Beach Inspectors for a period of twelve months subject to renewal. Such authority to be contained to the beach reserve No 20561 and areas adjacent thereto lying between Sorrento and Mullaloo.

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/hj/12002

CITY OF WANNEROO REPORT NO: H41220

TO: TOWN CLERK

FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 859/5/17

SUBJECT: DOG ACT APPEAL - MRS J CAHILL, 17 MOORHEAD
WAY, KOONDOOLA

On 18 October 1993 Council refused an application by Mrs J Cahill of 17 Moorhead Way, Koondoola 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 Cahill 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 Cahill under Section 26(5) of the Dog Act to keep three dogs at their 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 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.

K W SMITH
Acting Manager - Municipal
Law & Fire Services

6 December 1993

dw/12004

CITY OF WANNEROO REPORT NO: H41221

TO: TOWN CLERK

FROM: ACTING MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 22 DECEMBER 1993

FILE REF: 905-1

SUBJECT: PROTECTIVE CLOTHING FOR RANGERS

Council at its meeting on 24 November 1993 resolved 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.

The Senior Ranger has made inquiries concerning this matter with Police and Military organisations and has ascertained the following.

There is a complete body suit worn by Police and Military personnel in the training of dogs. The cost of a complete suit obtainable from a company in South Australia is valued at \$1,800 with lower prices for individual leg and arm coverings.

A consensus of opinion among the City Rangers is that if a particular dog is so savage that an expensive body suit has to be worn, then the dog should be destroyed immediately. A cumbersome body suit, no matter how effective, would not assist in catching a savage dog and would only inhibit the Ranger's movement.

Police and Military trained dogs are trained to attack the arms as against a savage or frightened dog which can attack any part of a person's body.

Verbal inquiries with the Police Department's Firearms Branch reveal that the Department's policy is still opposed to the issue of Tranquilliser Dart guns. Their opposition lies in the fact that a dart can fall from a dog escaping capture and subsequently

be picked up or trodden on by a child. The other question would be in the prescribing of drug dosage to bring down an animal varying from a dog, bull or a horse. Too much could kill and too little could drive the animal into a frenzy.

The Police Department's view is that a Veterinary Surgeon or someone with similar qualifications should exercise use of the dart gun. Conversely, if a Ranger used the gun then the Veterinary Surgeon would have to be present in a supervisory capacity. In view of the fact that this policy has been espoused verbally, it may be necessary for Council to have this in writing from the Police Department.

Again, it is pointed out that Rangers can, under the provisions of the Dog Act 1976, destroy a savage dog by firearm where all attempts have failed to impound a dangerous animal and when the owner is not reasonably present.

RECOMMENDATION

That Council write to the Police Department seeking their views in writing as to their policy on the licencing of Tranquilliser Dart guns in the area of Dog and Cattle Control.

K W SMITH
Acting Manager - Municipal
Law & Fire Services

6 December 1993

tmt/dw/12003

CITY OF WANNEROO REPORT NO: H41222

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 880-1

SUBJECT: NATIONAL LOCAL GOVERNMENT COMMUNITY
DEVELOPMENT CONFERENCE - HOBART

The national body of the Local Government Community Services Association is holding its biannual conference in Hobart, Tasmania from 13 - 16 March 1994.

The conference will be structured around several main themes, namely:

- Social, economic and Cultural Challenges Facing Local communities
Speaker - Professor Bettina Cass, Department of Social Work and Social Policy, University of Sydney
- Housing and Urban Design
Speaker - Mr John Byrne, Director of Special Projects, Queensland Department of Housing, Local government and Planning
- Arts and Cultural Planning
Speaker - Ms Marla Guppy, Cultural Planning Consultant
- Healthy Lifestyles
Speaker - Ms Rhonda Galbally, Chief Executive Officer, Victorian Health Promotion Foundation
- Families and Neighbourhoods
Speaker - Ms Linda Mearing, Director of Community Services, Lane Cove Council
- Community Relations
Speaker - Pat Dixon, Aboriginal Policy Officer, Australian Local Government Association

The overall theme of the conference will place emphasis on the challenge facing Local Government in the nineties and as we look towards the new century. It will focus on the value of collaboration and innovation in meeting these challenges. The City of Wanneroo has forwarded printed material on two projects, namely:

- Healthy Choices Award Scheme for Food premises;
- Towards an Integrated Cultural Policy.

Both projects will be made available in printed form to conference attendees.

The cost for attendance at the conference per delegate is as follows:

Registration	\$ 380.00 (if paid before 7 January 1994)
Accommodation	\$ 475.00
Air Fares	\$ 878.00
Allowances	\$ 200.00
Total	\$1,933.00

Council, at its 1993/94 budget made provision for the Manager Welfare Services to attend the conference.

It is felt that due to the diversity of issues to be presented at the conference, it would be of significant benefit for a Councillor to attend.

RECOMMENDATION

That Council:

- 1 authorises attendance at the National Local Government Development Conference in Hobart, 13 -16 March 1994 by the Manager, Welfare Services;
- 2 nominates a Councillor to attend the National Local Government Development Conference.

P STUART

Manager Welfare Services

PS:CJ

wre12001

H61200A

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

22 DECEMBER 1993

H61209

CITY OF WANNEROO REPORT NO: H61209

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 240-2

SUBJECT: MOBILE LIBRARY CONFERENCE, QUEENSLAND

At its meeting on 13 October 1993, Council resolved at Item H41002 to authorise the attendance of Cr Freame and the City Librarian to attend the Mobile Library Conference in Queensland from 20-21 November 1993.

Attachment 1 hereto presents Councillor Freame's report on her attendance.

Submitted for information.

A ROBSON
Acting Town Clerk

are93114
aat93009

H61210

CITY OF WANNEROO REPORT NO H61210

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 730-8-1

SUBJECT: TRAFFIC MANAGEMENT - CITY CENTRE UPGRADING
WORKS, BOAS AVENUE, DAVIDSON TERRACE

The Consultant Engineers for the Joondalup City Centre Stage 3B subdivision has indicated that part of the construction works will require temporary road closures in Davidson Terrace and Boas Avenue. The project works are shown on Attachment 1.

This work incorporates the upgrading of Boas Avenue, east of Davidson Terrace and the upgrading of Davidson Terrace, between Boas Avenue and Shenton Avenue, including transverse and longitudinal concrete bond beams, brick paving and pavement works.

In order to complete this construction, it is considered necessary for minor short term detours and temporary part road closures to be enforced to enable concrete kerb and bond beams to cure, paving to be laid and roadworks to be completed to the high standard required for the Joondalup City Centre. All closure will be kept to the absolute minimum to reduce inconvenience to the public and staged between December 1993 and March 1994.

As part of the Stage 2 works it is tentatively programmed that the eastern side of Boas Avenue and northern Council car park will be closed between 17 December 1993 and 21 January 1994.

Alternative access will be maintained to the Council car park and a temporary detour provided to Hawkins Park.

The Consultant has prepared a traffic management plan and indicated that directional signs will be provided. Particular liaison has also been undertaken with the Wanneroo Hospital.

Submitted for information.

R T McNALLY
City Engineer

PP:AT
Aere1218

H61210

CITY OF WANNEROO REPORT NO H61210

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 510-1665

SUBJECT: STREET SIGNS, TRAFFIC SIGNALS AND WARNING
SIGNS

Joondalup Drive/Hodges Drive - Traffic Lights

Main Roads WA has confirmed that its programme for installing a right turn arrow for northbound traffic in Joondalup, at Hodges Drive, is January 1994.

A double diamond signal phase will be introduced to accommodate all right turns at an estimated cost of \$12,000.

R T McNALLY
City Engineer

ABW:EMT
Aere1215

H61212

CITY OF WANNEROO REPORT NO: H61212

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 290-0

SUBJECT: DEVELOPMENT ENQUIRIES - NOVEMBER 1993

The following schedule lists those enquiries received during November 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
pre931237

Attach

DEVELOPMENT ENQUIRIES - NOVEMBER 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
CHILD CARE/FAMILY DAY CARE	3	LANDSDALE	DIFFERENCES EXPLAINED. REFERRED TO WELFARE SERVICES FOR FURTHER INFORMATION.
FAST FOOD OUTLET	4	JOONDALUP	INFORMED OF RELEVANT CONTACTS. ADVISED TO CONTACT DEVELOPERS DIRECT.
SHOPPING CENTRES EXPLAINED.	12	JOONDALUP/ WANNEROO	NORTH WEST CORRIDOR STRUCTURE PLAN ADVISED OF CURRENT CENTRES.
JOONDALUP CITY	12	JOONDALUP	INFORMATION GIVEN. CENTRE ADVISED TO CONTACT LANDCORP REGARDING NEW LAND RELEASES.
VETERINARY TABLE ESTABLISHMENT REQUIREMENTS.	3	HILLARYS/ JOONDALUP	EXPLAINED USE CLASS AND COUNCIL

H61213

CITY OF WANNEROO REPORT NO: H61213

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 740-2-1

SUBJECT: LAKE PINJAR LAND USE PLANNING AND MANAGEMENT
STRATEGY

Council will recall referring the draft Lake Pinjar Land Use Planning and Management Strategy as a confidential discussion paper to the following agencies, with a request that they submit any comments to Council by 30 November (refer to Council Resolution H20801A):

- . Department of Agriculture
- . Department of Conservation and Land Management (CALM)
- . Department of Planning and Urban Development
- . Environmental Protection Authority
- . Health Department
- . Water Authority (WAWA).

CALM and the Health Department have provided comments on the discussion paper, while WAWA has indicated that its comments should be forwarded to Council by 20 December. A follow up letter has been sent to the other agencies asking whether they wish to comment on the discussion paper and if so, when their comments are likely to be received. On receipt of the outstanding comments, the workshop to enable Councillors to discuss the proposed strategy (as required under Resolution H20801A) will be arranged.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

ph:rp
pre931230

H61214

CITY OF WANNEROO REPORT NO: H61214

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 30/4369

SUBJECT: APPEAL DETERMINATION : LOT 372 (40) ARNISDALE
ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: N V Jones

INTRODUCTION

Advice has been received from the Hon Minister for Planning stating that he has dismissed the appeal lodged by Mr N Jones for the development of a medical consulting room on Lot 372 (40) Arnisdale Road, Duncraig.

BACKGROUND

At Council's meeting on 28 July 1993, the above proposal was considered. It was resolved that the application be refused as the proposal:

29contravenes Council's policy for medical facilities/consulting rooms in terms of location, lot size and setbacks;

30represents ad hoc non-residential development in a residential area;

31sets an undesirable precedent, encouraging the proliferation of non-residential development within this area.

MINISTER'S DECISION

In the Minister's consideration of the matter it was noted that Council is aware of the pressures that apparently exist within the locality and are preparing a policy to resolve the matter.

The Minister concluded, after considering the background and associated issues, that it would not be appropriate to determine the matter differently to Council, hence the appeal was dismissed.

SUBMITTED FOR INFORMATION.

O G DRESCHER
City Planner

pje:rp
pre931228
1.12.93

H61215

CITY OF WANNEROO REPORT NO: H61215

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 680-1

SUBJECT: CRAIGIE LEISURE CENTRE MONTHLY REPORT - DECEMBER 1993

Attendance figures for December 1993 are shown on Attachment A.

Overall attendance figures for the centre were 34542 which represented increase of 81425 or 30.8% over that achieved in the corresponding period last year (26417). December attendances of 55268 showed a massive increase of 23254 over that achieved for the month of December last year (23,254). However, last year the centre was closed from 15/12/92 to 02/01/93 both dates inclusive. This obviously impacted on the lower attendance figures in the year.

The operating position for the complex for the 6 months ended 31 December 1993 was as follows:-

	Centre Subsidy	Surplus
\$		\$
	Control	
	Pool	
146,768	Sports Hall	
13,179	Fitness Room	58,974

26,432	Aerobics Room	6,766
	Kiosk	471
	Creche	
	Total	\$66,211
	\$186,379	
	Net Subsidy \$120,168	
	Note: Depreciation Costs \$122,571	

The monthly turnover for each centre for the year to date was:-

	Control	Pool	Sports Room	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
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				
November	384	94,136	22,724	34,654	12,350	
28,435	3,371	196,054				

December	1,887	84,503	17,123	24,298	7,086
34,132	2,245	171,274			
Total	4,055	460,142	116,300	179,191	66,039
147,899	17,715	991,341			

The year to date turnover comparison for previous years for each centre was as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
1989/90		447,221		33,182	50,901	
112,909	6,599	586,266				
1990/91		482,289		43,271	72,172	
114,008	9,504	667,544				
1991/92		475,433		47,724	75,077	
95,085	7,469	625,847				
1992/93	562	430,326		42,004	69,580	
101,625	8,315	652,412				
1993/94	1,887	460,142	116,300	179,191	66,039	
147,899	17,715	991,341				

The year to date trading comparison for previous years for each centre was as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$

1989/90	(34,913)		34,284	32,872	
15,646	(21,357)	26,532			
1990/91	(39,151)		39,563	45,080	
10,573	(39,558)	16,507			
1991/92	(85,162)		46,382	50,577	
10,795	(46,382)	(6,869)			
1992/93	(25,312)	(1,277)	19,153	23,497	(6,973)
(32,825)	(28,867)				
1993/94	(146,768)	(13,179)	58,974	6,766	471
(26,432)	(120,168)				

It should be noted that this year depreciation is reflected in the financial statements. At the 31/12/93 the total cost was \$122,571. Taking cognisance of this the trading position this year was approximately \$31,270 better than the corresponding period last year.

Control

These costs are allocated to the various cost centres in accordance with budgetary provisions.

Pool

Turnover for this centre was \$460,142 - up \$29,816 over that achieved last year. Trading (after taking account of the depreciation charge) was approximately \$30,000 over the corresponding period last year.

Sports Hall

The financial scenario for this operation was:-

Annual	Budget	Actual
Budget	31/12/93	31/12/93

Income	189,300	94,650	116,300
Expenditure	236,818	118,410	129,479
	<hr/>	<hr/>	<hr/>
Subsidy	\$ 47,518	\$23,760	13,179
	<hr/>	<hr/>	<hr/>

This area is performing above budget expectations and officers consider the trend should continue.

Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/12/93	Actual 31/12/93
<hr/>			
Income	372,650	186,324	179,182
Expenditure	286,743	143,371	120,208
	<hr/>	<hr/>	<hr/>
Surplus	\$ 85,907	\$42,953	\$ 58,974
	<hr/>	<hr/>	<hr/>

The trading surplus on this operation is encouraging and early trends are such that the annual budget will be exceeded.

Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/12/93	Actual 31/12/93
<hr/>			
Income	151,800	75,900	66,039
Expenditure	110,477	55,238	59,273
	<hr/>	<hr/>	<hr/>

Surplus	\$ 41,323	\$20,662	\$ 6,766
---------	-----------	----------	----------

This area is performing below budget expectations with revenue down and expenses up on budget. A major turnaround is required for budget estimates to be achieved.

17,010 persons participated in aerobic sessions during the first six months of the year. This was 1,024 (or 5.7%) less than for the corresponding period last year.

Kiosk

The financial scenario for this activity for the four months ended November 1993 was:-

	\$	%
Sales	147,899	100.00%
Less Cost of Goods Sold	76,254	51.6%
Gross Profit	71,645	48.4%
Less Expenses	71,174	48.1%
Net Surplus	\$ 471	0.3%

At the 31/12/93, the gross profit ratio of 48.4% was less than the ratio projected for the full year (51.3%). Hopefully with the greater throughput in January with school holidays this will turn around.

Creche

The financial scenario for this operation was:-

	Annual Budget	Budget 31/12/93	Actual 31/12/93
Income	29,300	14,650	17,715
Expenditure	87,754	43,877	44,147
Subsidy	\$58,454	\$29,227	\$26,432

Given that the creche attendance figures for the 6 months ended 31 December 1993 totalled 11,814, the **net** Council subsidy per attendee was \$2.24 per person. Comparing the statistics with the corresponding period last year the position is:-

	1993/94	1992/93
# of Children	11,814	6,713
Income	\$17,715	\$ 8,315
Expenses	\$44,147	\$41,140
Subsidy	\$26,432	\$32,825
Average Cost Per Child:	\$2.24	\$4.89

This is a major turnaround for this service and augurs well for the future.

Full accounting details together with relevant graphs are shown on Attachment B.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:CB
12 January 1994

tre0042

CITY OF WANNEROO REPORT NO: H61216

O: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 9 FEBRUARY 1994
FILE REF: 690-1
SUBJECT: AQUAMOTION MONTHLY REPORT - DECEMBER 1993

Attendance figures for the six months ended December 1993 are shown in Attachment A. Total attendances were 81,796 compared to 84,361 at the corresponding period last year. This represents an attendance decline of 29.3%.

The operating financial position for the complex for the 6 months ended 31 December 1993 was as follows:-

	<u>SURPLUS</u>	<u>SUBSIDY</u>
	\$	\$
Control		
Pool		180,011
Fitness Room		3,457
Recreation Room		13,220
Kiosk		2,182
Creche		15,009
	<u> </u>	<u> </u>
Total	\$	\$213,879
	<u> </u>	

Net subsidy \$213,879.

The Council's budget provides for an annual subsidy to this complex of \$335,300 including \$75,650 depreciation.

EPORT NO:

t the corresponding period in previous years the net subsidy was:-

1992/93	\$141,391
1991/92	\$213,293
1990/91	\$139,592

fter taking cognisance of the asset depreciation charge of \$41,670 the trading position is approximately \$30,818 down on that achieved last year.

ool

	Annual Budget	Budget 31/12/93	Actual 31/12/93
Income	311,660	155,830	119,476
Expenditure	569,556	284,778	299,487
Subsidy	\$257,896	\$128,948	\$180,011

opefully a bumper January will reverse this trend.

itness Room

he financial scenario for this operation for the first 6 months of the year w
s follows:-

	Annual Budget	Budget 31/12/93	Actual 31/12/93
Income	30,120	15,060	13,884
Expenditure	39,941	19,970	17,341
Subsidy	\$9,821	\$4,910	\$ 3,457

ecreation Room

Annual Budget	Budget 31/12/93	Actual 31/12/93
------------------	--------------------	--------------------

EPORT NO:

Income	29,830	14,915	11,402
Expenditure	54,251	27,125	24,622
	<hr/>	<hr/>	<hr/>
Subsidy	\$24,421	\$12,210	\$13,220
	<hr/>	<hr/>	<hr/>

reche

he financial scenario for this centre for the first 6 months is as follows:-

	Annual Budget	Budget 31/12/93	Actual 31/12/93
Income	4,240	2,120	1,562
Expenditure	38,096	19,048	16,571
	<hr/>	<hr/>	<hr/>
Subsidy	\$33,856	\$16,928	\$15,009
	<hr/>	<hr/>	

ouncil will recall that this facility was privatised for a trial six month period commencing 25/10/93.

ull financial details are shown as Attachment B.

ubmitted for information.

B TURKINGTON
ity Treasurer

BT:CB
2 January 1994

re0043

H61217

C I T Y O F W A N N E R O O R E P O R T N O H 6 1 2 1 7

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 9 FEBRUARY 1994

FILE REF: 002-3

SUBJECT: FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO
31 DECEMBER 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 December 1993 was \$30,827,170 representing 77.3% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1992/93	76.7%
1991/92	76.4%
1990/91	75.0%
1989/90	77.0%
1988/89	88.0%
1987/88	85.0%
1986/87	77.0%

Comparison with other local authorities revealed the following:-

	Issue Date	Collection Rates Outstanding
Stirling	30/07/93	85.0%
Swan *	23/07/93	83.2%
Canning	11/08/93	76.0%
Wanneroo	06/08/93	77.3%

* Discount system in operation

Council's second rate instalment notice was forwarded to 16,336 properties on the 16 December 1993 with payment due on 15 January 1994:-

Central	4,801
North	1,332
South	5,693
South West	4,510
	<hr/>
	16,336
	<hr/>

The 10% penalty imposed on all rates outstanding other than that outstanding on eligible pensioners at 31 January 1994.

Whilst the penalty imposition was outlined on both the rate notice and second instalment notice, a further press release on the topic was published on the 18 January 1994.

Refuse

93.8% of refuse charge outstanding was collected at the end of December 1993. Collections at the corresponding time in previous years have been:-

1992/93	94.0%
1991/92	93.8%
1990/91	93.8%
1989/90	92.0%

Full details of rates and refuse are shown on Attachment B.

Interest on Investment

Interest earned to the Municipal Fund at 31 December 1993 was \$1,073,839 which represents 53.7 % of the budgeted \$2,000,000.

In previous years the yield from this source was:-

31/12/92	\$ 708,635	59.5%
31/12/91	\$1,028,685	59.4%
31/12/90	\$1,161,440	52.5%
31/12/89	\$1,540,112	120.5%
31/12/88	\$1,140,891	88.3%

Despite lower interest rates, 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 31/12/91	AMOUNT INVESTED 31/12/92	AMOUNT INVESTED 31/12/93
	\$	\$	\$
Municipal Fund	22,639,218	23,428,156	48,601,322
Loan Fund	2,126,841	1,957,031	
General - Trust	1,720,000	2,021,000	
Deposits			
Trust - Specific	770,136	1,102,999	245,998
Deposits			
Reserve Accounts	12,068,168	11,662,538	
T.P.S. No 5	178,063	188,417	199,866
T.P.S. No 6	752,338	803,133	42,748
T.P.S. No 7A (2)	975,895	1,039,166	1,092,799
T.P.S. No 7A Pt B (4)	514,146	671,504	517,094
T.P.S. No 21			129,500
Wangara Industrial Estate	3,920,685	3,674,807	
TOTAL	\$ 45,665,490	46,548,751	50,829,327

Council's total investment portfolio at 31 December 1993 is summarised as follows:-

National Australia Bank	\$20,609,269	40.5%
Westpac	\$ 5,843,050	11.5%
Australian and New Zealand	\$ 4,565,737	9.0%

Commonwealth Bank	\$ 6,108,451	12.0%
Town and Country Bank Ltd	\$ 6,231,085	12.3%
R & I Bank	\$ 5,311,818	10.4%
Challenge Bank	\$ 1,921,753	3.8%
Permanent Building Society (In Liquidation)	\$ 238,164	0.5%
	<hr/>	<hr/>
	\$50,829,327	100.0%
	<hr/>	<hr/>

At the corresponding period in previous years, Council's total investment portfolio was:-

1992/93	\$44,548,751
1991/92	\$45,665,490
1990/91	\$41,240,288

A more comprehensive presentation of Council's investment portfolio is appended as Attachment C.

SALARIES AND WAGES

The payroll paid to 31 December 1993 was \$11.921m which represented payments for 14 of the 26 pays scheduled for 1993/94.

CRAIGIE LEISURE CENTRE

In broad terms the financial position of Craigie Leisure Centre for the six months ended 31 December 1993, was:-

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control		
Pool		146,768
Sports Hall		13,179
Fitness Room	58,974	
Aerobics Room	6,766	
Kiosk	471	
Creche		26,432
	<hr/>	<hr/>
Total	\$ 66,211	\$186,379
	<hr/>	<hr/>

Net Subsidy \$120,168

In previous years the trading position was as follows:-

1992/93	\$28,867 surplus
1991/92	\$ 6,869 deficit
1990/91	\$16,507 surplus
1989/90	\$26,532 surplus
1988/89	\$51,927 surplus

As mentioned in Report H after taking cognisance of the year-to-date asset depreciation of \$122,571 the overall trading position was \$31,270 better than the corresponding period last year.

Full details are shown in Report H .

AQUAMOTION

In broad terms the following is the position for the six months ended 31 December, 1993:-

	<u>Surplus</u> \$	<u>Subsidy</u> \$
Control		
Pool		180,011
Fitness Room		3,457
Recreation Room		13,220
Kiosk		2,182
Creche		15,009
	<hr/>	<hr/>
Total	\$	\$213,879
	<hr/>	<hr/>

Net subsidy \$213,879

For comparative purposes the following was the position in previous years:-

1992/93	\$141,391
1991/92	\$213,293

After taking account of asset depreciation (\$41,670) the trading position was approximately \$30,818 down on that achieved last year.

Full details are shown in Report H .

MARANGAROO GOLF COURSE

In summary the operating financial profile of this activity for the six months ended 31 December, 1993 was:-

	Annual Budget	Budget 31/12/93	Actual 31/12/93
Income	845,880	422,940	416,097
Expenditure	428,770	214,385	198,708
Surplus	\$417,110	\$208,555	\$217,389

The net operating surplus for the corresponding period in previous years was as follows:-

31/12/92	\$219,435
31/12/91	\$229,928
31/12/90	\$211,639
31/12/89	\$194,432

Comparison of the number of players for the six month period ending 31 December was as follows:-

1993/94	56,515
1992/93	56,566
1991/92	55,983
1990/91	53,981
1989/90	57,216

Full financial details are shown on Attachment D.

RECREATION CENTRES

The operating position for the individual recreation centres in the six months ended 31 December 1993 is attached as Attachment E.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:CB
13 January 1994
tre0004

H61218

CITY OF WANNEROO : REPORT NO H61218

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 9 FEBRUARY 1994

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

TBT:CB

17 January 1994

tre0009

H61219

CITY OF WANNEROO : REPORT NO H61219

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
DECEMBER 1993

The staff overtime return for the month of December 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:CB
11 January 1994

tre0011

H61220

CITY OF WANNEROO REPORT NO: H61220

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 241-5-2

SUBJECT: HEALTHY CITIES PROGRAMME - HEALTHY CHOICES
AWARD - ex G40216, H40509 and H40809

In February 1992, Council resolved to participate in the Healthy Cities initiative which aims to plan for health rather than solely responding to disease and illness.

As part of the Healthy Cities Programme, Council's Environmental Health Department has developed the Healthy Choices Award from a concept initiated by the Health Department of Western Australia.

The award has been designed to promote eating places that not only offer healthy food and low alcohol drinks, but provide a pleasant smoke-free environment where diners can consume food, confident that it has been prepared in a clean and hygienic kitchen.

The inaugural Healthy Choices Award presentation was held on 29 November 1993 and approximately 80 people attended the ceremony held in Council's Function Area.

The Mayor, Cr Graeme Major, presented Awards to 25 local food premises, including Council's own Meals on Wheels Service. Award recipients are listed in the appendix to this report.

As a preparation for the Award, Council's Health Department ran 12 food hygiene seminars entitled 'Are You Running A Healthy Business?'. Seminars were attended by over 90 food handlers and their Managers.

The Healthy Choices Award Project received sponsorship from the Wanneroo Times who have part-funded an advertising campaign to promote Award recipients. A competition to win a meal to the value of \$50 at an Award winning food premises is incorporated in the campaign.

Council's Graphic Designer has developed a mobile display in conjunction with Council's Environmental Health Department. The display advises the public about the Healthy Choices Award and promotes the Award winning food premises. The display will be moved around local shopping centres and Council buildings over the next few months.

The initial stage of the project has been popular with local food businesses and it is anticipated that these initial awards will be a catalyst to the food industry generally, resulting in an increase in participating food premises in 1994.

Submitted for information.

G A FLORANCE
City Environmental Health Manager

hrel2014
mcp:rej

H61221

CITY OF WANNEROO REPORT NO: H61221

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 260-0

SUBJECT: RECREATION DEPARTMENT MONTHLY REPORT FOR
NOVEMBER/DECEMBER 1993

RECREATION SERVICES

After School Child Care

The child "pick up" arrangements at several of Council's After School Care services have recently been disrupted due to concerns raised about staff collecting children in their private vehicles.

The concerns raised are two fold: firstly, the possible effect on third party insurance cover for the private vehicles and Council's increased exposure to liability due to staff collecting the children from their respective schools; and, secondly, a reduced staffing contingent at the centres whilst children are being collected.

Staff are currently working with parents of children at these centres to implement strategies to minimise the disruption caused by this development.

Girrawheen-Koondoola Recreation Centre

Interviews were recently conducted for the position of Recreation Facilities Manager at this venue. The successful applicant will commence in early January 1994. It is envisaged that it will be possible to start increasing the range of programmes offered at this facility in 1st Term 1994.

Wanneroo Recreation Centre

The Acting Recreation Facilities Manager, Linda Wheeler, has been working closely with the newly appointed Programme Supervisors. It is understood that their training is progressing at a satisfactory rate. Several new ideas are being investigated for inclusion in the 1994 Leisure Course Programme.

Recreation Adviser Disabilities

The Recreation Adviser - Disabilities, Wally Hinkley, (on secondment to Council from Recreation Network) is currently undertaking a series of on-site training programmes with staff based at recreation facilities around the City. To achieve this, Mr Hinkley has developed an itinerary of "block" placements of either one or two weeks duration at each location.

During these "block" placements it is expected that Mr Hinkley will be able to impart to Council staff, skills that will assist them in effectively servicing patrons with various levels of disabilities.

Lawn Bowls - Club Development

Staff from Council's Recreation and Cultural Services and Parks Departments have recently met with representatives from the steering committees for the Craigie and Warwick Bowling Clubs. A full report on this matter will be submitted in due course.

Annual Volleyball Competition - Neil Hawkins Park

The 1993 Annual Volleyball Competition started on Monday, 22 November and will finish with a Grand Final play-off (cup, plate and spoon) on Friday, 10 December.

This year 18 teams are involved, 5 of these from State Government departments working in the Joondalup City centre. The primary and foremost aim of this competition is to assist in the development of a community identity in the City centre and allow staff from the various local business houses to socialise in a friendly and healthy environment.

Beach Inspector Service

This is the fifth year that Council has provided a beach inspector service at Mullaloo and Sorrento beaches over the summer season. This service provides a safe environment for residents to enjoy the recreational pursuits our beaches have to offer.

The season commenced on Monday, 29 December and will continue through to Friday, 25 February 1994. The beach inspectors are patrolling the beaches from 9.00am to 5.00pm during the week, with the Surf Life Saving Club continuing its voluntary service on weekends and public holidays.

This season, the contract will be extended to patrol the beach inside Hillarys Boat Harbour during the busiest month of January. The qualified and experienced inspectors that are patrolling the beaches this year are Craig Fisher, Dean Worthington (Mullaloo & Sorrento beaches) and Kristen Gadsdon.

Warwick Leisure Centre

Creative Leisure Courses

Term Four Creative Leisure Course programme continued throughout October and proved very successful. Traditionally the quietest period, numbers of patrons enrolled exceeded expectations and augers well for the New Year.

Fitness Programme

Attendances at Aerobics classes have been steady without being spectacular. The goal of 900 attendances per month is being obtained.

The New Teenage Step Sensations programme has been successful with an average of 15 teenagers attending classes during October.

Abseiling

A joint abseiling programme, conducted in conjunction with the Sorrento Duncraig Recreation Centre, was conducted during October. Twelve participants experienced the thrill of abseiling for the first time and the success of this programme will ensure its continuation for future terms.

Ocean Ridge Zone

Approximately 1450 participants are attending leisure activities at the Ocean Ridge Community Centre for Term 4. One hundred and thirty two classes were offered, of which 60% actually ran.

Recent events and functions at the Centre have been the Blue Light Disco, (955 attendances), Basketball Clinic with Mike Ellis

(41 attended), a Red Cross Fashion Parade, an Asian Volleyball Tournament, and the WA Aids Seminar had approximately 100 attendances to each function. The Red Cross Blood Drive continues to increase with 203 attendances at the last clinic and 380 attended the Senior Citizen's Bowls Tournament.

Coming events will be the very popular Ocean Ridge Recreation Association's Annual Carols by Candlelight to be held on 11 December at 7.30pm at Heathridge Park. Father Christmas will be attending the children's Central Playgroup Christmas Carnival to be held at Heathridge Park on Wednesday, 1 December. All netball and volleyball competitions at the Centre are playing finals.

Sorrento-Duncraig Zone

Facility Bookings 1994

Facility booking requests for 1994 are beginning to be returned to the Sorrento Duncraig Recreation Centre. These will be assessed and incorporated into RECS. Any adjustments will occur after consultation with the groups concerned.

Sorrento Community Hall Storage

The two playgroups based at Sorrento Community Hall have been contacted to commence discussions concerning the storage of their equipment. Due to limited facilities, equipment is being stored in the foyer and toilet areas.

Arrangements for the painting of many of the interior walls of the Recreation Centre with anti graffiti paint are progressing. The bulk of the work will occur between Christmas and New Year, necessitating the closure of the Centre during that time.

Aquamation

'Learn to Swim' Programme

Strong interest is being shown in the Term IV programme particularly at the pre-school level.

It is anticipated that continued growth will carry on to Term I in 1994.

Fitness Programme

The revamped Spring/Summer 1994 Aerobic and Aquarobic brochure has produced a 17% increase in aerobic participants. The Gymnasium attendances are 11% higher than the corresponding period last year.

Vacation Swim - January

The Education Department Vacation Swim Programme is scheduled to commence 3 January 1994, with both a morning and afternoon series.

In-term Swimming

The Education Department Term 4, In-term Swim Lessons are still continuing at Aquamotion.

Kiosk

The Wanneroo Coffee Lounge has accepted an invitation to operate again over the Christmas school holiday period.

Creche

The new privatized creche is in operation and is proceeding with only a few minor teething problems.

Nifty 50's plus

Continued interest is being shown in this second programme of activities.

CRAIGIE REGIONAL ZONE

Programming

New programmes include Monday morning netball (November) and indoor soccer (3 December). Three new mixed volleyball teams were recruited to the Centre after a 'come and try' night on Thursday 25 November. The Saturday night roller blading format is being revised. Other community sporting competitions go into finals from Monday 6 December.

Promotion and Advertising

Advertising in December will be for the Aquatic Centre and Health and Fitness Suite. The Centre's 'Messages on Hold' programme has

been updated for the summer months. Work has begun on a colour brochure for the Centre.

Special Events

The Centre has been booked for the Country Junior Volleyball Championships in September 1994. Negotiations are being conducted between the Centre and organisers of the World Junior Karate Championships in 1994 and for the WA Netball league competition for 1994.

Whitford Catholic School held a Fancy Dress evening in the main sports auditorium on 8 November, which was attended by over six hundred people.

CULTURAL SERVICES

Northern Youth Theatre

The Northern Youth Theatre has recently been established in the City of Wanneroo to cater for people between the ages of 13 and 26.

The first meeting was held on Friday, 19 November 1993 and meetings will continue each Wednesday and Friday evenings.

Northern Youth Theatre is the first youth theatre within the municipality and will use performance as an effective tool to initiate change and dissolve barriers. It will also be seeking ideas from young people to be developed, with theatre professionals, into scripts for performance in the New Year by participants of the group.

Funding is currently being sought from the WA Department for the Arts and Healthway. Similarly, private sponsorship proposals will be devised in preparation for 1994. Funding gained from these particular sources will assist in planning the performance programme.

The individuals behind the Northern Youth Theatre will bring both professionals and amateur talent to the group. Additionally, the youth will benefit from experience through networking with professionals within the Arts industry.

Environmental Arts Project

Tile Mural - Warwick Leisure Centre

This public arts project, representing the natural bush landscape surrounding the Warwick Leisure Centre, is now completed.

Following the research of the area and numerous designs, tiles were individually hand painted by community artists Olive Birch and Wendy McLellan. The development of the mural involved three weeks of painting and kiln firing in the pottery room of the Warwick Leisure Centre.

Once firing was completed the tiles were individually laid onto a wall covering an area of 2550 mm height and 2200 mm width.

This unique artistic endeavour dramatically enhances the aesthetic value of the building. Surrounded with a wood frame, the mural depicts natural bush and wildlife within the Warwick area.

Special spot lighting will be installed to complement the quality of work and the mural will be officially unveiled in early 1994.

Mural Arts Project

Students from Girrawheen Senior High School have recently been involved in a mural arts project funded by the City of Wanneroo.

Co-ordinated by Girrawheen Senior High's Art teacher, Denise Walker, the bus shelters have been painted by the students along Girrawheen Avenue outside the school.

Based on the students' own designs, the two bus shelters depict separate themes. One contemporary and the other representing traditional Aboriginal culture.

The residents in the area have communicated positive feedback as the bus shelters aesthetically enhance the street. Additionally, it can contribute to decreasing the graffiti on the bus shelters.

Other schools within the municipality are interested in similar projects involving bus shelters. These particular projects are planned for 1994.

Youth Services

Youth Services Co-ordinator

The position of Youth Services Co-ordinator has been advertised. Applications close Friday, 10 December 1993. It is anticipated the successful applicant will commence early in the New Year.

Youth Fest - Sorrento Quay, February 1994

Mrs Suzanne Kay has been appointed as Events Co-ordinator for the Youth Fest being held in conjunction with Sonshine FM and the Sunset Coast Sailboard Classic at Sorrento Quay, 5 and 6 February 1994 (Report H40918 refers).

This is a temporary part-time position and involves co-ordinating a range of static and active displays as well as cultural and sporting activities for young people.

Heritage Services

The job specification for the part-time Curator at Gloucester Lodge is currently being reviewed prior to advertising the position. It is hoped a person will be appointed soon.

D INGARFIELD
Acting City Recreation and
Cultural Services Manager

DI:SS
rrel2005

H61222

CITY OF WANNEROO REPORT NO: H61222

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1992

FILE REF: 429-1-28

SUBJECT: CITY OF WANNEROO ART AWARD - DETAILS OF EVENTS

At its meeting on 13 October 1993, a report was submitted to Council seeking approval to host the 1994 City of Wanneroo Art Award on the third floor of the Joondalup Administration Centre.

This request was subsequently approved (Item H41011 refers). The following report details the organisation of this event for Council's information.

- * The closing date for entries is Thursday 24 February 1994.
- * Acceptance of the artwork from artists will occur on Friday 4 March between 10.00am and 3.00pm.
- * Culling of the artwork will commence Friday 4 March and will continue Tuesday 8 March.
- * Judging of art awards will commence Tuesday 8 March.
- * Curation of the Function Room will commence Wednesday 9 March.
- * Curation of Reception area and Council Chambers will occur Thursday 10 March and Friday 11 March.
- * Preview of art works will be on Friday 11 March at 5.00pm.
- * The official Opening will commence Friday 11 March at 6.30pm. This Opening will be conducted by the Mayor. All Councillors will be invited to attend the Opening.

- * It is expected approximately a maximum of 150-200 people will attend the Opening Night.
- * The exhibition will be open to the general public from Saturday 12 March to Friday 18 March.

Opening times: 1.00pm - 4.30pm weekend
 10.00am - 4.30pm weekdays
- * Artists will be required to collect unsold artwork during the exhibition on Friday 18 March between 4.30pm and 5.30pm (up to 6.00pm at the latest).
- * Removal of hired screens and boxes will take place approximately 10.00 am Monday 21 March.
- * collection of purchased art work will occur between 3.00 and 5.30 pm Monday 21 March.

If any alterations occur to the schedule, notification will be given.

Advertisements have been placed in the *Wanneroo Times*, the *West Australian 'Big Weekend'* and cultural magazine *Arts Unlimited* inviting artists to enter the Award.

\$3,500 is available for this non-acquisitive Award. Acknowledgements and prizes are listed below.

Awards for Excellence - donated by City of Wanneroo.

Three awards of \$500 each recipient.

Outstanding Three Dimensional Work - donated by City of Wanneroo.

Two awards of \$250 each recipient.

Best Art Student Award - donated by LandCorp.

Two awards of \$250 each recipient. Applicants must provide a curriculum vitae of not more than one hundred words outlining current tertiary study.

Creative Works with Paper - courtesy of Creative Hot Shop.

Artist will receive art supplies to the value of \$500.

Innovative Award - courtesy of Wanneroo Times.

Two artists will receive \$250 each for innovative design and use of mediums.

Entry forms have been recently printed and are available at City of Wanneroo Recreation/Leisure Centres, libraries, plus Wanneroo Times and the Creative Hot Shop.

Marketing of the City of Wanneroo Art Award through print advertisements, posters flyers and publicity will commence in early 1994.

Submitted for Council information.

D INGARFIELD
Acting City Recreation and
Cultural Services Manager

AC:SS/rrel2007

H61223

CITY OF WANNEROO REPORT NO: H61223

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 DECEMBER 1993

FILE REF: 201-5

SUBJECT: MONTHLY REPORT FOR NOVEMBER 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 new basketball surrounds now complete.

Manual reticulation has commenced and turf has been reinstated following the installation of reticulation main lines at Liddell and Templeton Parks, Girrawheen.

Clean up before and after the Wanneroo Agricultural Show is complete.

Engineering verge reinstatements in Ariti Avenue, Wanneroo, is complete.

PLAYGROUND EQUIPMENT

New play equipment has been installed at Montrose Tennis Courts, Girrawheen and Addison Park, Merriwa.

Two bibra shelters have been installed at Montrose Tennis Courts.

Two new bench seats have been installed at Duncraig and Girrawheen Libraries.

The mobile play trailer was located at Margaret Cockman Pavilion in Wanneroo Showgrounds and Joondalup Foreshore.

Safety checks and maintenance works on play equipment are ongoing.

TURF WICKETS

Cricket wickets are being limed to raise the pH level due to problems with high acidity in the soil. All wickets are receiving good reports.

TREE PRUNING

The Linmac large cherry picker is progressing the SECWA list of trees under wires and work orders on parks and verges.

The Afron cherry picker is progressing street tree pruning work under power lines. Areas completed are Craigie, Beldon, Mullaloo, Ocean Reef and Heathridge, sight problems in Joondalup and is currently working in Wanneroo.

The woodchippers are progressing work orders from parks pruning and verge prunings, also dead trees on dry and reticulated parks.

Mulch is being dropped off at Wanneroo Water World and the City Depot.

WATER TANKERS

Water tankers have commenced watering street verge plantings, dry park plantings and when required, wet parks. Where returfing has been completed watering in has been carried out.

MOWING

The verge mowing crews have completed the first seasonal mowing round of verges and median strips. Mowing of reticulated parks is progressing on schedule.

Elcar Park, Joondalup, has been dethatched.

CONSTRUCTION

A clean up of bridle paths and firebreaks in Wanneroo rural areas have been completed.

Grassing has been completed and rolled at Warwick Open Space around the new tennis club house.

New double cricket practice wickets have been excavated at Merriwa Park, Merriwa and Prince Regent Park, Heathridge.

Work on the 10th Light Horse Infantry Heritage Trail has been completed at Neerabup National Park.

The parking areas for the library bus have been constructed at Callander Park, Kinross and Aldersea Park, Clarkson.

Sites have been prepared for basketball half courts.

RETICULATION

Warwick Open Space car park extensions have been completed by contractor.

Templeton Park and Liddell Park, Girrawheen, automatic reticulation main line installation has been completed. Work on laterals is in progress.

Trickle has been installed at Carramar Golf Course.

BORES AND PUMPS

Reticulation break repairs have been completed, ie seven main line breaks and 11 lateral breaks.

Problems are being experienced with low pressure at Newcombe Park, Padbury. Several avenues have been pursued, but problem is still unresolved.

Pumps have been serviced at Kingsley Welfare, Bridgewater Park and St Andrews Park.

New pumps at Carramar Golf Course are being monitored.

Minor works have been carried out Fisherman's Hollow, Yanchep, Merriwa Park, Merriwa and Girrawheen Scout Hall.

ENGINEERING WORKS

Verge reinstatements have been completed at Beaumaris Boulevard, Ariti Avenue, Poseidon Road, Mermaid Way, Cliff Street and Dorchester Avenue.

GREEN PLAN

John Tonkin Greening Awards

At an Award Ceremony held at Government House Ballroom on Friday 5 November 1993, the Green Plan was awarded a Highly Commended Certificate in the Local Government category. This was in recognition of Council's contribution to preservation of the environment and community involvement in replanting schemes.

Jobskills Projects

The 10th Light Horse/Merriwa Conservation Reserve Jobskills Project is progressing well with the fitness trail, fencing and

pathways completed. The installation of information signs for the fitness trail will complete this stage of the project.

Participants will then begin construction of the gazebo at the Neerabup/10th Light Horse Trail site.

A further 2 Jobskills proposals have been submitted to DEET for assessment. These proposals are for landscaping of arterial roads.

Edith Cowan University Co-Learn Projects

These 2 projects are nearing completion, with final reports due to be submitted in early December. One project will outline a monitoring strategy for perched, artificial irrigation lakes within the City of Wanneroo. The second project will provide preliminary information for formulating a Management Plan for Warwick Open Space.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crew include:

- Wanneroo Road median - Weeding/rubbish removal
- Carramar Golf Course carpark and entry - Weed/clean up/plant and mulch
- Windermere Park - Weed/rubbish clean up
- Serpentine Park - Weed/rubbish clean up
- Neerabup National Park/Wanneroo Road verge - Branching/log replacement
- Fairway Circle - Work has begun cutting groundcovers back from paths
- Home Support Services were given to two (2) properties over three (3) working days

CONTRACT WEED CONTROL

Road island weed control has been completed throughout the Municipality.

Kerblane weed control was carried out in Quinns Rocks, Merriwa, Yanchep and Two Rocks.

Lovegrass control was carried out in various locations as required.

VANDALISM, THEFT AND DAMAGE FOR OCTOBER

Ward	Cost
Southwest	\$3,000
North	\$3,390
Central	\$5,945
South	\$7,460

F GRIFFIN
City Parks Manager

DHC:JB
gre1205

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 22 DECEMBER 1993

FILE REF: 240-2

SUBJECT: MOBILE LIBRARY CONFERENCE, QUEENSLAND,
20-21 NOVEMBER 1993

The Mobile Library vehicle will be due for replacement in 1994/95. A review over the past eighteen months has identified design options which may enable Council to develop and enhance this service. At the Mobile Library Conference held in Noosa, Queensland 20-21 November, the City Librarian and Councillor Freame had the opportunity to evaluate some of these options.

Conference papers, viewing of Mobile Libraries and compilation of comparative checklists enabled issues raised by the recent Mobile Library review to be addressed. This report summarises issues rather than addressing individual papers and Mobile Libraries.

Service

Mobile library services vary greatly, from Uruguay where a staff member undertakes a two week schedule delivering books on foot to more advanced countries utilising buses and trailers directly linked by computer and fax to local, national and international databases.

The common factor of all Mobile Library services is the ability to provide equity of access to people otherwise without a library service. Many people are living in isolated communities for economic reasons. Such isolation and the lack of available facilities often compounds difficulties faced by families.

The main advantages of the Mobile Library are flexibility and the ability to respond quickly to changing service needs. These

features are particularly important to the City of Wanneroo due to rapid population growth.

Delivery

Possible changes to the City of Wanneroo Mobile service depend on the method of delivery. The current bus facility provides 25 hours of service with an additional 16½ hours in transit weekly.

A trailer mobile library moved less often by a prime mover, would provide Council with the ability to increase service hours dramatically, possibly operating seven days per week. It would also enable stock carried to be increased by approximately eighty percent.

Although trailer libraries are common in the Eastern States, the schedules are still based on short stops and lengthy in-transit times. These library services do not fully utilise Mobiles to address growth demands with limited resources. Numerous short stops are not convenient to the majority of residents however, the various schedules - weekly, fortnightly and three weekly - were all accepted well by the regular users.

All services viewed had dedicated prime movers not shared with other Council departments.

Design

Libraries viewed, including the Moreton Shire Mobile visited prior to the Conference, displayed many design variations, notably internal features, for both bus and trailer libraries.

The capsule workstation, an extension on the trailer libraries, retracts while the library is in-transit. This facility is a great advantage in increasing internal space. The conference paper 'Mobile Libraries in the World Context' showed an example of the capsule principle expanding one complete side of the Mobile outwards. Although this design has not been developed in Australia, Mobile library body-builders, Brimarco, assure it would not be difficult to achieve.

The Conference panel which addressed 'Technical and design problems' identified many issues relating to capsule mechanics, emergency exits, air-operated doors, suspension, air conditioning

and shelving. Design lessons based on experiences such as these are valuable in drafting specifications.

Communications

Two Conference sessions addressed alternative methods of communication - radio transmission, laptop computers, cellular phones, power poles and telecommunications.

The City of Wanneroo is investigating several of the above options to replace the current laptop computers. Information acquired would appear to favour radio communications for the following reasons:

- on-line access
- lower costs than Telecom lines
- ability to relocate easily
- fast connection time to main-frame
- lower on-going costs

The Moreton Shire Mobile utilises radio transmission to successfully run four terminals, with very little interference from regular air-force activity in the area.

High transaction requirements of a library service generally negate the possibility of communication through Council's two-way system.

Security

The question of security is an issue of concern should Wanneroo change to a trailer facility left overnight on location. No information was available on this issue as no authority represented at the Conference utilised Mobile Libraries in this manner. However, it was interesting to note the only vandalism discussed occurred in the security of a Council depot compound. Preliminary investigations indicate security risk would be no greater than for static facilities.

Staffing

Most Mobile libraries represented at the Conference had separate staff to the static facilities. Mobile Library staff recruitment

is strongly influenced by vehicle license requirements, which is particularly detrimental in attracting professionals.

It became apparent during the Conference that separation of library and mechanical skills is highly desirable to ensure the highest standard of library service to users. Should Wanneroo opt for the trailer, it is intended the mechanics and library service be separated, staff hours in transit would be reduced and staff would then be interchangeable with the rest of the library service.

CONCLUSION

The Mobile Library Conference provided a valuable opportunity to further explore the options for delivery of this service. There appear to be many advantages to the trailer/prime mover configuration, however, this decision will impact on other Council departments, and as such, will require further evaluation.

Should Council decide to replace the current Mobile Library with another bus, information acquired at the Conference will also be of assistance in improving design and communications. In general, the Mobile Library Conference is considered to have provided practical information which will assist in the future planning of the Mobile Library Service.

Submitted for information.

N CLIFFORD
City Librarian

nfc:mdp
whrel201
8.12.93

H71201

CITY OF WANNEROO REPORT NO H71201

TO: GOLF COURSE OCCASIONAL COMMITTEE

FROM: CITY ENGINEER

DATE: 20 DECEMBER 1993

FILE REF: 622-0

SUBJECT: CARRAMAR GOLF COURSE - GREEN FEES

The Carramar Golf Course is proposed to be opened to the public by early May 1994 and an early decision is required on the Green Fees.

The Green Fees for Marangaroo Golf Course are outlined below:

<u>Weekends/Public Holidays</u>	18 hole	\$12.00
	9 hole	\$ 7.00
<u>Weekdays</u>	18 hole	\$10.00
	18 hole concession	\$ 7.00
	9 hole	\$ 6.00
	9 hole concession	\$ 5.00

The Carramar Golf Course is a higher quality course and maintenance expenses will be greater. In addition, the numbers playing this course initially are likely to be less than those playing at Marangaroo. The Green Fees need to be structured to match the standard of course, the maintenance requirements and the number of players. In the contract documents for "Management and Provision of Golfing Services - Carramar Golf Course" it was indicated that the initial number of players would be in the order of 80,000 per annum (Marangaroo 116,000 per annum 1992/93) and proposed Green Fees as outlined below:

<u>Weekends/Public Holidays</u>	18 hole	\$15.00
	9 hole	\$10.00
<u>Weekdays</u>	18 hole	\$12.00
	18 hole concession	\$ 9.00
	9 hole	\$ 8.00
	9 hole concession	\$ 5.00

RECOMMENDATION

That Council adopts the following Green Fees for Carramar Golf Course:

<u>Weekends/Public Holidays</u>	18 hole	\$15.00
	9 hole	\$10.00
<u>Weekdays</u>	18 hole	\$12.00
	18 hole concession	\$ 9.00
	9 hole	\$ 8.00
	9 hole concession	\$ 5.00

R T McNALLY
City Engineer

DRB:EMT
Aeme12049

H71202**CITY OF WANNEROO REPORT NO H71202**

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GOLF COURSE OCCASIONAL COMMITTEE

MEETING DATE: 20 DECEMBER 1993

FILE REF: 620-0

SUBJECT: TENDER NO 54-93/94 MANAGEMENT AND
PROVISION OF GOLFING SERVICES -
CARRAMAR GOLF COURSE

Tenders were advertised in the West Australian on Saturday, 27 November and Wanneroo Times on Tuesday, 30 November for the "Management and Provision of Golfing Services - Carramar Golf Course, Neerabup". Copies of the tender document are attached for reference.

Tender documents were issued to twenty prospective tenderers and when tenders closed at 11.00am Friday, 10 December, four submissions were received. A schedule of the rental and remuneration components of the tenders are shown at Attachment 1 and comments on the tenders are as follows:

A PLUMMER

Mr Plummer is a business man and amateur golfer with no previous experience in the management of a golf course. The rental package is generally in accordance with that received for Marangaroo and the 10% of fees for hire of golf balls in the practice fairway is the same as two of the other submissions. Mr Plummer is prepared to increase the annual rent by \$15,000 subject to 2.5% of the green fees being paid direct to him.

Based on the experience of Marangaroo Golf Course, insufficient stock of golf equipment and turnover have been allowed in this submission.

Mr Plummer does not have the same relevant experience as the other tenderers and no further consideration has been given to this submission.

PROGOLF PTY LTD

Progolf is a company which specialises in the management of golf courses and is currently managing Bayswater Golf Course, Lake Claremont Golf Course and Rangeview Golf Course. Progolf considers it has the systems and procedures in place to manage a fourth golf course.

The company proposes to move part of its management team to Carramar Golf Course and employ golf professionals to undertake the teaching and repair of golf equipment operations.

The rental package is based on a rate of ten cents (\$0.10) per player for each golfer paying green fees. Assuming an initial 80,000 players growing to 100,000 in five years, the rental income is calculated as shown on Attachment 1. This rental package is considerably less than the other tenders, however, Progolf does not propose to charge a commission fee.

Progolf proposes to pay 10% of all charges for ball hire and use of the driving range. This rate is the same at that of Duncan/Crosbie and Plummer. The revenue to Council from this source varies, dependent on the estimated gross from the driving range.

The submission from Progolf Pty Ltd concentrated on its management credentials, but does not provide appropriate information on its proposed operation strategy.

It is considered that there is no real advantage in contracting a multi-golf course management team at Carramar Golf Course as the personal touch that has made Marangaroo Golf Course such a success would not be achieved. No further consideration has been given to this submission.

CRAIG DUNCAN AND TIM CROSBIE

Duncan and Crosbie have managed the Marangaroo Golf Course since it opened in March 1988 and were awarded a further five year contract in July of this year. Under their control, the Marangaroo Golf Course has developed into one of the most popular courses in WA, with the largest on-course retailer in the Perth

area. Other services developed include the Marangaroo Junior Golf Academy, extensive coaching programme and sponsorship and support of senior groups.

Duncan and Crosbie propose to develop Carramar Golf Course on the same basis as Marangaroo with Tim Crosbie responsible for the day-to-day operations at Carramar and Craig Duncan responsible for Marangaroo.

The rental offer compares favourably with that of Marangaroo, particularly as it is supplemented by 10% of the fees for the hire of golf balls for the practice fairway.

Duncan and Crosbie have requested a 10% commission on the Green Fees in consideration for staffing levels, day to day management of the course, collection of green fees and general service to the public as Course Controller. This is the same percentage as that paid for Marangaroo. In 1992/93 a commission of \$82,722 was paid to Duncan and Crosbie in relation to operations at Marangaroo. Based on the anticipated player attendance of 80,000 at Carramar, the suggested green fees in the tender documents and a similar breakdown of 18 hole/9 hole payments to that of Marangaroo, it is anticipated that the total green fees for the first year will be in the order of \$770,000. A 10% commission would therefore be an estimated \$77,000.

The payment of a commission is supported as it provides a major incentive for the Course Controller to increase the frequency of players going through the course and hence increases the gross green fees revenue.

DAVID MILNE AND DAVID BLEAKLEY

David Milne and David Bleakley have presented a detailed submission similar in quality of content as Duncan and Crosbie. They have had extensive experience in golf course management with David Milne the current resident head professional at Wanneroo Golf Club and David Bleakley being the partner/course controller at Whaleback Golf Course.

Milne and Bleakley propose to manage from the course and provide a similar personal management style that has been so successful at Marangaroo.

The rental offer is substantially less than that at Marangaroo, however, this is compensated by a Practice Fairway Rental and a

higher percentage of income from the hire of golf balls on the practice driving range.

Milne and Bleakley included an income range from \$14,560 (year 1) to \$16,387 (year 5) based on 25% of the gross hire rate of ten motorised buggies. This item was not included in the specification as motorised buggies have not been successful on other public golf courses. In addition, the Golf Course By-laws specify a maximum of six such vehicles on the golf course. It is considered that income from the hire of motorised golf buggies can be negotiated with the successful tenderer.

Conclusion

The two submissions recommended for further assessment by the Golf Course Occasional Committee are those of Craig Duncan/Tim Crosbie and David Milne/David Bleakley.

A summary of the estimated return to Council, based on the submissions of these two tenderers, is outlined in the following schedules. Assumptions that have been made in preparing these schedules are:

80,000 players in year 1 with 10% growth rate for each subsequent year.

An average cost/player of \$9.60 based on figures from Marangaroo and the proposed green fees for Carramar.

Driving range turnover, based on Marangaroo experience with \$50,000 in year 1 and a growth rate of 10% for each subsequent year.

RETURN TO COUNCIL

DUNCAN AND CROSBIE

	Year 1	Year 2	Year 3	Year 4	Year 5
	\$	\$	\$	\$	\$
Green Fees After Commission	693,576	762,930	839,228	923,148	1,015,470
Building Rent	15,000	20,000	22,000	24,000	26,000
Commission Range Hire (10%)	5,000	5,500	6,050	6,655	7,321

TOTAL	713,576	788,430	867,278	953,803	1,048,791
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MILNE AND BLEAKLEY

	Year 1	Year 2	Year 3	Year 4	Year 5
	\$	\$	\$	\$	\$
Green Fees After Commission	693,576	765,315	845,851	934,434	1,031,885
Building Rent	12,000	12,360	12,730	13,112	13,506
Lease of Driving Range	4,000	4,500	5,000	5,500	6,000
Commission Range Hire (30%)	15,000	16,500	18,150	19,965	21,962
TOTAL	724,576	798,675	881,731	973,011	1,073,353

The difference in returns to Council is not great and a growth rate lower than 10% would reduce the difference between the two submissions even further. It is considered that both Duncan/Crosbie and Milne/Bleakley offer similar financial benefits to Council. Further evaluation is required of the management and operational strategies proposed by the two tenderers and on this basis interviews have been arranged at the following times:

10.15am Monday, 20 December - David Milne/David Bleakley
 10.45am Monday, 20 December - Craig Duncan/Tim Crosbie

Submitted for direction.

R T McNALLY
 City Engineer

DRB:AT
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