

## 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, 09 FEBRUARY 1994

## ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR - JP, Mayor	South-West Ward
	P NOSOW - Deputy Mayor	South Ward
	H M WATERS	North Ward
	C P DAVIES	North Ward
	W H MARWICK	Central Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	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
Acting City Treasurer:	T ORD
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
Acting City Recreation and Cultural Services Manager:	D INGARFIELD
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
Executive Assistant:	P HIGGS
Publicity Officer:	W CURRALL
Committee Clerk:	J CARROLL
Minute Clerk:	M HOSSACK

Apoloiges for absence were tendered by Crs Moloney and Gilmore.

There were 32 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.32 pm.

## CONFIRMATION OF MINUTES

**I90201 MINUTES OF COUNCIL MEETING, 22 DECEMBER 1993**

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

**CARRIED**

**I90202 MINUTES OF SPECIAL COUNCIL MEETING, 24 JANUARY 1994**

**MOVED** Cr Freame, **SECONDED** Cr Wood that the Minutes of Special Council Meeting held on 24 January 1994, be confirmed as a true and correct record.

**CARRIED**

**QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION**

Cr Freame asked the following questions at the Council Meeting held on 22 December 1993:

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?

A1 The electricity and water accounts have increased in proportion to the size of the building. The new clubhouse contains extra showers for club members, large electric heaters and bar fridges etc. These accounts are charged by the relevant State Government Departments and the Council seeks reimbursement from the club.

Rubbish is charged by the Council through a cart rental and collection system. The club can control the cost of the service through monitoring the number of carts hired and the frequency of their collection.

The insurance premiums have increased significantly with the increase in size of the building. The policy covers the replacement value of the building only, it is the club's responsibility to insure the contents of the building. The premium is set by the insurer and the Council seeks reimbursement from the club.

Q2 Have any concessions in relation to these accounts been made to the club for community use of the facility?

A2 No.

- 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?
- A3 No. The electricity and water accounts are divided between the Council and the Club through sub meters. The Club pays for its own use, with two sub meters to separate the kiosk and main hall area. The Council accurately determines the amount for the community toilet/changerooms and beach side lighting through separate meters.

Cr Cooper asked the following question at the Council Meeting held on 22 December 1993 regarding the Transperth and Westrail Service Timetable:

- 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 Town Clerk's response:

Enquiries show that Council at its meeting on 22 September 1993 resolved to seek a deputation with Transperth comprising the Mayor, Cr Cooper, Town Clerk and City Engineer to discuss alterations to the existing Transperth bus timetables to connect with the Westrail train service. It would appear arrangements for the deputation were inadvertently overlooked. I can offer no excuse for this oversight. Transperth has now been requested to agree to a deputation in accordance with the Council resolution.

#### **QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION**

Cr Freame asked for the details of the significant increase to the Insurance premiums referred to in Q1 on Page 2.

The Town Clerk asked that this question be placed on notice.

#### **ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION**

#### **OFFICIAL OPENING - WARWICK OPEN SPACE SPORTS CLUBROOMS**

Early in January I officially opened the Warwick Open Space Sports Club rooms.

The Greenwood Tennis Club and the Outlaws Softball Club are the two main groups which will be using the club rooms on a regular basis.

#### **OFFICIAL OPENING - BEAUMARIS BEACH ESTATE**

Last month I attended the official opening of the Beaumaris Beach Estate.

The City of Wanneroo has worked closely with the developers of this estate to ensure that it meets all the criteria expected of such a new development.

The estate covers 170 hectares and, when fully developed, will be home to more than 5000 people.

#### **1994 AUSTRALIA DAY CITIZENSHIP CEREMONY**

Late last month Council hosted the 1994 Australia Day Citizenship Ceremony at Mawson Park, Hillarys.

The evening went very smoothly with 150 people becoming Australian citizens. The evening attracted a crowd of about 500 people for the ceremony, entertainment and BBQ dinners. We were fortunate to have Premier Richard Court in attendance and a fine address was delivered by Ocean Reef student Samantha Findley on what Australia Day means to teenagers.

#### **CITY OF WANNEROO HEALTHY CHOICES/WANNEROO TIMES COMPETITION**

Daniel and Louise Bradley of Marangaroo were the lucky winners of the City of Wanneroo Healthy Choices/Wanneroo Times \$50 dine-out voucher competition.

Mr and Mrs Bradley, who have three children, said on the competition entry form that they didn't get the opportunity to dine-out all that often.

The win allows them to dine-out free at one of the restaurants which won a City of Wanneroo Healthy Choices award.

#### **YOUTH FEST 1994**

On Saturday I officially opened Youth Fest 1994.

This was the first time that a sports and recreational festival for youth in Wanneroo had been held.

It was a joint initiative of the City of Wanneroo, Sonshine FM and Sorrento Quay.

Youth Fest went a long way in addressing the needs of youth in the district by providing hands-on access to the many and varied recreational and sporting facilities available within the City of Wanneroo for our young people.

#### **OFFICIAL OPENING - UNDERCROFT BRIDGE CLUB**

Last Sunday I was invited to officially open the Undercroft Bridge Club, in Percy Doyle Reserve, Duncraig.

Due to government grants and the sterling efforts of club members in raising much-needed funds, work on the new premises was completed at the end of October last year.

The new building augurs well for the club as it now boasts 230 members, sessions on every day of the week (except Sundays), plans for teaching bridge classes and possibly additional sessions during the day for seniors.

#### **MAYORS VISIT COUNCIL**

This afternoon we were privileged to host a visit of two mayors from Municipalities in South Australia.

The Mayor of Salisbury, David Plumridge and the Mayor of Hindmarsh in Woodville, John Dyer are visiting Perth and took the opportunity of coming up and saying hello.

To Mayor Plumridge and Mayor Dyer, Welcome to Perth and, in particular, the City of Wanneroo. I hope your stay is a pleasant one and that you take back many fond memories of the West.

#### **NEW YEAR WISHES**

My fellow Councillors, ladies and gentlemen, as this is the first Council meeting for 1994 I would like to take this opportunity of wishing you all a healthy and prosperous New Year.

I believe Council performed creditably in the past 12 months and feel confident that we can keep this momentum pushing forward in a positive manner throughout 1994.

#### **EXCHANGE OF PLAQUES**

The Mayor presented plaques to the visiting Mayors and was presented with a plaque from the City of Salisbury.

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

**MOVED** Cr Rundle, **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**

##### **I90203    PETITION OPPOSING PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2) LYELL GROVE, WOODVALE - [30/2878]**

A 10-signature petition has been received objecting to the rezoning of Lot 102 (2) Lyell Grove, Woodvale to Medical Consulting Rooms.

The petitioners object on the grounds that the proposed parking areas and increased traffic will endanger children within the area.

This petition will be considered in conjunction with Item I20208.

**MOVED** Cr Nosow, **SECONDED** Cr Wood that the petition objecting to the rezoning of Lot 102 (2) Lyell Grove, Woodvale to Medical Consulting Rooms be received and considered in conjunction with Item I20208.

**CARRIED**

##### **I90204    PETITION EXPRESSING CONCERN REGARDING THE CONDITION OF AREA BETWEEN HAINSWORTH AVENUE AND TENDRING WAY, GIRRAWHEEN - [508-1]**

A 19-signature petition has been received expressing concern regarding the condition of an area in Girrawheen between Hainsworth Avenue and Tendring Way.

The petitioners request Council to clean the footpaths and bus stop which are continually being littered with broken bottles and syringes.

This petition will be referred to the Engineering Department for action.

**MOVED** Cr Nosow, **SECONDED** Cr Wood that the petition expressing concern regarding the condition of an area in Girrawheen between Hainsworth Avenue and Tendring Way be received and referred to the Engineering Department for action.

**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 was referred to the Australian Uniform Building Regulations Co-ordinating Council (AUBRCC) by the Building Regulations Advisory Committee for consideration and inclusion in the Building Code of Australia. Due to AUBRCC restructure, it could be some time before BCA inclusion. As this issue is receiving consideration, this matter may be removed from the Agenda.

### 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 reply has not yet been received.

### 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 practical demonstration is being arranged by the applicants to prove that the electric shock produced by the electrified fence is not dangerous or lethal. A report on the demonstration and the solicitor's recommendations 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 was addressed in Item H51214 in which Council resolved to continue the use of private contractors and may therefore be removed from the Agenda. The issue will be addressed in Annual Tenders to be called in April/May 1994.

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 third 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."

A further evaluation of matters relating to verge parking and access to the Creaney Primary School will be undertaken during first term of the 1994 school year. 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 to Council at its meeting on 23 February 1994.

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.

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION - Council Meeting 22 December 1993

Cr Gilmore asked the following question of the City Engineer:

"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."

The City Engineer advised that discussions were being held with the supplier.

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."

Several meetings have been held with residents. A report will be submitted following information being received from the residents' committee regarding lighting requirements.

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".

CITY PARKS MANAGER'S REPORT I10209

BANYANDAH PARK, WANNEROO - ex H11223

"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."

A report will be submitted to Council at its meeting on 23 February 1994.

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.

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 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."

CITY PLANNER'S REPORT I20234

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."

CITY PLANNER'S REPORT I60204

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.

APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION RESERVE  
NO 29354 BRAZIER ROAD, YANCHEP - ex H21233

"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 requirements in the area"

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

CONVERSION OF PUBLIC OPEN SPACE TO RESIDENTIAL USE: SOUTH-WEST  
WARD - ex H21234

"a further report be submitted to Council outlining concept plans for consideration and adoption, prior to public meetings being held with affected residents."

A further report will be submitted when concept plans are available.

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex H21248

"a further monitoring report on the Ocean Reef coastal land project be submitted to Council in July 1994"

A report will be submitted to Council in July 1994.

DRAFT STRATEGY FOR EAST WANNEROO - ex H91253

"a Draft Strategy for East Wanneroo be submitted to Council for consideration at its meeting on 13 April 1994"

A report will be submitted to Council at its meeting on 13 April 1994.

TOWN PLANNING SCHEME NO 21 - EAST WANNEROO DEVELOPMENT SCHEME - ex H81203A

"defers consideration of Points 1 - 4, as amended, of City Planner's Report H81203 pending a Special Meeting of Council regarding Town Planning Scheme No 21 in early 1994"

A Special Meeting of Council will be held once a response has been received from the Government.

SUBDIVISION OF LOT 6 COOGEE ROAD, MARIGINIUP - ex H81203A

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

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

PROPOSED REZONING - LOT 300 (543) WANNEROO ROAD, WOODVALE - ex H81203A

"advises Mr S Aston that his application for the proposed rezoning of Lot 300 (543) Wanneroo Road, Woodvale is deferred and that this matter should be considered in conjunction with an overall strategy for the area. In this regard, the applicant should liaise with all the land owners within the area bounded by Ocean Reef Road in the north, the Yellagonga Regional park in the south and west and Wanneroo Road in the east, regarding the preparation of a local structure plan. Such a proposal should consider issues such as rationalisation of access onto Wanneroo Road and potential impacts of development on the adjoining Yellagonga Regional Park. This should be viewed in the context of the Council's draft strategy for the area"

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

SUBDIVISION - LOT 4 PRIEST ROAD, LANDSDALE - ex H81293A

"defers the application submitted by Feilman Planning Consultants on behalf of T and M Priests for the subdivision of Lot 4 Priest Road, Landsdale pending resolution of the Gngangara Road widening requirements"

This matter is currently being investigated; 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. A costing has been obtained, however the number of signs on City Parks is still being assessed.

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.

DEBT RESTRUCTURING PROPOSAL - ex H91249

"further action as per Council's resolution of 8 December 1993 be deferred;

Council authorises the Mayor, Chairman of Finance and 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 9 February 1994 on the outcome of these negotiations"

In accordance with Council's resolution, expressions of interest have been sought from Australian Banking Institutions and finance brokers for Council's total banking business.

FIRE SERVICE LEVY FOR RURAL RESIDENTS - ex I30108

"a report be submitted to Council on the feasibility of rural residents and residents outside the metropolitan fire boundary paying a levy for fire services."

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

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.

**MOVED** Cr Curtis, **SECONDED** Cr Nosow 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 12 October 1993
- B GIRRAWHEEN/KOONDOOLA MANAGEMENT COMMITTEE  
Meeting held 23 November 1993
- C GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE  
Meeting held 1 December 1993
- D YANCHEP/TWO ROCK RECREATION MANAGEMENT COMMITTEE  
Meeting held 6 December 1993
- E MILDENHALL SENIOR CITIZEN'S CENTRE MANAGEMENT COMMITTEE  
Meeting held 7 December 1993
- F QUINNS ROCKS MANAGEMENT COMMITTEE  
Meeting held 7 December 1993
- G YANCHEP/TWO ROCK COMMUNITY BUS MANAGEMENT COMMITTEE  
Meeting held 9 December 1993
- H WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE  
Meeting held 14 December 1993
- I WANNEROO SENIOR'S COMMUNITY CENTRE MANAGEMENT COMMITTEE  
Meeting held 16 December 1993

J        SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)  
          MANAGEMENT COMMITTEE  
          Meeting held 16 December 1993

K        BURNS BEACH RECREATION MANAGEMENT COMMITTEE  
          Meeting held 16 December 1993

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

**CARRIED**

#### ADVISORY COMMITTEES

A        CHILDREN'S SERVICES ADVISORY COMMITTEE  
          Meeting 6 December 1993

**MOVED** Cr Marwick, **SECONDED** Cr Freame that the Minutes listed at  
Item A be received.

**CARRIED**

#### OTHER COMMITTEES

A        WANNEROO EISTEDDFOD COMMITTEE  
          Meeting held 7 October 1993

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

C        RURAL FLY WORKING PARTY  
          Meeting held 17 November 1993

D        GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION  
          Meeting held 23 November 1993

E        WANNEROO SENIOR CITIZENS ASSOCIATION (INC)  
          Meeting held 26 November 1993

F        YANCHEP/TWO ROCKS RECREATION ASSOCIATION  
          Meeting held 6 December 1993

G        QUINNS ROCKS RECREATION ASSOCIATION  
          Meeting held 7 December 1993

H        BURNS RATEPAYERS & RESIDENTS ASSOCIATION (INC)  
          Meeting held 9 December 1993

I        KINGSLEY-WOODVALE RECREATION & COMMUNITY ASSOCIATION  
          Meeting held 13 December 1993



J            WHITFORD RECREATION ASSOCIATION  
             Meeting held 13 December 1993

**MOVED** Cr Marwick, **SECONDED** Cr Freame that the Minutes listed at Items A to J 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 9 February 1994.

Q1            When was DOLA first informed of the closure of unmade road (Griffiths Road)?

Q2            What was the value of the piece of land?

The Town Clerk stated that both questions appeared as Q8 on Page 26 of the Council Minutes of 8 December 1993 and were answered as follows:

A1 & 2       DOLA has not yet been contacted. When it is referred in accordance with usual practice DOLA will set the purchase price.

A further question submitted by Mrs Hine was:

Q            Who gave permission to fence off the said land and at what date.

This appeared as question 7 on page 15 of Council on 22 December 1993 and was answered as follows:

A            Permission has not been given to fence the road reserve prior to completion of the closure procedures.

Mrs Hine submitted a letter which stated:

"Prior to the Council meeting on 24/11/93 and full Council's vote on that evening, I rang Mr T Neale on Friday and told him that the piece of land in the Agenda was already fenced, why do you think I asked you Q2 above? I had already told Cr Waters, that was on the 19/11/93 I believe our Senior Land officer owes an explanation. As you know Mr Coffey wrote to me and I resent being called a liar. He has chosen to write the way he did to me. That's very unbecoming of him. However, I would like you to read this out to the meeting, lets clear the air of this sordid affair, I believe that as Mr Coffey did not sign the letter to Local Govt Minister he had no need to take the blame of a snr person. That person should have been honest enough to take the

blame and here we are a second time, before going to Council. Permission to close this road and the fence was already up."

The Town Clerk read out the following letter as requested by Mrs Hine:

"TO THE TOWN CLERK AND TO THE RATEPAYERS - WITHOUT PREJUDICE:

Dear Sir

While you were away and on the 8/12/93 on that evening, I was publicly castigated by Crs Dammers and Cooper and on behalf of some others with regard to questions I asked concerning the sale of land in Wanneroo.

The land in Question was sold by Private Treaty and it is still my contention it should have gone to Tender.

Subsequently, it has been proven something was wrong.

Therefore to be told, how dare I come up to Council every fortnight and spoil it for every other Ratepayer.

Should any of the Ratepayers be upset by my actions, then I sincerely do apologise publicly. They are free to complain if they have not already done so. That is their right.

I believe the allegations, Dammers and Cooper made about me were a bit uncalled for, as if you read what they said: I quote - if she thinks there was something wrong with the sale of the land, That's her problem "No other Cr believes that". Some agreed, some disagreed. That was rather contradictory don't you think?

Both Crs also repeated themselves in their lessons on how to make a good job of a bad one, so who else needs some coaching?"

In response, the Town Clerk stated that he was unable to instruct a person employed within the Council to apologise when they did not believe they had wronged, and it was not the Town Clerk's intention to lead Mrs Hine to believe that she had been called a liar - if that was the case then he unreservedly apologies to Mrs Hine.

#### **DECLARATIONS OF PECUNIARY INTEREST**

Cr Marwick declared an interest in Item I20232.

Cr Ewen-Chappell declared an interest in Item I30204.

Cr Wood declared an interest in Item I30204.

## BUSINESS REQUIRING ACTION

### I90205 TECHNICAL SERVICES

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

**CARRIED**

## REPORTS

### I10201 INCREASE TO TENDER PRICE - TENDER NO 033-93/94 (ITEMS 2, 4 AND 11) - [208-6]

#### CITY ENGINEER'S REPORT I10201

The City Engineer provides details of a tender price increase relating to tender number 033-93/94 items 2, 4 and 11 as a result of a manufacturer's price increase effective from 1 December 1993.

#### Correction

Item 2 of Recommendation should be amended to read:

"\$59,422 at Item 4" and  
"\$46,718 at Item 11".

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

- 1 CITY ENGINEER'S REPORT H10201, amended as above, be received;
- 2 Council:
  - (a) endorses the City Engineer's acceptance of the manufacturer's price increases of \$2,372.00 at Item 2, \$1,717.00 at Item 4 and \$1,679.00 at Item 11 at Tender number 033-93/94;
  - (b) accepts the revised tender prices submitted by Major Motors at Tender number 033-93/94 from \$45,959 to \$48,331 at Item 2, \$57,705 to \$59,422 at Item 4 and \$45,039 to \$46,718 at Item 11.

**CARRIED**

### I10202 TENDER NO 59-93/94 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT HIGHVIEW PARK, ALEXANDER HEIGHTS - [208-8]

## **CITY PARKS MANAGER'S REPORT I10202**

Tenders have been called for the supply, installation and commissioning of an automatic reticulation system at Highview Park, Alexander Heights.

The City Park Manager reports on the tender submissions received.

### **RECOMMENDATION**

That Council:

- 1 accepts the tender of \$40,900 as submitted by Total Eden, for the supply, installation and commissioning of an automatic reticulation system at Highview Park, Alexander Heights;
- 2 authorises signing of the tender documents.

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

- 1 accepts the tender of \$37,734.00 submitted by Hugall and Hoile for the supply, installation and commissioning of an automatic reticulation system at Highview Park, Alexander Heights;
- 2 inserts a penalty clause in the tender document.

**LOST**

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

- 1 CITY PARKS MANAGER'S REPORT I10202 be received;
- 2 Council:
  - (a) accepts the tender of \$40,900 as submitted by Total Eden, for the supply, installation and commissioning of an automatic reticulation system at Highview Park, Alexander Heights;
  - (b) authorises signing of the tender documents;
  - (c) writes to Hugall and Hoile outlining the reasons why the tender was not awarded to them.

**CARRIED**

**I10203 11TH ANNUAL MUNICIPAL ENGINEERING STATE CONFERENCE -**  
**[202-1-2]**

## **CITY ENGINEER'S REPORT I10203**

The Institute of Municipal Engineering Australia (WA Division) and Local Government Supervisors' Association of WA have organised the 11th Annual Municipal Engineering State Conference to be held on 9 and 10 March 1994 at the Sheraton Perth Hotel, Perth.

The City Engineer provides details of the Conference.

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

- 1 effects one registration for a Councillor to attend the 11th Annual Municipal Engineering State Conference from 9 - 10 March at the Sheraton Perth Hotel, Perth;
- 2 approves payment of fees from Conference Expenses Account No 20006.

**CARRIED**

## **I10204 ALEXANDER DRIVE DUAL USE PATH - [510-1654]**

### **CITY ENGINEER'S REPORT I10204**

Funds amounting to \$65,000 were approved in the 1993/94 Budget for the Stage 1 Construction of a dual use path in Beach Road between Mirrabooka Avenue and Alexander Drive with a further \$65,000 to be included in the Five Year Capital Expenditure Programme to complete this project.

The City Engineer reports that during 1993 the City of Stirling completed construction of the southern carriageway of Beach Road to Alexander Drive and as part of this project; a dual use path was constructed along the southern verge to connect to Alexander Drive. This project was funded by the Federal Government.

A small section of dual use path along the northern verge of Beach Road and provision of access crossings of the dual carriageway at an estimated cost of \$20,000 will be required to complete this project.

As part of the Five Year Capital Expenditure Programme for bicycle facilities, provision has been made in 1994/95 year for the Stage 1 construction of a dual use path in Alexander Drive with funding being jointly shared with the Shire of Swan.

As the Shire of Swan has advised that \$50,000 is available for this work to commence, the City Engineer seeks Council approval to reallocate funds for the construction of this important regional dual use path.

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

- 1 jointly funds with the Shire of Swan the construction of a dual use path in the Alexander Drive road reserve between Beach Road and Marangaroo Drive as shown on Attachment 1 to Report No I10204;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, reallocation of funds for Council's contribution to the dual use path project in Alexander Drive from the following sources:

Account No 31238	Beach Road - Dual Use Path	\$45,000
Account No 31215	Modify Cycle Network	
	Various locations	\$ 5,000

**CARRIED BY AN  
ABSOLUTE MAJORITY**

Appendix I refers

**I10205 PARKING PROHIBITIONS MODIFICATIONS - CHICHESTER DRIVE,  
WOODVALE - [510-2614]**

**CITY ENGINEER'S REPORT I10205**

Funds have been allocated for the construction of a parking island nib treatment in Chichester Drive with the Ministry of Education agreeing to provide 50% of the treatment cost.

The City Engineer advises that construction of the parking embayment treatment will require modifications to the existing parking prohibitions to reflect the changed function of Chichester Drive.

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

- 1 revokes the existing "NO PARKING ANY TIME, 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" prohibition on the west side of Chichester Drive as shown on Attachment 1 to Report I10205;
- 2 extends the existing "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along Chichester Drive from 6 metres to 15 metres east of the Trappers Drive intersection as shown on Attachment 2 to Report I10205;
- 3 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the western side of Chichester Drive at the North Woodvale Primary School driveways as shown on Attachment 2 to Report I10205.

**CARRIED**

Appendix II refers

**I10206 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]**

**CITY BUILDING SURVEYOR'S REPORT I10206**

The City Building Surveyor reports on the number and value of building licences issued in the month of December, building control activity, the serving of notices and prosecutions and Council Building Works Programme.

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

- 1 endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report I10206;
- 2 serves a Notice under Sections 401(1)(b) & (c) of the Local Government Act on the owner of Lot 229 (191) Timberlane Drive, Woodvale, requiring that the fence be brought into compliance with Council's By-laws.

**CARRIED**

Appendix III refers

**I10207 PROPOSED OUTBUILDING: LOT 736 (2) TROON GROVE, CONNOLLY - [2463/736/2]**

**CITY BUILDING SURVEYOR'S REPORT I10207**

The owners of Lot 736 (2) Troon Grove, Connolly are seeking Council's approval to construct an outbuilding which exceeds 3000 in height.

The City Building Surveyor provides details of the proposed outbuilding and advises that letters have been sent to adjoining owners seeking their comments. No objections have been received.

**MOVED** Cr Marwick, **SECONDED** Cr Wood that Council approves the proposed two storey outbuilding to be erected at Lot 736 (2) Troon Grove, Connolly.

**CARRIED**

**I10208 PETITION - REQUEST FOR PLAY EQUIPMENT ON KOONDOOLA PARK, KOONDOOLA - [061-199]**

**CITY PARKS MANAGER'S REPORT I10208**

Residents of Koondoola have petitioned Council for the provision of play equipment on Koondoola Park.

The City Parks Manager reports that \$20,000 has been placed on the 1994/95 draft budget for the purchase of equipment for this park.

**MOVED** Cr Marwick, **SECONDED** Cr Wood that Council advises the petitioners that it resolved at its meeting on 22 December 1993 that the sum of \$20,000 be placed on the 1994/95 draft Budget for the purchase of play equipment for Koondoola Park, Koondoola.

**CARRIED**

**I10209    PETITION - REQUEST FOR PLAY EQUIPMENT ON CHELSEA PARK, KINGSLEY - [061-102]**

**CITY PARKS MANAGER'S REPORT I10209**

Children in Kingsley have petitioned Council to upgrade play equipment in Chelsea Park, Kingsley.

The City Parks Manager reports that a sum of \$12,000 has been placed on the 1994/95 draft Budget for the purchase of new equipment for this park.

**MOVED** Cr Marwick, **SECONDED** Cr Wood that Council advises the petitioners that \$12,000 has been placed on the 1994/95 draft Budget submissions for the purchase of new equipment for Chelsea Park, Kingsley.

**CARRIED**

**I90206    TOWN PLANNING**

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

**CARRIED**

**REPORTS**

**I20201    PROPOSED BULK EARTHWORKS AND RETAINING WALLS FOR LANDSDALE SHOPPING CENTRE - STAGE 1, LOTS 2 AND 3 WANNEROO ROAD, LANDSDALE - [30/1031]**

**CITY PLANNER'S REPORT I20201**



Sinclair Knight on behalf of Tah Land Pty Ltd seek Council's approval for bulk earthworks and retaining walls greater than 2 metres in height on Lots 2 and 3 Wanneroo Road, Landsdale.

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

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council approves the application submitted by Sinclair Knight on behalf of Tah Land Pty Ltd for Stage 1 earthworks and retaining walls greater than 2 metres in height on Lots 2 and 3 Wanneroo road, Landsdale - Landsdale Shopping Centre, subject to:

- 1 the City's Community Purpose site being cut to the levels previously agreed upon as detailed on the development application;
- 2 the applicant being advised that Council is prepared to defer the earthworks for the Community Purpose site providing them with an opportunity to dispose of the sand at a suitable location;
- 3 Council being able to remove any sand for its requirement from the Community Purpose site within the timeframe;
- 4 the agreed levels for the Community Purpose site being achieved and stabilised with appropriate retaining works being undertaken on the proposed batters within three years.

**CARRIED**

**I20202 REQUEST FOR VARIATION TO CAR PARKING STANDARDS, KINROSS LOCAL CENTRE, LOTS 1255 AND 1256 EDINBURGH AVENUE, KINROSS - [30/4602, 30/4603]**

#### **ACTING CITY PLANNER'S REPORT I20202**

Mr S Oh seeks Council's approval for a variation to Council's normal car parking standards in respect of the shopping and medical components of the Kinross Local Centre at Lots 1255 and 1256 Edinburgh Avenue, Kinross.

The City Planner gives details on the background relating to the Kinross Local Centre.

He provides an assessment of the application and summarises the car parking situation at the Kinross Local Centre.

#### **RECOMMENDATION**

That Council exercises its discretion in accordance with Part 9 of Town Planning Scheme No 1 and allows a reduction of 14 car parking bays in the shopping and medical centre components of the Kinross Local Centre on Lots 1255 to 1256 Edinburgh Avenue, Kinross, subject to the reciprocal parking and access agreements required by the Council's earlier development approvals.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that consideration of this matter be deferred and a further report submitted to Council at its meeting on 9 March 1994.

**CARRIED**

**I20203    PROPOSED PROFESSIONAL OFFICES, LOT 1 (64) MARINA BOULEVARD, OCEAN REEF - [30/2311]**

**ACTING CITY PLANNER'S REPORT I20203**

Australian Property Consultants on behalf of the Body Corporate of the Ocean Reef Retirement Country Club seek Council's approval for a change of use of Lot 1 (64) Marina Boulevard, Ocean Reef from Medical Centre to Professional Offices.

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

**ADDITIONAL INFORMATION**

The City Planner advised that an additional submission had been received regarding traffic; however the recommendation remains the same.

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

- 1        approves the application by Australian Property Consultants, on behalf of the Body Corporate of the Ocean Reef Retirement Country Club for approval to use the existing medical centre on Lot 1 (64) Marina Boulevard, Ocean Reef, for professional offices subject to standard and appropriate development conditions;
- 2        advises the objector of 1 above.

**CARRIED**

**I20204    PROPOSED MEDICAL CONSULTING ROOMS, LOT 261 (23) ARNISDALE ROAD, DUNCRAIG - [30/4643]**

**ACTING CITY PLANNER'S REPORT I20204**

Geoffrey Lam seeks Council's approval for medical consulting rooms on Lot 261 (23) Arnisdale Road, Duncraig.

The Acting City Planner gives details on the background relating to the subject site which has an area of 857m<sup>2</sup> with an existing residence located on site.

In the assessment of the proposal, he makes reference to Council's Medical Facilities/Consulting Rooms policy and the Town Planning Scheme No 1 requirements.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council defers the application for medical consulting rooms submitted by Geoffrey Lam for Lot 261 (23) Arnisdale Road, Duncraig, until it has considered and adopted the policy for the location of medical facilities in Arnisdale Road, Duncraig, and has reviewed its Consulting Rooms Policy.

**CARRIED**

**I20205    PROPOSED MEDICAL CONSULTING ROOMS, LOT 65 (48) BELGRADE ROAD, WANNEROO - [30/4587]**

**ACTING CITY PLANNER'S REPORT I20205**

G J Marano on behalf of Highpoint Securities Pty Ltd, seeks Council's approval to develop consulting rooms on Lot 65 (48) Belgrade Road, Wanneroo.

The Acting City Planner gives details on the background relating to the subject site and outlines the proposal.

In the assessment of the application he make reference to Council's Medical Facilities/Consulting Rooms Policy and Town Planning Scheme No 1 requirements.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council defers the proposal submitted on 29 November 1993 by G J Marano on behalf of Highpoint Securities Pty Ltd for medical consulting rooms on Lot 65 (48) Belgrade Road, Wanneroo, so that its location can be co-ordinated with a corner store proposal for the same area.

**CARRIED**

**I20206    PROPOSED EXTENSION TO MEDICAL CONSULTING ROOMS: LOT 1 (44) ARNISDALE ROAD, DUNCRAIG - [30/550]**

**ACTING CITY PLANNER'S REPORT I20206**

The Acting City Planner reports on an application for additions to the existing medical consulting room for Lot 1 (44) Arnisdale Road, Duncraig.

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

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council defers the development application submitted on 24 December 1993 by N E Hunter on behalf of Dr Gan for additions to a consulting room on Lot 1 (44) Arnisdale Road, Duncraig until the finalisation and adoption of the Medical Facilities Policy for Arnisdale Road, Duncraig and the review of its consulting rooms Policy has been considered.

**CARRIED**

**I20207    PROPOSED MEDICAL CONSULTING ROOMS, LOT 67 (1) CARBRIDGE WAY, DUNCRAIG - [30/4630]**

**CITY PLANNER'S REPORT I20207**

David Beetles Architects on behalf of Nigel Jones seeks Council's approval for medical consulting rooms on Lot 67 (1) Carbridge Way Duncraig.

The City Planner outlines the proposal, which is located on a corner block obtaining access from both Glengarry Drive and Carbridge Way.

He provides an assessment of the application and advises that given that the subject site is not located immediately adjacent to or opposite the Glengarry Shopping Centre, the proposal is not supported, as Council's policy states that it should encourage consulting rooms in or adjacent to planned community centres.

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

- 1        refuses the development application submitted on 31 December 1993 for the development of medical consulting rooms at Lot 67 (1) Carbridge Way, Duncraig by David Beetles Architects on behalf of Nigel Jones for the following reasons:
  - (a)        the proposal contravenes Council's policy for medical facilities/consulting rooms in terms of location;
  - (b)        it represents ad hoc non-residential development in a residential area;
  - (c)        it sets an undesirable precedent, encouraging the proliferation of non-residential development within this area;

2 advises the applicant that Council is currently preparing a policy for the location of medical facilities in the vicinity of Arnisdale Road, Duncraig.  
**CARRIED**

**I20208 PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2) LYELL GROVE, WOODVALE - [30/4588]**

**ACTING CITY PLANNER'S REPORT I20208**

The Acting City Planner reports on an application for medical consulting rooms on Lot 102 (2) Lyell Grove, Woodvale.

He gives details on the subject site which is zoned "Residential Development" and a consulting room is an "AA" use (a use not permitted unless approval is granted by Council) in this zone.

The proposed use is being advertised with a closing date of 7 February 1994. On writing this report no submission had been received. Council will be advised should any submissions be received.

**ADDITIONAL INFORMATION**

The City Planner advises that the close of advertising for the above application was 7 February 1994. Since the report was written a total of three objections to the proposal have been received, one objection having been signed by ten people. The points of objection are as follows:

- The use of the front garden and driveway for parking looks to be inadequate and the proposed driveway on Timberlane Drive creates a dangerous traffic situation opposite the access/egress of the shopping centre.
- If parking is inaccessible people will park on the verge along Lyell Grove.
- The parking areas are dangerous to children walking to and from school. Children would have even more traffic to contend with than they already do, especially cars backing into Lyell Grove, or walking onto the road to avoid parked vehicles.
- Lyell Grove should be left to remain a residential street rather than introducing further commercial use.

The subject application has been recommended for refusal. On the grounds of these submissions it is proposed that the wording of the current recommendation remains the same.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council refuses the application by Mr John Chafe for consulting rooms on Lot 102 (2) Lyell Grove, Woodvale on the grounds that it is unable to meet the requirements of Council with regard to traffic movement on to a major road.

**CARRIED**

**I20209    PROPOSED CHILD CARE CENTRE ON PORTION LOT 960 (1853)  
ROTHESAY HEIGHTS, MINDARIE - [30/4604]**

**ACTING CITY PLANNER'S REPORT I20209**

The Acting City Planner reports on an application for a child care centre to be accommodated on portion of Lot 960 (1853) Rothesay Heights, Mindarie.

He advises that the land is zoned "Residential Development" under Council's Town Planning Scheme No 1 where a child care centre is an "AA" use (ie a use that is not permitted unless approval is granted by Council).

In accordance with the policy, the proposal was advertised via an on-site sign for a period of 30 days up to and including 22 January 1994. No submission was received.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council approves the application submitted by Andrew McKenzie for a child care centre to be accommodated on portion Lot 960 (1853) Rothesay Heights, Mindarie subject to:

- 1        a sign being placed on-site immediately advising that the site has been approved for use as a child care centre;
- 2        the proposed shed being set back a minimum 1.5m from the property boundary and being screened from view from the streets, to the satisfaction of Council;
- 3        a subdivision application being submitted to the Department of Planning and Urban Development for approval which reflects the proposed new lot;
- 4        a minimum number of 13 car parking bays being provided on-site to the specifications and satisfaction of Council;
- 5        standard and appropriate development conditions.

**CARRIED**

**I20210 PROPOSED CHILD CARE CENTRE: LOT 652 (73) ADDINGTON WAY, MARANGAROO - [30/4598]**

**ACTING CITY PLANNER'S REPORT I20210**

The Acting City Planner reports on an application seeking Council's approval to develop a child care centre on Lot 652 (73) Addington Way, Marangaroo.

He advises that the proposed child care centre is in a "Residential Development" zone which is an "AA" use under Town Planning Scheme No 1 which requires the approval of Council.

Proposals are required to be advertised on site for thirty (30) days; however, advertising has not commenced for this proposal because several features do not comply with Council's requirements.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council does not approve the application submitted by M & W Markiewicz for a child care centre on Lot 652 (73) Addington Way, Marangaroo, because:

- 1           it does not conform to Council's standard requirements for child care centres;
- 2           it is an ad hoc proposal which is unlikely to meet local resident expectations.

**CARRIED**

**I20211 PROPOSED OFFICE USE FOR A FAMILY LINK PROGRAMME ON LOT 263 (2) CLABON STREET, GIRRAWHEEN - [30/4589]**

**ACTING CITY PLANNER'S REPORT I20211**

The Acting City Planner reports on an application from the Centrecare Marriage and Family Service for an office base for family support workers on Lot 263 (2) Clabon Street, Girrawheen.

He advises that the subject lot is zoned "Residential Development" under Town Planning Scheme No 1 and an office is an "AA" use (a use that is not permitted unless approval is granted by the Council) in this zone.

If a proposed office use in a residential development zone is considered by Council, an advertising process is required prior to any approval being issued.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council refuses the application submitted by the Centrecare Marriage & Family

Service for an office base on Lot 263 (2) Clabon Street, Girrawheen on the grounds that, if approved, the use will inhibit the residential amenity of the area and set an undesirable precedent.

**CARRIED**

**I20212 PROPOSED OFFICE, LOT 13 (100) CLARKSON AVENUE, WANNEROO  
- [30/616]**

**ACTING CITY PLANNER'S REPORT I20212**

The Acting City Planner reports on an application for an office on Lot 13 (100) Clarkson Avenue, Wanneroo. The site is zoned "Rural" and an office is an "IP" use in the zone. An "IP" use is a use that is not permitted unless such use is incidental to the predominant use as decided and approved by the Council.

He advises that the proposed office use can only be permitted if the activities being carried out are incidental to the predominant use of the site. The subject site is used for mainly residential purposes, the business is a drilling contractors, pump installations and maintenance operation.

It is considered that the office, for the use of the business, is not incidental to the residential component of the lot. Furthermore, Council's records indicate that no Home Occupation approval has been issued for the operation of the business from the residence.

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

- 1 refuses the proposed office for Lot 13 (100) Clarkson Avenue, Wanneroo, submitted by T & R Homes on behalf of H & S Brandt for the following reasons:
  - (a) the office is not incidental to the predominant use of the site;
  - (b) approval would constitute a contravention to Town Planning Scheme No 1;
  - (c) approval could set a precedent for additional unrelated offices on rural lots;
- 2 advises the applicants that should they wish to continue operating a business from Lot 13 (100) Clarkson Avenue, Wanneroo, an application for a home occupation is required to be made.

**CARRIED**



**I20213 PROPOSED AGED ACCOMMODATION, RESERVE 34347 DOVERIDGE DRIVE, DUNCRAIG - [30/4108]**

**ACTING CITY PLANNER'S REPORT I20213**

The Acting City Planner reports on an application for six "Wisechoice" single storey units for aged accommodation at Reserve 34347 Doveridge Drive, Duncraig.

He advises on a request for a 50% density bonus over the normal R20 standard and the recoding of Reserve 34347 Doveridge Drive, Duncraig from R20 to R30.

**RECOMMENDATION**

That Council:

- 1 does not grant a 50% density bonus on Reserve 34347 Doveridge Drive, Duncraig to accommodate six aged persons units for the following reasons:
  - (a) the applicant does not provide sufficient assurance as to the long-term use and management of the unit for aged persons;
  - (b) Council is not prepared to accept this proposal as being suitable for it to use its discretion to allow the density bonus requested;
  - (c) approval to the density bonus could set an undesirable precedent;
- 2 advises the applicants of Council's support for the recoding of Reserve 34347 Doveridge Drive, Duncraig from R20 to R30.

**ADDITIONAL INFORMATION**

The City Planner advises that Council received correspondence from Homeswest on 3 February 1994 regarding the assessment of a development application for Reserve 34347 Doveridge Drive, Duncraig (I20213).

The above report identifies possible problems should a density bonus be granted to applicants who do not show ongoing maintenance and care for aged accommodation developments.

The correspondence received on 3 February 1994 stated that should the density bonus remain an issue for the subject application and not be able to be resolved in the short term, then Council's support is requested to proceed with the same

configuration for a rental development within the standard Homeswest programme.

It is advised that should the applicants proceed with the proposal under Homeswest management no objections are held, however, on site advertising would be required to be undertaken followed by Council's determination of the matter.

The recommendation for Report I20213 should include an indication of Council's support for Homeswest Management.

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

1 Council:

- (a) does not grant a 50% density bonus on Reserve 34347 Doveridge Drive, Duncraig to accommodate six aged persons units for the following reasons:
  - (i) the applicant does not provide sufficient assurance as to the long-term use and management of the unit for aged persons;
  - (ii) Council is not prepared to accept this proposal as being suitable for it to use its discretion to allow the density bonus requested;
  - (iii) approval to the density bonus could set an undesirable precedent;
- (b) advises the applicants of Council's support for the recoding of Reserve 34347 Doveridge Drive, Duncraig from R20 to R30;
- (c) advises the applicants of Council's support for the proceeding of the subject proposal for standard rental development within the Homeswest Programme for Aged Persons Accommodation;

2 the North East Duncraig Traffic Study recognises the possibility of the development of the site for aged accommodation.

**CARRIED**

**I20214 PROPOSED EXPANSION OF POULTRY PROCESSING PLANT, LOT 30 (162) GIBBS ROAD, NOWERGUP - [30/862]**

**ACTING CITY PLANNER'S REPORT I20214**

Wayne and Heather Kendrick on behalf of Guadal Pty Ltd seek Council's approval for the expansion of approved poultry processing operations on Lot 30 (162) Gibbs Road, Nowergup.

The Acting City Planner reports on the background relating to the subject site and outlines the proposal to process quantities of pheasants and additional birds such as chickens, turkeys and ducks. The processing of additional birds classifies the use as a noxious industry which is an "X" use (a use that is not permitted) in this zone.

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

- 1 refuses the development application submitted on 12 January 1994 by Wayne and Heather Kendrick on behalf of Guadal Pty Ltd for an expansion to the poultry processing activities on Lot 30 (162) Gibbs Road, Nowergup;
- 2 advises the applicants that only the previously approved activities of processing pheasants, supplied from within the locality, being the City of Wanneroo municipal boundaries, may continue in the form of a Rural Industry.

**CARRIED**

**I20215 PROPOSED ZONING/CODING: LOT 20 CLARECASTLE RETREAT, MINDARIE TO ACCOMMODATE RESIDENTIAL DEVELOPMENT - [790-664]**

**ACTING CITY PLANNER'S REPORT I20215**

Russell Taylor and William Burrell (Town Planing Consultants) on behalf of Gumflower Pty Ltd, seek Council's approval for an amendment to its Town Planning Scheme No 1 to zone portion of Lot 20 Clarecastle Retreat, Mindarie Marina Development zone and to code the site R40 to accommodate Residential Development.

The Acting City Planner reports on the background relating to the subject site and outlines the current proposal.

He advises that the applicant has requested Council to discontinue the previous amendment (Amendment No 486).

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

- 1 initiates Amendment No 664 to Town Planning Scheme No 1 to:

(a) zone that portion of Lot 20 Clarecastle Retreat, Mindarie, which is currently "Waterways Reserve" to "Marina Development" zone;

(b) amend the Residential Density Code Map to code Lot 20 Clarecastle Retreat, Mindarie R40;

- 2 requests the North West District Planning Committee to request the State Planning Commission to amend the Metropolitan Region Scheme to zone the relevant portion of Lot 20 Clarecastle Retreat, Mindarie, from "Waterways Reserve" to "Urban";
- 3 refers the application to the Department of Marine and Harbours for comment;
- 4 advises the applicant that an easement-in-gross will need to be granted over Lot 20, free of cost and in favour of the Crown, to permit pedestrian/cycle access and public authority and emergency access to the harbour. The easement will need to be in place prior to finalisation of the amendment and it will need to be to the satisfaction of Council;
- 5 discontinues Amendment No 486 to Town Planning Scheme No 1.

#### **CARRIED**

#### **I20216 PROPOSED ADDITIONS TO KENNELS AND A CATTERY ON LOT 104 (290) NEAVES ROAD, MARIGINIUP - [30/2405]**

##### **ACTING CITY PLANNER'S REPORT I20216**

The Acting City Planner reports on an application for a proposed kennels and cattery extension to existing kennels on Lot 104 (290) Neaves Road, Mariginiup.

He gives details on the background relating to the subject site and provides an assessment of the proposed kennels and cattery extensions.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council supports the application from Mr D Henley for kennels and cattery addition to existing kennels on Lot 104 (290) Neaves Road, Mariginiup.

**CARRIED**

#### **I20217 PROPOSED SUBDIVISION OF LOT 1 (500) BADGERUP ROAD, GNANGARA - [740-91779]**

## **ACTING CITY PLANNER'S REPORT I20217**

Messrs E & E J Della-Maddalena seek Council's approval for the subdivision of Lot 1 (500) Badgerup Road, Wanneroo.

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

He advises that the applicant requests separate titles for the land which exists as two separate parts, however, as one of the proposed lots sizes is in contravention to Council's Policy, it is recommended that the application be refused.

### **RECOMMENDATION**

That Council does not support and application submitted by Messrs E & E J Della-Maddalena for the subdivision of Lot 1 (500) Badgerup 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.

**MOVED** Cr Dammers, **SECONDED** Cr Marwick that consideration of the subdivision of Lot 1 (500) Badgerup Road, Wanneroo be deferred pending discussions with the owners regarding road widening requirements.

**CARRIED**

**I20218 PROPOSED SUBDIVISION OF LOT 16 (47) ASHBY STREET, WANNEROO - [740-91947]**

## **ACTING CITY PLANNER'S REPORT I20218**

The Acting City Planner reports on an application for the subdivision of Lot 16 (47) Ashby Street, Wanneroo.

He gives details of the proposal and advises that it clearly contravenes Council's policy and therefore should not be supported.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council does not support the application submitted by K P Seeber for the subdivision of Lot 16 (47) Ashby Street, Wanneroo for the following reasons:

- 1 the subdivision is contrary to Council's Rural Subdivision Policy which indicates Council's support for lot sizes not less than four (4) hectares in area south of Flynn Drive, Neerabup;
- 2 support for the proposal would set an undesirable precedent with the further fragmentation of rural lands which conflicts with the provisions of the Town Planning Scheme.

**CARRIED**

**I20219 PROPOSED ADDITIONAL UNIT ON LOT 47 (1) LEACH STREET, MARMION - [30/4591]**

**ACTING CITY PLANNER'S REPORT I20219**

The Acting City Planner reports on an application for an additional dwelling unit of three storeys on Lot 47 (1) Leach Street, Marmion.

He gives details of the proposal and summarises objections received from four of the five neighbours who were consulted.

**RECOMMENDATION**

That Council approves the application submitted by R & P Miller for an additional unit of three storeys on Lot 47 (1) Leach Street, Marmion, subject to standard and appropriate development conditions.

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

- 1 consideration of the application submitted by R & P Miller for an additional unit of three storeys on Lot 47 (1) Leach Street, Marmion be deferred;
- 2 a report be submitted to Policy and Special Purposes Committee reviewing Council's policy relating to residential building height.

**CARRIED**

**I20220 ALKIMOS-EGLINTON MAJOR METROPOLITAN REGION SCHEME AMENDMENT - [319-7-1]**

**CITY PLANNER'S REPORT I20220**

The City Planner reports that the Hon Minister for the Environment has recently determined Council's appeal against the Environmental Protection Authority's (EPA) decision to

informally assess the Alkimos-Eglinton Major Metropolitan Region Scheme Amendment, dismissing the appeal in its entirety.

He advises that as the Minister's decision on Council's appeal is final, there is no further opportunity under the provisions of the Environmental Protection Act for Council to contest the level of assessment set for the Alkimos-Eglinton major amendment. It is, nevertheless, suggested that Council writes to the Minister reiterating its concerns. In addition, Council officers will maintain close liaison with the Department of Planning and Urban Development, EPA and other relevant agencies in an attempt to ensure that Council's concerns receive proper attention.

### **RECOMMENDATION**

That Council writes to the Hon Minister for the Environment:

- 1        reiterating its concerns about the Alkimos-Eglinton Major Metropolitan Region Scheme amendment and the consequent desirability of formal environmental impact assessment of the amendment;
- 2        indicating that as there is an apparent reluctance to pursue formal assessment of Metropolitan Region Scheme amendments, and as the informal assessment process cannot ensure that environmental issues arising from such amendments will be fully resolved, there is a consequent need for close examination of the current interactions between the environmental impact assessment and land use planning processes.

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

- 1        CITY PLANNER'S REPORT I20220 be received;
- 2        Council seeks an urgent deputation with the Hon Minister for the Environment:
  - (a)       reiterating its concerns about the Alkimos-Eglinton Major Metropolitan Region Scheme amendment and the consequent desirability of formal environmental impact assessment of the amendment;
  - (b)       indicating that as there is an apparent reluctance to pursue formal assessment of Metropolitan Region Scheme amendments, and as the informal assessment process cannot ensure that environmental issues arising from such amendments will be fully resolved, there is a consequent

need for close examination of the current interactions between the environmental impact assessment and land use planning processes.

**CARRIED**

**I20221 AMENDMENT NO 542 TO TOWN PLANNING SCHEME NO 1 TO REZONE LOT 66 WHITFORD AVENUE/WANNEROO ROAD, WOODVALE - [790-542]**

**ACTING CITY PLANNER'S REPORT I20221**

In July 1990, (Item E20716 refers) Council initiated Amendment No 542 and proposed to rezone Lot 66 corner of Whitford Avenue and Wanneroo Road, Woodvale from "Rural" to "Special Zone (Restricted use) Service Station, Restaurants/Fast Foods".

The Acting City Planner advises on the background and recent developments in respect of this proposal and details the action necessary to satisfactorily progress the application.

Advertising of the amendment closed on 6 April 1993 and as a result, 11 submissions were received.

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

- 1 discontinues Amendment No 542 to Town Planning Scheme No 1 due to the requirement for future road reserves having a significant impact on Lot 66 Wanneroo Road/Whitford Avenue, Woodvale;
- 2 refers to the Policy and Special Purposes Committee the question of land being reserved for future requirements ie road reservations etc particularly having regard to the rights of the affected owners of the land.

**CARRIED**

**I20222 AMENDMENT NO 652 TO TOWN PLANNING SCHEME NO 1: PROPOSED REZONING AND SUBDIVISION OF LOCATION 11340 BURBRIDGE AVENUE, KOONDOOLA - [740-91337, 790-652]**

**ACTING CITY PLANNER'S REPORT I20222**

Gutteridge Haskins & Davey Pty Ltd (GHD) on behalf of Homeswest requested the rezoning of Location 11340 Burbridge Avenue, Koondoola from "Public Purpose - High School" to "Residential Development". An application for subdivision has also been received which reflects the proposed zoning mentioned above.

The Acting City Planner reports on the background relating to the subject site and advises that the Hon Minister for Planning



granted approval to advertise Amendment No 652. Advertising closed on 14 December 1993 and one submission was received.

He assesses the subdivision details and concludes that the application for subdivision could be supported subject to various modifications and the finalisation of Amendment No 652.

### RECOMMENDATION

That Council:

- 1 finally adopts Amendment No 652 to Town Planning Scheme No 1;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 3 supports the proposed subdivision of Location 11340 Burbridge Avenue, Koondoola, subject to -
  - (a) the finalisation of Amendment No 652;
  - (b) the intersection of the proposed subdivisional road and Meldrum Way be modified to the satisfaction of the City Engineer to show Meldrum Way continuing to Koondoola Avenue with the proposed road having access from Meldrum Way;
  - (c) the area shown as public open space on the subdivision plan dated 8 October 1993 (DPUD 91337) be vested as a public accessway;
  - (d) the provision of 10m public accessways at the end of the longer cul-de-sacs for a pedestrian link to Burbridge School, Koondoola Primary School and Koondoola Park;
  - (e) uniform fencing along the boundaries of all the proposed lots abutting public open space, schools and the civic and child care sites to be provided to the specifications and satisfaction of Council;
  - (f) the provision of 5680m<sup>2</sup> of public open space or an equivalent cash-in-lieu contribution to Council for the public open space, by the applicant;
  - (g) standard conditions of subdivision.

### ADDITIONAL INFORMATION

The City Planner advises that on 25 January 1994, Council received plans for the subdivision design of the subject location. The design overrides that discussed in the report.

The applicant proposes only one access point into the subdivisional area, being from Burbridge Avenue. A total of 82 single residential R20 lots are proposed plus a 3468m<sup>2</sup> lot designated for group housing units.

The design aims to provide a private neighbourhood area with no pedestrian links between the schools to the north and the shopping centre/civic centre to the south. However, the City's Engineering and Parks Department have advised that a public accessway should be provided south of the subdivisional area for a pedestrian link to the centres. The City's Engineering Department has also advised that access to the group housing site should be modified further south to avoid conflict with Varcoe Road.

All other issues still relate.

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

1finally adopts Amendment No 652 to Town Planning Scheme No 1;

2authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;

3supports the proposed subdivision of Location 11340 Burbridge Avenue, Koondoola, subject to -

- (a) the finalisation of Amendment No 652;
- (b) the provision of an 8m pedestrian accessway at the south of the subdivisional area for a pedestrian link to the shopping centre and civic centre;
- (c) access to the group housing site being modified to provide access further south to avoid conflict with Varcoe Road;
- (d) uniform fencing along the boundaries of all the proposed lots abutting public open space, schools and the civic and child care sites to be provided to the specifications and satisfaction of Council;

- (e) the provision of 5678m<sup>2</sup> of public open space or an equivalent cash-in-lieu contribution to Council for the public open space, by the applicant;
- (f) standard conditions of subdivision.

**CARRIED**

**I20223 AMENDMENT NO 679: TEXT AMENDMENT - CONTROL OF ACCESS DISTRICT DISTRIBUTORS - [790-679]**

**ACTING CITY PLANNER'S REPORT I20223**

The Acting City Planner reports on the implementation of a policy to control access to contain roads within the City.

He advises that Council's Town Planning Scheme needs to be amended and submits the proposed additions to the Scheme Text and lists the roads to which the provision would apply for Council consideration.

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

- 1 supports Amendment No 679 to Town Planning Scheme No 1 to introduce clauses to part 5 of the Scheme Text relating to the control of vehicular access to and egress from District Distributor roads;
- 2 forwards the documentation for Amendment No 679 to the Minister for Planning for preliminary approval to advertise.

**CARRIED**

Cr Ewen-Chappell left the Chamber at this point, the time being 8.40 pm.

**I20224 FINALISATION OF AMENDMENT NO 585 TO TOWN PLANNING SCHEME NO 1 - [790-585, 30/4467]**

**CITY PLANNER'S REPORT I20224**

The City Planner reports that as a result of two recent determinations by the Minister for Planning in respect of Town Planning Scheme 21, Section 4(a) of Council's Resolution (Item G20627 refers):

"The execution entirely at the applicants expense of a deed whereby the applicants agree to pay the relevant headworks charges which will be determined by the proposed East Wanneroo Development Scheme - Town Planning Scheme 21",

should be rescinded and Amendment No 585 finalised.

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

- 1 rescinds Section 4(a) of Resolution G20627, thereby deleting the requirement for the applicants to enter into a deed regarding the payment of headworks charges for East Wanneroo;
- 2 finally adopts Amendment No 585 to Town Planning Scheme No 1;
- 3 authorises the affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 4 forwards the documentation for Amendment No 585 to the Minister for Planning for his endorsement of final approval and publishing in the Government Gazette.

**CARRIED**

**I20225 CLOSE OF ADVERTISING: AMENDMENT NO 672 TO TOWN PLANNING SCHEME NO 1 TO RATIONALISE THE ZONINGS OF PT LOTS 2 AND 3 WANNEROO ROAD, LANDSDALE - [790-672]**

**CITY PLANNER'S REPORT I20225**

The City Planner reports on the background relating to the initiation of Amendment No 672 to Town Planning Scheme No 1.

He advises that advertising of the amendment closed on 29 December 1993 and one submission was received from the Water Authority of WA. The submission addressed the provision of water, sewerage and drainage. The issues raised can be dealt with at development stage.

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

- 1 notes the submission received from the Water Authority of WA;
- 2 finally adopts Amendment No 672 to Town Planning Scheme No 1;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

**CARRIED**

**I20226 CLOSE OF ADVERTISING: AMENDMENT NO 634 TO TOWN PLANNING SCHEME NO 1 TO REZONE SWAN LOCATION 3071 DUNDEBAR ROAD AND GRIFFITHS ROAD, WANNEROO - [790-634]**

**CITY PLANNER'S REPORT I20226**

The City Planner reports on the background relating to the initiation of Amendment No 634 to Town Planning Scheme No 1.

He advises that at the close of advertising for Amendment No 634 one submission of support, one objection and a submission from the Water Authority of WA were received.

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

- 1 notes the submissions received during the advertising period;
- 2 prior to finally adopting Amendment No 634:
  - (a) requests the applicant to demonstrate to Council that the land affected by the Environmental Protection Authority buffer requirements for poultry farms can be dealt with to the satisfaction of the Department of Planning and Urban Development and the Environmental Protection Authority;
  - (b) requires arrangements, to the satisfaction of the City and the State Planning Commission being in place to ensure an equitable contribution is made by the land owner towards the provision of arterial roads and their associated underpasses and 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;
- 3 following the resolution of the above issues, finally adopts Amendment No 634 to Town Planning Scheme No 1;
- 4 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

**CARRIED**

**I20227 CLOSE OF ADVERTISING: AMENDMENT NO 659 TO TOWN PLANNING SCHEME NO 1, LOT 20 HESTER AVENUE CLARKSON - [790-659]**

**ACTING CITY PLANNER'S REPORT I20227**

Amendment No 659 was initiated by Council in September 1993 (Item H20911 refers). Amendment No 659 proposes to modify Town Planning Scheme No 1 by rezoning a portion of Lot 20 Hester Avenue, Clarkson from "Rural" to "Residential Development R20".

The Acting City Planner reports that advertising of the amendment closed on 28 January 1994 and to-date no submissions have been received.

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

- 1 finally adopts Amendment No 659 to Town Planning Scheme No 1;
- 2 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

**CARRIED**

**I20228** **CLOSE OF ADVERTISING: AMENDMENT NO 654 TO TOWN PLANNING SCHEME NO 1 TO AMEND THE DEVELOPMENT GUIDE PLAN OF SPECIAL RURAL NO 4 TO ACCOMMODATE THE SUBDIVISION OF LOT 43 DEMPSTER PLACE, MARIGINIUP - [790-654]**

**ACTING CITY PLANNER'S REPORT I20228**

Council, at its meeting on 23 June 1993 (Item H20614 refers) resolved to initiate Amendment No 654 to Town Planning Scheme No 1 to amend the development guide plan to Special Rural Zone No 4 to accommodate the subdivision of Lot 43 Dempster Place, Mariginiup.

The Acting City Planner reports that at the close of advertising only one submission from the Water Authority of WA was received.

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

- 1 finally adopts Amendment No 654 to Town Planning Scheme No 1;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

**CARRIED**

**I20229** **CLOSE OF ADVERTISING: AMENDMENT NO 674 DELEGATION OF AUTHORITY - [790-674]**

**ACTING CITY PLANNER'S REPORT I20229**

Amendment No 674 was initiated by Council at its meeting on 10 November 1993 (Item H51109 refers) to insert provisions into

Town Planning Scheme No 1 to enable Council to delegate powers of development approval to officers.

The Acting City Planner reports that the amendment was advertised on 17 December 1993 for twenty one days and no submissions were received.

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

- 1 adopts Amendment No 674 to Town Planning Scheme No 1 to introduce Clauses to Part 3 of the Scheme Text relating to the delegation of development control powers;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amendment documents;
- 3 forwards the amendment documentation to the Minister for Planning for final approval.

**CARRIED**

**I20230** **CLOSE OF ADVERTISING: AMENDMENT NO 630 TO TOWN PLANNING SCHEME NO 1 TO REZONE/RECODE PORTION OF HEPBURN HEIGHTS LAND - [790-630]**

**ACTING CITY PLANNER'S REPORT I20230**

Council resolved to initiate Amendment No 630 at its meeting on 9 June 1993 (Item H20629 refers). The Amendment aims to rezone/recode the eastern portion of the Hepburn Heights land which is proposed for urban purposes. The Amendment also makes provision for a medical centre and limits the gross leasable area for retail purposes.

The Acting City Planner reports that at the close of advertising, one submission was received from the Water Authority of WA.

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

- 1 notes the submission received from the Water Authority of Western Australia;
- 2 finally adopts Amendment No 630 to Town Planning Scheme No 1;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

**CARRIED**

Cr Ewen-Chappell entered the Chamber at this point, the time being 8.42 pm.

**I20231 CLOSE OF ADVERTISING: AMENDMENT NO 666 TO TOWN PLANNING SCHEME NO 1 TO MODIFY THE DEFINITION OF "MARKET GARDEN SALES" - [790-666]**

**ACTING CITY PLANNER'S REPORT I20231**

Amendment No 666 was initiated by Council at its 11 August 1993 meeting (Item H20813 refers) where it resolved to modify the interpretation of "Market Garden Sales".

The interpretation, quoted below, will provide a greater flexibility of use and in conjunction with the Rural Stores Policy will cater for the needs of rural residents.

"Market Garden Sales" means the sale or offering for sale of fresh fruit and vegetables from a lot which is predominantly used as a market garden and includes as a minor, incidental use, the sale of cool drinks and prepackaged ice cream to visitors to the premises."

The Acting City Planner reports that at the close of advertising no submissions were received.

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

- 1 finally adopts Amendment No 666 to Town Planning Scheme No 1;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

**CARRIED**

**I20232 CLOSE OF ADVERTISING: AMENDMENT NO 653 TO TOWN PLANNING SCHEME NO 1 TO REZONE LOT 3 (607) WANNEROO ROAD FROM RURAL TO SERVICE INDUSTRIAL - [790-653]**

**ACTING CITY PLANNER'S REPORT I20232**

Amendment No 653 proposes to rezone Lot 3 (607) Wanneroo Road, Wanneroo from "Rural" to "Service Industrial". Council considered the initiation of the amendment at its meeting on 23 June 1993 (Item H20620 refers).

The Acting City Planner reports that at the close of advertising one submission of support from the owners of Ocean Reef Caravan Village and one objection from the Water Authority of WA were received.

Cr Marwick declared an interest in this Item.



**MOVED** Cr Dammers, **SECONDED** Cr Nosow that Cr Marwick be permitted to vote on this matter as his interest is regarded as so trivial or insignificant that if he were to vote on the matter he could not reasonably be regarded as likely to be influenced by the interest.

**CARRIED**

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

- 1 notes the submission received during the advertising period;
- 2 finally adopts Amendment No 653 to Town Planning Scheme No 1;
- 3 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

**CARRIED**

**I20233** **REQUESTED CLOSURE OF THE PEDESTRIAN ACCESSWAY BETWEEN LOT 100 HUDSON AVENUE AND WADE COURT, GIRRAWHEEN - [510-1410]**

**ACTING CITY PLANNER'S REPORT I20233**

Council, at its meeting on 10 October 1993, resolved to initiate preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of a portion of the pedestrian accessway between Wade Court and Lot 100 Hudson Avenue, Girrawheen (Item H21037 refers).

The Acting City Planner reports that at the close of the advertising period no objections were received.

He advises that the accessway serves no useful purpose and the closure will not inconvenience the residents in the general vicinity.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council agrees to the closure of the pedestrian accessway between Lot 100 Hudson Avenue and Wade Court, Girrawheen, subject to Our Lady of Mercy Primary School agreeing to meet all the costs in accordance with Council's Policy.

**CARRIED**

**I20234** **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN CHESSELL DRIVE AND STOTT WAY, DUNCRAIG - [510-1473]**

**ACTING CITY PLANNER'S REPORT I20234**

The property owners adjoining the pedestrian accessway between Chessell Drive and Stott Way, Duncraig have applied to have the accessway closed on the grounds of vandalism, numerous break-ins and the antisocial behaviour of some users of the accessway.

The Acting City Planner reports that the proposed closure was referred to the servicing authorities for their comments on any services which may be affected.

He advises that the Water Authority of WA objected to the closure on the grounds that a 460mm reticulation water main will be affected, therefore it appears that this accessway cannot be closed.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council does not agree to the closure of the pedestrian accessway between Chessell Drive and Stott Way, Duncraig and advises the adjoining property owners accordingly.

**CARRIED**

**I20235    REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN  
MACKEREL COURT AND CHANDLER ROAD, SORRENTO - [510-1995,  
510-2442]**

**ACTING CITY PLANNER'S REPORT I20235**

The Acting City Planner reports on an application to close the pedestrian accessway between Mackerel Court and Chandler Road, Sorrento. The application is made on the grounds of vandalism and the antisocial behaviour being experienced by the residents adjoining the accessway.

He advises that the proposed closure was referred to the servicing authorities to ascertain if any services would be affected by the closure. In this instance, it is not feasible to close the accessway due to the existence of a Water Authority of WA plant.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council does not agree to the closure of the pedestrian accessway between Mackerel Court and Chandler Drive, Sorrento and advises the adjoining property owners accordingly.

**CARRIED**

**I20236    DEDICATION OF HEPBURN AVENUE, MARANGAROO - [510-1900]**

**ACTING CITY PLANNER'S REPORT I20236**

The Acting City Planner reports that construction has commenced on the section of Hepburn Avenue between Wanneroo Road and Giralt Road, Marangaroo. Council is required to pass a resolution to dedicate the road to allow public use of it.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council requests the approval of the Minister for Lands to the dedication of Hepburn Avenue between Wanneroo Road and Giralt Road, Marangaroo pursuant to Section 287 of the Local Government Act.

**CARRIED**

**I20237    COMPENSATION PAYMENTS FOR THE WIDENING OF PERRY ROAD, PINJAR - [510-471]**

**ACTING CITY PLANNER'S REPORT I20237**

The City is upgrading Perry Road in Pinjar and several properties will be affected by the widening of the road. Negotiations have been proceeding with the affected landowners and they have agreed to sell to the City the land required for the widening of the road.

The Acting City Planner gives details of the lots affected by the upgrading of Perry Road, Pinjar.

**RECOMMENDATION**

That Council:

- 1        agrees to pay an amount of \$9,000.00 to Volker Mick Weil as compensation for the 3340m<sup>2</sup> of land required from Loc 3109 Corner Pinjar and Ziatas Roads, Pinjar for the upgrading of Perry Road, Pinjar;
- 2        agrees to pay an amount of \$1,320.00 to Prof Karl Heinz Rieckmann for an area of 440m<sup>2</sup> of land required from Lot 4 Ziatas Road, Pinjar for the upgrading of Perry Road, Pinjar;
- 3        does not agree to pay Prof Rieckmann an amount of \$100.00 for every tree to be removed from his property as a result of the Perry Road upgrading and only agrees to pay \$100.00 for the loss of significant trees providing Prof Rieckmann provides details of the number of significant trees for consideration and negotiation before the roadworks commence;
- 4        commences action to resume an area of 2550m<sup>2</sup> from Lot 3 Corner of Ziatas Road and Old West Road, Pinjar under Section 282 of the Local Government Act;

- 5 agrees to pay Carmelo and Rosina Ioppolo an amount of \$10,000.00 for the 3848m<sup>2</sup> of land required from Lot 2928 Corner of Ziatas Road and Old West Road and Lot 1979 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar;
- 6 agrees to pay Giancarlo and Martina Antonello an amount of \$4,000.00 for the 2680m<sup>2</sup> of land required from Lot 2928 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar.

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

1 CITY PLANNER'S REPORT I20237 be received;

2 Council:

- (a) agrees to pay an amount of \$9,000.00 to Volker Mick Weil as compensation for the 3340m<sup>2</sup> of land required from Loc 3109 Corner Pinjar and Ziatas Roads, Pinjar for the upgrading of Perry Road, Pinjar;
- (b) agrees to pay an amount of \$1,320.00 to Prof Karl Heinz Rieckmann for an area of 440m<sup>2</sup> of land required from Lot 4 Ziatas Road, Pinjar for the upgrading of Perry Road, Pinjar;
- (c) does not agree to pay Prof Rieckmann an amount of \$100.00 for every tree to be removed from his property as a result of the Perry Road upgrading and agrees to replace significant trees with young trees to the satisfaction of the City Parks Manager;
- (d) commences action to resume an area of 2550m<sup>2</sup> from Lot 3 Corner of Ziatas Road and Old West Road, Pinjar under Section 282 of the Local Government Act;
- (e) agrees to pay Carmelo and Rosina Ioppolo an amount of \$10,000.00 for the 3848m<sup>2</sup> of land required from Lot 2928 Corner of Ziatas Road and Old West Road and Lot 1979 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar;
- (f) agrees to pay Giancarlo and Martina Antonello an amount of \$4,000.00 for the 2680m<sup>2</sup> of land required from Lot 2928 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar;

- (g) authorises the transfer of funds for the above from the Whitfords Drive Land Acquisition Account No 32672 to the Perry Road Land Acquisition Account No 32668.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

**I20238 PROPOSED CLOSURE OF A PORTION OF CARRAMAR ROAD, NEERABUP  
- [510-1527]**

**ACTING CITY PLANNER'S REPORT I20238**

Homeswest has requested Council to approve the closure of the unconstructed portion of Carramar Road, Neerabup which lies between Lot 2 and Location 2579 from the westernmost boundary of Lot 2 to Pinjar Road. The portion of Carramar Road to be closed forms part of the first stage of a Homeswest subdivision. The subject portion of road consists of 3.3645 ha of land and it is proposed to amalgamate 1.6841 ha to Lot 2 and 1.6804 ha to Location 2579.

The Acting City Planner reports that the proposed closure was advertised in the Wanneroo Times and at the close of advertising no objections were received.

**RECOMMENDATION**

That Council requests the Hon Minister for Lands to proceed with the closure and disposal of the unconstructed portion of Carramar Road between Lot 2 and Location 2579 under Section 288A of the Local Government Act.

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

- 1 CITY PLANNER'S REPORT I20238 be received;
- 2 City Planner's Recommendation **NOT BE ADOPTED** - Item I20238A refers.

**CARRIED**

**I20238A PROPOSED CLOSURE OF A PORTION OF CARRAMAR ROAD, NEERABUP  
- [510-1527]**

**MOVED** Cr Nosow, **SECONDED** Cr Dammers that Council requests the Hon Minister for Lands to proceed with the closure and disposal of the unconstructed portion of Carramar Road between Rustic Gardens and Pinjar Road under Section 288A of the Local Government Act.

**CARRIED**

**I20239    APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION  
RESERVE, BELDON - [609/604/243]**

**ACTING CITY PLANNER'S REPORT I20239**

The Acting City Planner advises that the owners of Lot 604 Eddystone Avenue, Beldon run a family based child care service on their property. They are concerned about the traffic volumes along Eddystone Avenue and the limited vehicular access to their property in the future.

Because of this, the owners have applied to purchase a portion of Lot 639 Gradient Way, the public recreation reserve adjoining their property. The acquisition of this portion of the reserve will enable them to gain access from Gradient Way.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council approves in principle the proposed excision and subsequent sale of a portion of Lot 639 Gradient Way, Beldon and advertises the proposal to gauge the opinions of the nearby residents.

**CARRIED**

**I20240    LEASE OF COUNCIL PREMISES - COMMUNITY SERVICES CENTRE,  
KINGSLEY: ANGLICAN MARRIAGE AND FAMILY COUNSELLING  
SERVICES (INC) - [880-3]**

**ACTING CITY PLANNER'S REPORT I20240**

The Anglican Marriage and Family Counselling Services (Inc) operating under the name of KinWay has been leasing an area of 170m<sup>2</sup> at the rear of the Council's Community Services Centre in Moolanda Boulevard, Kingsley since January 1992 for a community advice and consultation centre. It occupies the premises under a three year tenancy agreement which is due to expire in December 1994.

KinWay has requested a reduction in the rental to be paid for the last year of the current term and has also requested that Council grant it a further tenancy.

The Acting City Planner reports on the details of the current lease and outlines the grounds for requesting a reduction in the rental.

**RECOMMENDATION**

That Council:

- 1 does not agree to a reduction in the 1994 rental figure of \$20,376 payable by KinWay for its premises within the Kingsley Community Services Centre;
- 2 agrees to grant a further lease to KinWay for a period of three years commencing on 1 January 1995 at a rental equal to the 1994 rental increasable in accordance with annual Consumer Price Index movement.

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

- 1 agrees to a reduction in the 1994 rental figure of \$20,376 payable by KinWay for its premises within the Kingsley Community Services Centre;
- 2 agrees to grant a further lease to KinWay for a period of three years commencing on 1 January 1995 at a rental equal to the 1994 rental increasable in accordance with annual Consumer Price Index movement.

**LOST**

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

- 1 does not agree to a reduction in the 1994 rental figure of \$20,376 payable by KinWay for its premises within the Kingsley Community Services Centre;
- 2 agrees to grant a further lease to KinWay for a period of three years commencing on 1 January 1995 at a rental equal to the 1994 rental increasable in accordance with annual Consumer Price Index movement.

**CARRIED**

Cr Nosow dissented.

**I20241 DIVIDING FENCE CLAIM, LOT 50 AYLESFORD DRIVE, MARANGAROO**  
**- [1936/50/75]**

**ACTING CITY PLANNER'S REPORT I20241**

The City owns Lot 50 (75) Aylesford Drive, Marangaroo in its capacity as the authority responsible for Town Planning Scheme No 7A. The owner of the adjoining Lot 49 has made a claim against the City under the Dividing Fences Act for a contribution of \$498.50 as half the cost of erecting an 1800mm high Hardiflex fence on the common boundary.

The Acting City Planner reports on legal advice on the matter and advises that funds to meet the claim are held in Town Planning Scheme No 7A Part B Special Overdraft Account.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council authorises payment of \$498.50 to Mr J Kopec for the half cost of a dividing fence between Lots 50 and 49 Aylesford Drive, Marangaroo to be paid from Town Planning Scheme No 7A Part B Special Overdraft Account.

**CARRIED**

**I20242 CONSULTATIVE ENVIRONMENTAL REVIEW FOR LOT 2 PRIEST ROAD, LANDSDALE - PROPOSED ALTERATION TO SNAKE SWAMP BOUNDARY - [790-594]**

**ACTING CITY PLANNER'S REPORT I20242**

Council is advised that the owners of Lot 2 Priest Road, Landsdale have sought approval from the Environmental Protection Authority (EPA) to modify the northern boundary of Snake Swamp.

The EPA subsequently determined that this proposal was significant enough to warrant a formal review and consequently, a Consultative Environmental Review (CER) was prepared. This CER was submitted for Council's comments in December 1993, however, as a result of time constraints, a submission was forwarded following an assessment at officer level only.

The Acting City Planner comments on the proposal in terms of its consistency with Council's planning policies for the locality (including the North-East Landsdale Local Structure Plan) and its environmental implications.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council endorses the comments forwarded to the Environmental Protection Authority in respect of the Consultative Environmental Review relating to Lot 2 Priest Road, Landsdale (proposed alternation to Snake Swamp boundary) as outlined in Report No I20242.

**CARRIED**

Appendix IV refers

**I20243 CARRAMAR GOLF COURSE LAND EXCHANGE - [622-10]**

**ACTING CITY PLANNER'S REPORT I20243**

The Acting City Planner reports that the development of a public golf course on the City's landholding at Lot 11 Tranquil Drive, Neerabup and adjacent private land which is to be leased by the City initially and then transferred to it requires the closure of a part of the unconstructed Carramar Road Reserve.

He advises that in accepting the golf course design, Council has effectively consented to the road closure. However, it has not passed the formal resolution that it required under Section 288A



of the Local Government Act and it is appropriate for that now to be done.

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

- 1 requests the Minister for Land to approve the closure under Section 288A of the Local Government Act of the unconstructed section of Carramar Road, Neerabup between Tranquil Drive and Rustic Gardens for incorporation into the Carramar Golf course;
- 2 agrees to set aside as a reserve for recreation to be vested in the Crown an area of about 3.7 hectares from the north west corner of Lot 11 Tranquil Drive in exchange for the fee of the land in Carramar Road when closed subject to the said reserve being vested in the City for recreation purposes.

**CARRIED**

**I20244 WANNEROO BRITISH SOCCER CLUB INC REQUEST FOR REFUND OF RENTAL - [061-198-7]**

**ACTING CITY PLANNER'S REPORT I20244**

At its October 1993 meeting (Item H21017 refers) Council resolved to enter into a new lease arrangement with the Wanneroo British Soccer Club Inc for the premises it occupies in Kingsway Reserve, Landsdale at an annual rental of One Dollar (\$1).

The Club has accepted the lease conditions stipulated by Council and a lease document is in the course of preparation. The Club has requested that Council give consideration to refunding to it the rentals it paid under its previous lease agreement.

The Acting City Planner gives details of the previous lease and provides an assessment of the request for refund.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that Council declines to receive a deputation from the Wanneroo British Soccer Club Inc and advises it that it will not refund the rental payments it paid previously nor any interest thereon.

**CARRIED**

**I20245 PROPOSED VODAFONE TELECOMMUNICATION FACILITY, RESERVE 32734 PADBURY - [770-25, 30/4248]**

**ACTING CITY PLANNER'S REPORT I20245**

The Acting City Planner reports on a proposed Vodafone Telecommunication Facility in the Water Authority Reserve,

Padbury, and comments on concerns over the proliferation of towers in certain locations and their affect on visual amenity.

He advises that it is suggested that Council request Vodafone to arrange a public meeting to fully explain the proposal to local residents and to address Council and the public concerns over the proposal with a view to overcome them as far as possible.

### **RECOMMENDATION**

That Council:

- 1        advises Vodafone Pty Ltd of its concern about the proliferation of individual towers and the lack of progress towards sharing facilities with other communication companies;
- 2        requests Vodafone Pty Ltd via Hassell Planning Consultants, to arrange a public meeting with local residents to ascertain and hopefully satisfy any concerns that arise.

The Town Clerk advised that representatives of Vodafone Pty Ltd earlier that day had requested that consideration of this item be deferred until the next meeting of Council.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that consideration of this matter be deferred and a further report be submitted to Council at its meeting on 23 February 1994.

**CARRIED**

Cr Maclean left the Chamber at this point, the time being 9.02 pm.

**I20246    SALE OF VENISON: LOT 155 (583) ALEXANDER DRIVE, LANDSDALE - [30/2317, 30/234]**

### **ACTING CITY PLANNER'S REPORT I20246**

The Acting City Planner reports on a request for reconsideration of Council's refusal to approve the sale of venison from Lot 155 (583) Alexander Drive, Landsdale (Item H21203 refers).

He gives details on the background of various points put forward by the applicant for the reconsideration of the application, together with comments from Council's Environment Health department.

Cr Maclean entered the Chamber at this point, the time being 9.04 pm.

## **RECOMMENDATION**

That Council:

- 1        advises Mr G Dunjey that it is prepared to allow the sale from Lot 155 (583) Alexander Drive, Landsdale of venison which is produced on site but processed off site, subject to the rezoning of Lot 155 from "Rural" to a "Special Zone (Additional Use)";
- 2        advises Mr and Mrs K Langlands of the Council's deliberations with regard to the sale of produce which is not processed on the property so that they may anticipate that they should seek rezoning if the sale of strawberry wine is to continue from Lot 29 (2024) Wanneroo Road, Neerabup after 24 March 1995.

**MOVED** Cr Dammers, **SECONDED** Cr Rundle that consideration of this matter be deferred and a report submitted to Policy and Special Purposes Committee.

**CARRIED**

### **I20247    FORESHORE MANAGEMENT PLAN FOR MULLALOO-OCEAN REEF FORESHORE RESERVES - [765-20]**

#### **ACTING CITY PLANNER'S REPORT I20247**

A management plan for the foreshore reserve in front of the suburbs of Mullaloo and Ocean Reef is needed. Council has budgeted \$10,000 for the engagement of a consultant for the preparation of foreshore management plans in this financial year.

The Acting City Planner give details on the background relating to the management of the Wanneroo foreshore reserves and comments on the need for the Management Plan.

## **RECOMMENDATION**

That Council:

- 1        engages a consultant to prepare a Foreshore Management Plan for the Mullaloo-Ocean Reef Foreshore Reserves with the funds to come from Account No 27753;
- 2        endorses the study brief attached to Report No I20247 relating to the preparation of a foreshore management plan for the Mullaloo-Ocean Reef Foreshore Reserves;
- 3        places an advertisement in the West Australian to invite qualified consultants to submit proposals and quotes in

respect of the study brief, and delegates authority to the Town Clerk to assess the submissions received and appoint a consultant to undertake the study.

**MOVED** Cr Curtis, **SECONDED** Cr Rundle that consideration of this matter be deferred for one month and a further report submitted to Council.

**CARRIED**

Appendix V refers

**I20248 TRAFFIC ISSUES AND ASSESSMENT - QUINNS/ALKIMOS - [510-0-5, 790-566]**

**CITY PLANNER'S REPORT I20248**

Council, at its June 1993 meeting (Item H20627 refers) was advised of the Quinns/Alkimos Traffic Assessment, a traffic study being undertaken by Ove Arup & Partners and funded by land owners in the Quinns to Alkimos region.

The City Planner advises that the Traffic Study has now been completed and gives details of the background and results of the Traffic Study.

**RECOMMENDATION**

That Council advises the Department of Planning and Urban Development that:

- 1 after assessing the recommendations of the Quinns/Alkimos Traffic Study and considering the arguments put to the Department by Homeswest, it favours the adoption of the Revision 1 option involving extension of Lukin Drive westwards through Marmion Avenue, with a four-way signalised intersection on the corner of Lukin Drive/ Marmion Avenue;
- 2 the Department of Planning and Urban Development should consider further extending Lukin Drive further north into Lot 5 and Lot 12 or possibly Lot 20 Jindalee as part of a loop road which might link with an east/west road further north.

**MOVED** Cr Cooper, **SECONDED** Cr Rundle that consideration of this matter be deferred and a further report submitted to Council at its meeting on 9 March 1994.

**CARRIED**

**I20249 COASTAL ZONE INQUIRY - [303-8]**

## **ACTING CITY PLANNER'S REPORT I20249**

The Resource Assessment Commission (RAC) has provided the City with a copy of its Final Report on the Coastal Zone Inquiry. This Final Report was presented to the Prime Minister on 25 November 1993.

The Acting City Planner reports on the background relating to the management of the Australian coastal zone resources.

He gives details on the Final Report on the Coastal Zone Inquiry and the implications of the inquiry on the City of Wanneroo Coastal Zone resources.

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

- 1 endorses the goal, objectives, principles and subsequent recommendations from the Resource Assessment Commission's Coastal Zone Inquiry;
- 2 develops a coastal resources management strategy for the City of Wanneroo, ensuring close reconciliation of such strategy with Council's broader local Conservation Strategy;
- 3 refers the Resource Assessment Commission's final report, and the task of preparing the coastal resources management strategy to the City of Wanneroo Environmental Advisory Committee.

**CARRIED**

Crs Dammers and Waters left the Chamber at this point, the time being 9.10 pm.

## **I90207 FINANCE & ADMINISTRATIVE RESOURCES**

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

**CARRIED**

## **REPORTS**

### **I30201 ANNUAL AND EXTRAORDINARY ELECTIONS - 7 MAY 1994 - APPOINTMENT OF POLLING PLACES - [801-1-94]**

#### **TOWN CLERK'S REPORT I30201**

The Town Clerk reports that an Extraordinary Election to fill in a vacancy in the South West Ward (two years term) will be

conducted in conjunction with the Annual Elections on 7 May 1994.

He seeks Council's approval of the polling places to be used for these Elections.

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

- 1 appoints the following polling places to receive votes for the Annual Municipal Elections and Extraordinary Election on Saturday, 7 May 1994:

**CHIEF POLLING PLACE**

Administration Centre, Boas Avenue, Joondalup

**EARLY POLLING PLACE**

Administration Centre, Boas Avenue, Joondalup

**OTHER POLLING PLACES**

**NORTH WARD**

TWO ROCKS	Recreation Centre, Lisford Avenue
YANCHEP Drive	Yanchep District High School, Lagoon
NOWERGUP	Shell Service Station, 2624 Wanneroo Road (Caravan)
QUINNS ROCKS	Craft Room, Gumblossom Park, Tapping Way

**CENTRAL WARD**

MULLALOO	Pre-school, Koorana Road
HEATHRIDGE	Shopping Centre, Caridean Street (transportable building)
OCEAN REEF	Shopping Centre, Marina Boulevard and Venturi Drive (transportable building)
BELDON	Shopping Centre, Gunter Grove (transportable building)
WANNEROO	Civic Centre, Senior Citizens' Centre, Wanneroo Road
BURNS BEACH	Community Hall, Ocean Parade
EDGEWATER	Primary School, Treetop Avenue

**SOUTH WARD**

WOODVALE	Primary School, Timberlane Drive
WARWICK	Child Day Care Centre, Dugdale Street
GREENWOOD	Kindergarten, Cnr Coolibah Drive and Calectasia Street
MARANGAROO	Primary School, Giralt Road
KOONDOOLA	Child Health Centre/Pre-school Burbridge Avenue

GIRRAWHEEN	Liddell Reserve, near Butterick Place (transportable building)
KINGSLEY	Kingsley Clubrooms, Kingsley Reserve, Kingsley Drive
ALEXANDER HEIGHTS	Alexander Heights Park, Car Park (transportable building)
GIRRAWHEEN	Senior Citizens' Centre, Patrick Court

#### **SOUTH-WEST WARD**

DUNCRAIG	Sorrento/Duncraig Recreation Centre, Warwick Road
SORRENTO	Sorrento Hall, Padbury Circle
KALLAROO	Shopping Centre, Bridgewater Drive (transportable building)
CRAIGIE	Shopping Centre, Perilya Road (transportable building)
HILLARYS	Senior Citizens' Centre, cnr Marmion and Whitford Avenues
HILLARYS	Kindergarten, Shackleton Avenue
PADBURY	South Padbury Primary School, Warburton Avenue
DUNCRAIG	Davallia Pre Primary School, 473 Beach Road

- 2 approves signs advertising the election being attached to Council's refuse truck fleet and installed on road verges in similar locations to previous years, from Monday 18 April 1994;
- 3 undertakes a review of the design of election advertising signs.

#### **CARRIED**

#### **I30201A ANNUAL AND EXTRAORDINARY ELECTIONS - 7 MAY 1994 - APPOINTMENT OF POLLING PLACES - [801-1-94]**

**MOVED** Cr Cooper, **SECONDED** Cr MacLean that consideration be given to the location of polling booths in Wangara and in the Currambine/Kinross areas.

#### **CARRIED**

Crs Dammers and Waters entered the Chambers at this point, the time being 9.20 pm.

#### **I30202 WA YEAR OF THE FAMILY - [303-2]**

#### **DEPUTY TOWN CLERK'S REPORT I30202**

The Deputy Town Clerk reports on the Western Australian Campaign to mark the International Year of the Family.

He gives details on the objectives of the campaign and the development of local committees, as a major strategy in achieving these objectives.

The Whitfords District Office is convening a committee in the City of Wanneroo geographical area, and it has been indicated to the office that the City would be interested in having a representative on the committee and that nominations from Council would be sought.

Cr Rundle nominated Cr Freame.

**MOVED** Cr Rundle, **SECONDED** Cr MacLean that Council nominates Cr Freame as representative on the Committee for the Department of Community Services WA Year of the Family.

**CARRIED**

**I30203    FINANCIAL ASSISTANCE - SORRENTO TENNIS CLUB (INC) -**  
**[061-285-1, 478-1]**

**CITY TREASURER'S REPORT I30203**

The City Treasurer reports on a request for financial assistance from the Sorrento Tennis Club (Inc).

He gives details of the estimated cost to accede to this request and provides an assessment of the merits of making a donation to the organisation.

**MOVED** Cr Freame, **SECONDED** Cr Rundle that Council authorises, in accordance with the provisions of Section 547(12) of the Local Government Act, the donation of \$10,000 to the Sorrento Tennis Club (Inc) to assist with costs associated with improvements to its Sorrento complex; such donation to be via waiver of lease fees for 1993/94 and 1994/95 and "in kind" support for grassing.

**CARRIED BY AN**  
**ABSOLUTE MAJORITY**

**I30204    WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 DECEMBER**  
**1993 - [021-1]**

**CITY TREASURER'S REPORT I30204**

The City Treasurer submits a Warrant of Payment for the period ending 31 December 1993, covering voucher No's 106922 - 108333 relating to Treasurer's Advance Account No 1, Voucher No's



002945 - 002955F relating to Municipal Fund and various vouchers relating to Trust and Town Planning Scheme No's 5, 6, 7 and 21 the total sum expended was \$20,129,697.66.

Crs Ewen-Chappell and Wood declared an interest in this item.

**MOVED** Cr Cooper, **SECONDED** Cr Nosow that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 December 1993, certified by the Mayor and City Treasurer, and totalling \$20,129,697.66:

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Advance Account No 1	106922-108333	\$
8,525,204.80		
Municipal	002945-002955F	
\$11,401,638.20		
Trust	013702A-013703	\$
3,454.00		
TPS No 5	000092C only	\$
1.60		
TPS No 6	000107B only	\$
1.15		
TPS No 7A Stage 2	000381-000381A	\$
654.56		
TPS No 7A Part B Stage 4	287596-287597A	\$
190,527.35		
TPS No 21	000214-000217	\$
8,216.00		
		<hr/>
<u>\$20,129,697.66</u>		

**CARRIED**

Crs Ewen-Chappell and Wood abstained from voting.

Appendix VI refers

# **I30205 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]**

## **CITY TREASURER'S REPORT I30205**

The City Treasurer submits a schedule of requests for authorisation to reallocate funds within the 1993/94 Budget and a number of necessary adjustments to the budget estimates.

The net result of these reallocations and adjustments is a budget deficit of \$54,473.00

**MOVED** Cr Cooper, **SECONDED** Cr Freame 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 - 9 February 1994.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

Appendix VII refers

**I30206 DONATION - NATIONAL HEART FOUNDATION OF AUSTRALIA -  
[454-1]**

**CITY TREASURER'S REPORT I30206**

The City Treasurer reports on a request from the National Heart Foundation to assist in its major campaign to encourage golf clubs within the Municipality to participate in the National Heart Four Ball Tournament to be conducted early in 1994.

He advises that the request is for Council to provide rates remission equivalent to the cost of entry for the National Heart Four Ball Titles ie \$800.00 per club.

He gives details of the rates payable by golf clubs within the Municipality and the cost to the City, should Council agree to this donation request.

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

- 1        advises the National Heart Foundation of Australia that it cannot accede to its request for rate remission for golf clubs choosing to participate in the National Heart Foundations Four Ball Titles;
- 2        contributes the sum of \$200.00 to the National Heart Foundation with funds being debited to Account No 26531 - Other Welfare Services - Sundry Donations.

**CARRIED**

**I30207 DONATIONS - MR NEIL CAMILLO; MR GRAEME FESTA; MR STEVEN  
APOSTOLOU; MS JAELEA MORRISSEY; MS KELSEY MORRISSEY -  
[009-1]**

**CITY TREASURER'S REPORT I30207**

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

Mr Neil Camillo (West Australian Junior Baseball League - Sydney)

Mr Graeme Festa (West Australian Junior Baseball League - Sydney)

Mr Steven Apostolou (West Australian Junior Baseball League - Sydney)

Ms Jaella Morrissey (West Australian Intermediate Calisthenics Team - Melbourne)

Ms Kelsey Morrissey (West Australian Junior Calisthenics Team - Melbourne)

**MOVED** Cr Cooper, **SECONDED** Cr MacLean that Council donates \$50.00 to:

Mr Neil Camillo  
Mr Graeme Festa  
Mr Steven Apostolou  
Ms Jaella Morrissey  
Ms Kelsey Morrissey

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

**CARRIED**

**I30208 DONATION - BREAST X-RAY SCREENING SERVICE, HILLARYS - [508-1, 009-1]**

**CITY TREASURER'S REPORT I30208**

The City Treasurer reports on a request received from the Women's Cancer Prevention Unit seeking financial assistance from Council.

The request is for a rubbish bin and weekly collection service, free of charge for a period of twelve months, which amounts to \$110.00.

**MOVED** Cr Cooper, **SECONDED** Cr MacLean that Council donates \$110.00 to the Women's Cancer Prevention Unit, Hillarys to offset costs associated with weekly refuse removals - Budget item 26531 Other Welfare Services - Sundry Donations.

**CARRIED**

**I30209 ORDERS FOR GOODS AND SERVICES APPROVING AND REQUISITIONING OFFICERS - [010-0-1]**

## CITY TREASURER'S REPORT I30209

The City Treasurer reports on Council practice to appoint specific Approving and Requisitioning Officers.

He gives details of the required amendments to the list of Approving and Requisitioning Officers.

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

- 1 removes the Cultural Planning and Development Co-Ordinator from the list of Approving Officers;
- 2 includes the Cultural Services Co-Ordinator on the list of Approving Officers;
- 3 includes the Youth Activities Officer (Anchors Ocean Ridge) on the list of Requisitioning Officers, with an expenditure limit of \$500.00;
- 4 includes the Recreation Facilities Manager (Girrawheen/Koondoola) on the list of Requisitioning Officers, with an expenditure limit of \$2,000.00.

**CARRIED**

## I30210 CASH FLOAT - RANGER - [905-1]

### CITY TREASURER'S REPORT I30210

The City Treasurer reports on a request received from the Municipal Law and Fire Services Department to increase its cash float by \$50.00 to \$350.00.

The additional cash float is required for the newly created Ranger position which will commence on 24 January 1994.

Adequate audit controls will be implemented for the correct recording and security of the cash floats.

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

- 1 advances the Municipal Law and Fire Services Department an additional \$50.00 cash float for the new Ranger appointed 24/01/94;
- 2 ensures the cash float is operated in accordance with correct accounting principles.

**CARRIED**

**I30211 CASH FLOATS - GIRRAWHEEN/KOONDoola RECREATION CENTRE,  
OCEAN RIDGE COMMUNITY CENTRE AND AQUAMOTION - [690-1,  
330-5-1, 330-2-2]**

**CITY TREASURER'S REPORT I30211**

The City Treasurer reports on a request from the Recreation and Cultural Services Department for an increase in the cash floats.

The increase in the cash floats are required due to the installation of Armaguard double key lock safes at Aquamotion, Ocean Ridge Community Centre and Girrawheen/'Koondoola Recreation Centre, which prevents access to money being held for banking.

Adequate audit controls are implemented for the correct recording and security of the cash floats.

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

1 increases the cash floats as follows:

- (a) Girrawheen/Koondoola Recreation Centre by \$50.00 to \$300.00;
- (b) Ocean Ridge Community Centre by \$50.00 to \$300.00;
- (c) Aquamotion by \$250.00 to \$650.00.

2 ensures the cash floats are operated in accordance with correct accounting principles.

**CARRIED**

**I30212 CASH RECEIPTING SHORTAGES - [280-3]**

**CITY TREASURER'S REPORT I30212**

The City Treasurer reports on cash shortages in the cash receipting function at Council's Administration Centre.

Extensive audits by experienced Treasury staff failed to detect any discrepancies. The requirement for accuracy has been reinforced to all cashiering staff.

**MOVED** Cr Cooper, **SECONDED** Cr MacLean that Council in accordance with its policy absorbs 95% of the cash discrepancies, as outlined in report I30212 with the remaining 5% being the responsibility of the respective employees.

**CARRIED**

Appendix VIII refers

**I30213    HUMAN RESOURCES MATTERS - [404-0]**

**TOWN CLERK'S REPORT I30213**

The Town Clerk gives details of staff appointments and resignations. He seeks approval for the appointment of an Authorised Registration Officer in accordance with the provision of Section 16 of the Dog Act 1976 and the reimbursement of telephone rental charges for the officer holding the position of Cultural Services Co-ordinator and for the officer holding the position of recreation Facilities Manager - Girrawheen/Koondoola Recreation Zone, in accordance with adopted policy.

**RECOMMENDATION**

That Council:

- 1            in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in Report I30213;
- 2            in accordance with the provisions of Section 16 of the Dog Act 1976, approves the appointment of Paul Brogan as an Authorised Registration Officer;
- 3            in accordance with adopted policy, approves reimbursement of telephone rental charges for the officer holding the position of Cultural Services co-ordinator (effective 22 November 1993) and for the officer holding the position of Recreation Facilities Manager - Girrawheen/Koondoola Recreation zone (effective 20 December 1993).

**Correction**

- 1            The list of staff appointments to include the following entry:

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Relieving Officer	Miss Julie Cannon	10.1.94

- 2            Part 2 of Recommendation should read "Miss Julie Cannon" and not "Paul Brogan".

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

1 TOWN CLERK'S REPORT I30213, amended as above, be  
received.

2 Council:

(a) in accordance with the provisions of Section 157A  
of the Local Government Act, approves the  
appointment of all officers as detailed in Report  
I30213;

(b) in accordance with the provisions of Section 16  
of the Dog Act 1976, approves the appointment of  
Miss Julie Cannon as an Authorised Registration  
Officer;

(c) in accordance with adopted policy, approves  
reimbursement of telephone rental charges for the  
officer holding the position of Cultural Services  
Co-ordinator (effective 22 November 1993) and for  
the officer holding the position of Recreation  
Facilities Manager - Girrawheen/Koondoola  
Recreation zone (effective 20 December 1993);

(d) supports the need in the annual staff review for a  
Cultural Planning and Development Officer.

**CARRIED**

#### **I90208 COMMUNITY SERVICES**

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

**CARRIED**

#### **REPORTS**

**I40201 OFFENSIVE TRADE APPLICATION - FISH SHOP - [930-14,**  
**30/2908-14]**

#### **CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40201**

Mr Nicholas Ioannou of 189A Albert Street, Osborne Park is  
seeking Council's approval to establish an offensive trade,  
namely a "fish shop" at Shop 14 Quinns Village Shopping Centre.

The City Environmental Health Manager reports that an  
advertisement was placed in the West Australian in accordance

with the requirements of the Model Health By-laws Series "A".  
No objections were received.

**MOVED** Cr Freame, **SECONDED** Cr MacLean that Council approves the establishment of an offensive trade (fish shop) at Shop 14, Quinns Village Shopping Centre, Quinns Rocks subject to premises complying in all respects with the provisions of the Health Act, By-laws and Regulations made thereunder.

**CARRIED**

**I40202 FOOD HYGIENE REGULATIONS 1973 - [30/564-8]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40202**

The City Environmental Health Manager reports that the occupiers of Padbury Quality Meats have not complied with a Notice issued under the Health Act 1911 requiring the floor of the premises to be upgraded. Three extensions of time have been given with the last extension expiring on 27 October 1993.

**MOVED** Cr Freame, **SECONDED** Cr MacLean that Council instigate legal action against James Crabb and Steven Latter as current occupiers of Padbury Quality Meats, Shop 8 Padbury Shopping Centre, Warburton Avenue, Padbury under the provisions of Regulation 64 of the Food Hygiene Regulations 1973 for failing to comply with the requirements of Regulations 13(1), 13(3) and 6(e).

**CARRIED**

**I40203 UNFIT PREMISES - [30/454]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40203**

A Health Notice was issued to the Nyoongah Community, 139 Sydney Road, Gnangara on 26 November 1993 in regard to overflowing drains of a building which was occupied by squatters.

The City Environmental Health Manager reports on the state of buildings in the community which are considered unsuitable for occupation and the intention of the Aboriginal Council to demolish them once they are vacated by the squatters.

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

- 1        endorses the issue of the Health Notice of 26 November 1993 upon the Nyoongah Community, 139 Sydney Road, Gnangara;
- 2        declares that the building known as the "museum" and the five (5) houses located at the western side of the



Nyoongah Community, 139 Sydney Road, Gngara are unfit for habitation under Section 135 of the Health Act 1911;

- 3 authorises the issue under Sections 135(2) and (3) of the Health Act directing that the above premises not be inhabited or occupied within fourteen (14) days of the day of such Notice.

**CARRIED**

**I40204 HEALTHY CITIES PROGRAMME - PROPOSED FOOD SURVEILLANCE COMMITTEE - [241-5-2]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40204**

The City Environmental Health Department has recently completed the first phase of the Healthy Choice Awards to food premises, which is the initial project under the Healthy Cities Programme adopted by Council. This project has substantiated the initiative of the Health Department, afforded by the Healthy Cities Programme, in portraying Council's Environment Health Officers in a pro-active role rather than the traditional "inspector" figure.

The City Environmental Health Manager provides details of a report received on the 1993 National Environmental Health Conference held in Canberra when an inaugural formation of a Food Surveillance Advisory Committee in the City of Heidelberg in Victoria was outlined by one of the speakers.

He seeks Council's approval to form a similar Committee as that in Heidelberg with the following items proposed as an agenda:

- 1 A review of recent extensive amendments to the Food Hygiene Regulations.
- 2 Education for food handlers with a future development of a certificated food hygiene course.
- 3 Development of a food hygiene rating system similar to the City of Heidelberg proposal.

The Town Clerk submitted a nomination on behalf of Cr Gilmore.

Cr Rundle nominated Cr Major.

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

- 1 approves in principle the formation of a Food Advisory and Surveillance Committee;
- 2 nominates Councillors Gilmore and Major as members of the Committee.

**CARRIED**

**I40205 NOISE EMISSIONS FROM BUILDING SITES - [210-0, 863-1]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40205**

Councillor Freame requested a report on noise emissions from building sites following receipt of complaints from residents on noise emissions experienced mainly during the summer months.

The City Environmental Health Manager reports that no by-law making provisions for control of construction site starting times are made in either the Local Government Act or the Health Act. However Council can place restrictions on noise levels emanating from sites under the provisions of the Environmental Protection Act. He outlines Council's policy which is to request builders and their contractors to not produce noise before 6.30am on week days, 7.30am Saturdays and 8.30am Sundays.

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

- 1 endorses the action of the City's Environmental Health Department of requesting building companies to restrict start times to 6.30 am Monday to Friday, 7.30 am Saturdays and 8.30 am Sundays;
- 2 authorises the City Environmental Health Manager to instigate legal action against the recipients of Pollution Abatement Notices in the event of non-compliance relating to excessive noise from construction sites in accordance with the provisions of the Environmental Protection Act.

**CARRIED**

**I40206 PETITION - NOISE COMPLAINT - [2137/530/12]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40206**

A five signature petition has been received from surrounding residents regarding music emanating from Lot 530 (12) Bluejay Close, Woodvale.

The City Environmental Health Manager reports that a Noise Officer has visited the residents of the subject home and

advised of their responsibilities under the Environmental Protection Act 1986.

**MOVED** Cr Freame, **SECONDED** Cr MacLean that Council refers the petition received regarding noise emanating from Lot 530 (12) Bluejay Close, Woodvale to Council's Environmental Health Department for administrative action.

**CARRIED**

**I40207 LOCAL GOVERNMENT MODEL BY-LAWS (CARAVAN PARKS AND CAMPING GROUNDS) NO 2 - [920-5]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40207**

The provision of carports in Caravan Parks within the City of Wanneroo has been the subject of confusion and conflict since Council resolved in 1985 to amend by-laws to remove the restriction of a maximum allowable term of occupation within a Caravan Park of six months.

With the advent of long term occupancy, an expectation for additional permanent attachments such as carports has resulted in requests for pergolas, patios and extensions to caravans to provide those comforts normally experienced in permanent dwellings.

The City Environmental Health Manager reports on problems which have arisen since the introduction of "double wides" or park homes. Restriction of these units was manipulated by referring to the main part of the two part structure as the caravan and the second part as the "annexe" even though they were attached to form one habitable building. The existing by-laws prohibited any further annexural structures.

He suggests appropriate amendments to the by-laws which will continue to preserve adequate clearance between structures while revoking the clause prohibiting additional annexural structures.

**RECOMMENDATION**

That Council amends the Local Government Model By-laws (Caravan Parks and Camping Grounds) No 2 by:

- 1        revoking all of Clause 6 of Schedule "Y" Annexes - Construction and Condition;
- 2        re-numbering Clause 7 as Clause 6.

**MOVED** Cr Rundle, **SECONDED** Cr Freame that consideration of proposed amendments to the Local Government Model By-laws

(Caravan Parks and Camping Grounds) No 2 be deferred and a report be submitted to Policy and Special Purposes Committee.

**CARRIED**

**I40208 TEMPORARY ACCOMMODATION - RURAL AND SPECIAL RURAL AREAS  
- EX F40907, E41206, E40610, G41011, H40605 - [241-1]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40208**

In December 1990 Council endorsed the service of 21 orders on properties in rural and special rural areas requiring that illegally occupied sheds and caravans be vacated within a period of six months.

Council has extended the date for compliance with the orders. The most recent extension of time expired on 23 December 1993.

The City Environment Health Manager reports on the current situation whereby five families are residing in sheds without the relevant authorisation.

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

- 1 extends the moratorium on enforcement of Health Notices issued on 14 January 1991 for a further six (6) months ending on 9 August 1994 in respect of those persons shown on Attachment 1 to Report I40208 who have not yet commenced construction of a permanent dwelling;
- 2 in accordance with the provisions of the Health Act 1911 instigates legal proceedings against those persons shown on Attachment 1 to Report I40208 if still in occupation of unauthorised temporary accommodation after 9 August 1994.

**CARRIED**

Appendix X refers

**I40209 WHITFORD "BALLET IN THE PARK" - [009-1]**

**ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S  
REPORT I40209**

Whitford City Shopping Centre has requested a sponsorship of \$5,000 from Council to assist with the staging of the Whitford "Ballet in the Park" scheduled for Friday 11 March 1994.

The Acting City Recreational and Cultural Services Manager provides details of the event and the extent of Council's

assistance in 1993. He states that no funds have been allocated in the 1993/94 Budget for this purpose.

### **RECOMMENDATION**

That Council:

- 1 declines to sponsor the Whitford "Ballet in the Park" in 1994;
- 2 waives the hire fee for use of James Cook Park for the "Ballet in the Park" to be held on 11 March 1994. Such waiver to be made from account number 29439, Recreation Control - Facilities Subsidy;
- 3 supplies an adequate number of rubbish bins to cater for the anticipated audience.

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

- 1 limits the sponsorship of the Whitford "Ballet in the Park" in 1994 to the same extent of Council's assistance in 1993;
- 2 waives the hire fee for use of James Cook Park for the "Ballet in the Park" to be held on 11 March 1994. Such waiver to be made from account number 29439, Recreation Control - Facilities Subsidy;
- 3 supplies an adequate number of rubbish bins to cater for the anticipated audience.
- 4 invites Whitford City Centre to submit a joint venture programme under the auspices of the Festival of Perth.

**CARRIED**

### **I40210 OCEAN RIDGE TENNIS CLUB - CLUB RESTRICTED LIQUOR LICENCE - [930-17]**

#### **ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I40210**

The Ocean Ridge Tennis Club is seeking Council's approval to apply for a Club Restricted Liquor Licence for the Guy Daniels Clubroom, Sail Terrace, Heathridge.

The Acting City Recreation and Cultural Services Manager reports on the request and advises that the Club has full and exclusive tenure of the premises during the times and on the dates stated on the Club's application.

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

- 1 approves the application by the Ocean Ridge Tennis Club to apply for a Club Restricted Liquor Licence for the Guy Daniels Clubrooms, Sail Terrace, Heathridge on Tuesdays, (7.00pm to midnight), Thursdays (7.00pm to midnight) and Saturdays (12.00 noon to midnight) throughout the year and Melbourne Cup Day (10.00am to 7.00pm);
- 2 informs the applicants that:
  - (a) no structural alternatives are to be made to the building without Council approval;
  - (b) in the event of any non-compliance with Council's policy relating to the storage of alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

**CARRIED**

**I40211 RE-APPOINTMENT OF HONORARY BEACH INSPECTOR MR DENNIS CLUNING - [323-4]**

**MANAGER, MUNICIPAL LAW & FIRE SERVICES' REPORT I40211**

In February 1993 Council approved the appointment of Mr Dennis Cluning of 5 Pickett Place, Yanchep as an Honorary Beach Inspector attached to the Yanchep Districts Surf Club for a 12 month period.

The Manager, Municipal Law and Fire Services seeks Mr Cluning's re-appointment for a further 12 months.

**MOVED** Cr Freame, **SECONDED** Cr MacLean that Council approves the re-appointment of Mr Dennis Cluning as an Honorary Beach Inspector attached to the Yanchep Districts Surf Club, subject to the provision of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons (No 14) for a further period of 12 months.

**CARRIED**

**I40212 DOG ACT APPEAL - MR F ROS, 18 AGONIS PLACE, WANNEROO - [3466/133/18]**

**MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT I40212**

In October 1993, Council refused an application by Mr and Mrs Ros of 18 Agonis Place, Wanneroo to keep three dogs at their residence.

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

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

**CARRIED**

**I40213    DOG ACT APPEAL - MR J GAUNT, 16 QUARKUM STREET, WANNEROO**  
**- [514/162/16]**

**MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT I40213**

In October 1993, Council refused an application by Mr J Gaunt of 16 Quarkum Street, Wanneroo to keep three dogs at his residence.

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

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

**CARRIED**

**I90209    BUSINESS FOR INFORMATION**

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

**CARRIED**

**REPORTS**

**I60201    ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]**

**CITY ENGINEER'S REPORT I60201**

The City Engineer reports on Council works, drainage, pedestrian and dual use paths, traffic management treatments, car parks

miscellaneous works, road resurfacing, rubbish disposal and subdivisional development for the period ending 21 January 1994.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY ENGINEER'S REPORT I60201 be received.

**CARRIED**

**I60202 CARRAMAR GOLF COURSE DEVELOPMENT PROGRESS REPORT - [208-063-92/93]**

**CITY ENGINEER'S REPORT I60202**

The City Engineer provides details of the development of Carramar Golf Course and states that progress is in accordance with the construction programme and within Budget. The Course is scheduled to be opened in May.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY ENGINEER'S REPORT I60202 be received.

**CARRIED**

**I60203 FAILURE TO OBSERVE CONDITIONS OF APPROVAL: LIMESTONE QUARRY, PT LOT 6 WESCO ROAD, NOWERGUP BY NEWMARKET LIMESTONE - [30/2831]**

**ACTING CITY PLANNER'S REPORT I60203**

The Acting City Planner reports on the commencement of legal proceedings for non-compliance with conditions of development approval for a limestone quarry at Pt Lot 6 Wesco Road, Nowergup.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that ACTING CITY PLANNER'S REPORT I60203 be received.

**CARRIED**

**I60204 JOONDALUP CITY CENTRE - HEIGHT CONTROLS - [730-8-1]**

**ACTING CITY PLANNER'S REPORT I60204**

The Acting City Planner reports on the viability of office high rise controls in the Central Business District of Joondalup not exceeding three storeys in height.

He advises that it is considered that the existing controls administered by Council and LandCorp provide appropriate safeguards to ensure the creation of a pleasant and comfortable streetscape in the Joondalup City Centre and that the introduction of a specific height control would be unlikely to result in an improvement to the City Centre.



**MOVED** Cr Nosow, **SECONDED** Cr Marwick that ACTING CITY PLANNER'S REPORT I60204 be received.

**CARRIED**

**I60205    FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 31 DECEMBER 1993 - [002-3]**

**CITY TREASURER'S REPORT I60205**

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

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

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

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY TREASURER'S REPORT I60205 be received.

**CARRIED**

**I60206    STAFF AND OUTSIDE WORKERS' OVERTIME - DECEMBER 1993 - [404-10]**

**ACTING CITY TREASURER'S REPORT I60206**

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

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

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that ACTING CITY TREASURER'S REPORT I60206 be received.

**CARRIED**

**I60207    CRAIGIE LEISURE CENTRE MONTHLY REPORT - DECEMBER 1993 - [680-1]**

**CITY TREASURER'S REPORT I60207**

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

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY TREASURER'S REPORT I60207 be received.

**CARRIED**

**I60208    AQUAMOTION MONTHLY REPORT - DECEMBER 1993 - [690-1]**

**CITY TREASURER'S REPORT I60208**

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

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY TREASURER'S REPORT I60208 be received.

**CARRIED**

**I60209    MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]**

**CITY TREASURER'S REPORT I60209**

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

He advises that 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.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY TREASURER'S REPORT I60209 be received.

**CARRIED**

**I60210    MINISTRY OF SPORT AND RECREATION GRANTS - [061-231, 061-285-6]**

**CITY TREASURER'S REPORT I60210**

The City Treasurer reports that on 24 December 1993 two Ministry of Sport and Recreation cheques totalling \$72,000 were presented to Council by Mr Wayne Smith MLA.

One cheque for \$45,750.00 was the final payment of the \$185,000.00 grant approved for the McDonald Park Community Facilities and the other \$26,250.00 was the first progress claim

of 75% of the \$35,000.00 grant approved for the Undercroft Bridge Club clubrooms.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY TREASURER'S REPORT I60210 be received.

**CARRIED**

**I60211 HEALTH ACT 1911 - FOOD COMPLAINTS PROSECUTIONS - [851-7, 30/853-6]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60211**

The City Environmental Health Manager reports on the results of two recent prosecutions which resulted from consumer complaints and routine sampling of food.

Mr K and Mrs W Chann of the Choi Sun Restaurant pleaded guilty to a charge that they sold a take-away meal which contained a cockroach and were fined a total of \$1,000 with costs of \$159.00.

Mr and Mrs P Brennan pleaded guilty to charges that they were responsible for the sale of savoury patties and pork mince which were adulterated and were fined a total of \$1,300.00 with costs of \$880.00.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60211 be received.

**CARRIED**

**I60212 LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE - ANNUAL REPORT 1992/93 - [851-1]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60212**

The Annual Report of the Local Health Authorities Analytical Committee for 1992/93 which reports on food sampling programmes of all Councils in Western Australia has been received.

The City Environmental Health Manager provides details of the very comprehensive report and advises that a total of 5603 samples were submitted representing a 6.7% increase over the previous year.

Sixty-five certificates of prosecution were issued being 1.16% of all samples submitted. This number of prosecution certificates issued is the lowest number for a decade or more.

The City's Environmental Health Department submitted a total of 526 samples, an increase of 195 on last year's figures and has

progressively reviewed its sampling procedures, increasing the variety of food being submitted.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60212 be received.

**CARRIED**

**I60213    STANDING COMMITTEE ON PUBLIC LIBRARIES MEMBERSHIP -**  
**[240-2]**

**CITY LIBRARIAN'S REPORT I60213**

The Standing Committee on Public Libraries was established in 1990 to assist the Library Board to consider matters pertinent to public libraries at the wider forum.

The West Australian Local Government Libraries Association has nominated the City Librarian as one of two metropolitan public librarian members on the Standing Committee. The term of membership is two years.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that CITY LIBRARIAN'S REPORT I60213 be received.

**CARRIED**

**I60214    MUNICIPAL LAW AND FIRE SERVICES DEPARTMENT - ACTIVITIES**  
**FROM 1 OCTOBER 1993 TO 31 DECEMBER 1993 - [905-1]**

**MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT I60214**

The Manager, Municipal Law and Fire Services reports on the major activities of the Municipal Law and Fire Services Department for the three month period ending 31 December 1993.

**MOVED** Cr Nosow, **SECONDED** Cr Marwick that MANAGER - MUNICIPAL LAW AND FIRE SERVICES' REPORT I60214 be received.

**CARRIED**

**I90210    TOWN CLERK'S REPORT**

**MOVED** Cr Dammers, **SECONDED** Cr Freame that the Report of the Town Clerk, be received.

**CARRIED**

**I90211    SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE**  
**COMMON SEAL - [200-0-1]**

Document:	Withdrawal of Caveat and Easement
Parties:	City of Wanneroo and Pila Pty Ltd

Description: Tavern Site, Lot 1484 Baltimore Parade,  
 Merriwa  
 Purpose: Access Easement  
 Date: 16.12.93

Document: Easement  
 Parties: City of Wanneroo and L H and B D Watson,  
 G J and L M Griffiths  
 Description: Lot 30 Royce Court, Joondalup  
 Purpose: Encroachment  
 Date: 13.1.94

Document: Agreement  
 Parties: Minister for Community Welfare and City of  
 Wanneroo  
 Description: Vacation Care Service Oct School Holiday  
 Period  
 Date: 14.1.94

Document: Withdrawal of Caveat  
 Parties: City of Wanneroo and J P Gillham and R L De  
 Masson  
 Description: Lot 101 Richenda Court, Marangaroo  
 Purpose: Proposed TPS No 22 Subdivision  
 Date: 14.1.94

Document: Transfer of Land  
 Parties: A, A V and S C Canzirri and City of Wanneroo  
 Description: Lots 5 and 6 Karoborup Road, Carabooda  
 Purpose: Road Widening  
 Date: 14.1.94

Document: Withdrawal of Caveat  
 Parties: City of Wanneroo & Glenhill Investments Pty  
 Ltd  
 Description: Lots 512 and 662 Bayport Circle, Mindarie  
 Date: 18.1.94

Document: Transfer of Land  
 Parties: City of Wanneroo and Pila Pty Ltd  
 Description: Lot 1385 Jenolan Way, Merriwa  
 Purpose: Community Purpose Site  
 Date: 25.1.94

Document: Licence Agreement  
 Parties: SGIO Insurance Ltd and City of Wanneroo  
 Description: Risk Management Software Package ("Riskpak")  
 Date: 31.1.94

Document: Withdrawal of Caveat x 11; Deed of Easement  
 (in triplicate) x 10

Parties: City of Wanneroo & Glenhill Investments Pty  
Ltd  
Description: Lots 512 and 662 Bayport Circle, Mindarie  
(subdivisional lots)  
Purpose: To permit land transactions  
Date: 2.2.94

Document: Agreement  
Parties: Commonwealth of Australia and City of  
Wanneroo  
Description: Grant of Financial Assistance - Aged Care  
Services  
Date: 2.2.94

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

**CARRIED**

**I90212 DEVELOPMENT ASSESSMENT UNIT - [290-1]**

The City Planner submits a resumé of the development applications for the period 21 January 1994 to 3 February 1994.

**ADDITIONAL INFORMATION**

The following additional item to be added to the list of development applications:

File No Received Approval	Owner Name Applicant Name	Dev Description Location/Locality	Recommended for
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30/132	St Stephen's Recommended School - G Bell	Temporary Demountable Classroom Res 35727 (100) Doveridge Drive Duncraig	
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**MOVED** Cr Freame, **SECONDED** Cr MacLean that Council adopts the recommendations in the list of development applications processed for the period 21 January 1994 to 3 February 1994 as outlined on Appendix XI, together with additional application above and approves the applications, subject to standard and appropriate conditions of development.

**CARRIED**

Appendix XI refers.

**I70213 REPORT OF OCCASIONAL COMMITTEE DELEGATED TO ACT ON  
BEHALF OF COUNCIL - JANUARY 1994 - [702-3]**

The Occasional Committee Delegated to Act on Behalf of Council during the month of January 1994 met on an informal basis on a number of occasions.

The resolutions of the Occasional Committee are now presented for the information of Full Council and inclusion in the Minute Book.

**I70101 DEVELOPMENT APPLICATIONS - 17 DECEMBER 1993 TO 6 JANUARY  
1994 - [290-1]**

That the Occasional Committee as empowered by Council, adopts the recommendation in the list of Development Applications processed for the period 17 December 1993 to 6 January 1994 and approves the applications, subject to standard and appropriate conditions of development.

Appendix XII refers.

**I70102 DEVELOPMENT APPLICATIONS - 7 JANUARY 1994 TO 20 JANUARY  
1994 - [290-1]**

That the Occasional Committee as empowered by Council, adopts the recommendation in the list of Development Applications processed for the period 7 January 1994 to 20 January 1994 and approves the applications, subject to standard and appropriate conditions of development.

Appendix XIII refers.

**I70103 JOONDALUP CIVIC AND CULTURAL FACILITIES: SELECTION OF  
MASTER PLANNING CONSULTANT - [208-056-93/94, 730-8-8]**

That the Occasional Committee, as empowered by Council, appoints Hames Sharley to carry out the Master Planning for the Joondalup City Centre, Civic and Cultural Facilities for (\$55,800) Fifty Five Thousand Eight Hundred Dollars.

**I70104 PROPOSED RETAINING WALLS: LOT 161 (19) MEADOW PLACE,  
QUINNS ROCKS - [3079/161/19]**

That the Occasional Committee, as empowered by Council, approves the proposed retaining walls to be erected at Lot 161 (19) Meadow Place, Quinns Rocks, to a maximum height of 3000.

**I70105 PROPOSED RETAINING WALLS: LOT 653 (9) BAYPORT CIRCUIT,  
MINDARIE - [3189/653/9]**

That the Occasional Committee approves the proposed retaining walls to be constructed at Lot 653 (9) Bayport Circuit, Mindarie to a maximum height of 2100.

**I70106    PROPOSED RETAINING WALLS EXCEEDING TWO METRES IN HEIGHT,  
LONG ISLAND PASS, CONNOLLY - [740-90409]**

That the Occasional Committee, as empowered by Council, authorises the construction of subdivisional retaining walls greater than 2.0 metres in height for the subdivision of the Outlook Estate, Connolly in those instances deemed appropriate by the City Planner, City Engineer and City Building Surveyor, subject to the detailed design being signed by a practising structural engineer.

**I70107    GRATUITY PAYMENT - MR MICHAEL KORB - [404-0]**

That Council approves a gratuity payment of \$500 to Mr Michael Korb on his resignation on 7 January 1994.

**I70108    PATROL VEHICLES - TENDER NO 053-93/94 - [905-1]**

That Council, at Tender Number 053-93/94, includes the purchase of one long wheelbase Pajero together with six short wheelbase Pajeros from Paceway Mitsubishi, increasing the tender value accepted by Council of \$90,403.00 to \$93,219.00.

**I90214    HUMAN RESOURCES MATTERS - [404-0]**

This report seeks approval of a request for secondary employment and for gratuity payments to three employees.

**REQUEST FOR SECONDARY EMPLOYMENT**

Mr G Mullins, Cleaner within the Building Department, seeks Council approval in accordance with the provisions of Section 160A of the Local Government Act to undertake secondary employment. Mr Mullins advises that he is the proprietor and sole "employee" of a Courier business trading under the name of G M Couriers.

Council Building Officer (Operating), Mr Mullins' immediate supervisor, advises that Mr Mullins cleans the Depot Offices between the hours of 5.00 - 9.00 am Monday to Friday and confirms that his courier work will not conflict or interfere with his Council duties.

**GRATUITY PAYMENTS**

Council approval is sought for the following gratuity payments:



### 1 Warren Hennings

Mr Hennings, Horticultural Tradesperson within the Parks Department has tendered his resignation effective 4 February 1994. He has been employed by Council since 6 December 1982 and in accordance with adopted policy is entitled to a gratuity payment of \$500 nett value.

The City Parks Manager confirms that Mr Hennings has been a loyal and dedicated employee during his years with the Council.

### 2 Keith Breheny

Mr Breheny, Senior Engineering Technical Officer within the Engineering Department has tendered his resignation effective 25 February 1994. He has been employed by Council since 11 October 1977 and in accordance with adopted policy is entitled to a gratuity of \$500 nett value.

The City Engineer confirms that Mr Breheny has been a most competent and dedicated employee and has provided excellent service over the past sixteen years.

### 3 John Jodrell

Mr Jodrell, Special Project Officer, Building Department has resigned with effect from 18 February 1994. He has been employed by Council since 11 October 1982 and in accordance with adopted policy is entitled to a gratuity of \$500 nett value.

The City Building Surveyor has advised that Mr Jodrell is a most professional, competent and efficient officer whose contribution to the Building Department over the last 11 years has been considerable.

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

- 1 in accordance with the provisions of Section 160A of the Local Government Act, approves secondary employment for Mr G Mullins;
- 2 in accordance with adopted policy, approves a gratuity payment of \$500 to Mr Warren Hennings, Horticultural Tradesperson, Parks Department, on his resignation on 4 February 1994;
- 3 in accordance with adopted policy, approves a gratuity payment of \$500 to Mr Keith Breheny, Senior Engineering Technical Officer, Engineering Department, on his resignation on 25 February 1994; and

- 4 in accordance with adopted policy, approves a gratuity payment of \$500 to Mr John Jodrell, Special Project Officer, Building Department, on his resignation on 18 February 1994.

CARRIED

**190215 PROPOSED MAJOR MRS AMENDMENT - EAST WANNEROO: EPA**  
**DECISION REGARDING LEVEL OF ASSESSMENT - [319-7-1]**

The weekly Environmental Protection Authority/Department of Environmental Protection notice in "The West Australian" of 29 January 1994 included the EPA's decision regarding the level of assessment required for the East Wanneroo Major Metropolitan Region Scheme Amendment. The EPA has decided not to formally assess the Amendment but will give publicly available advice to help developers and relevant agencies ensure the project is environmentally acceptable.

Council may recall considering a report on the draft East Wanneroo Major MRS Amendment at the Special Council Meeting held on 20 December 1993 (Item H81202 refers). Section 8 of that report referred generally to the handling of environmental issues associated with the various Major MRS Amendments being promoted in this City (the East Wanneroo, Alkimos/Eglinton and Yanchep/Two Rocks Amendments), and specifically to some of the major environmental issues seen needing addressing in the East Wanneroo Amendment. These issues related to:

- 1 Identification and protection of areas of conservation value.
- 2 Water resource management: protection of groundwater and wetlands; arterial drainage management.
- 3 Industrial buffers: planning for the interface between the major industrial areas and residential areas; effects on wetlands located down-gradient (in terms of groundwater flow) of the industrial areas.
- 4 Wetlands: adequacy of buffers; consideration of wetlands subject to the Environmental Protection (Swan Coastal Plains) Policy.
- 5 Regional Roads: effect of Wanneroo Road/Hepburn Avenue interchange on Lake Goollelal; major road crossings of Neerabup National Park.

As a result of the special meeting, Council resolved to advise the Department of Planning and Urban Development (DPUD) amongst other things, of the need to fully resolve these environmental

issues. It was envisaged that if these issues were satisfactorily addressed during preparation of the Amendment, there would probably not be a need for formal assessment of the Amendment.

The East Wanneroo Major MRS Amendment has now been formally initiated by DPUD but it is considered that the issues referred to above have not been adequately addressed. If Council is to maintain its position that environmental issues associated with major MRS Amendments should be resolved prior to finalisation of the amendment process, submission of an appeal to the Hon Minister for the Environment seeking formal environmental impact assessment of the East Wanneroo Amendment is a requisite - essential.

As the appeal period for the EPA's decision about assessment of the amendment closes on 11 February a brief letter establishing Council's appeal has already been forwarded to the Hon Minister. Although it is recommended hereunder that Council proceeds with the appeal, should Council not wish to do so, it would simply be a matter of advising the Hon Minister that Council does not wish to proceed with the appeal.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council proceeds with an Appeal to the Hon Minister for the Environment based on the environmental issues identified in City Planner's Report H81202 and seeks formal environmental impact assessment of the East Wanneroo Major Metropolitan Region Scheme Amendment (Amendment No 948/33).

**CARRIED**

Appendix XIV refers

#### **I90216 TWO WAY COMMUNICATION - [010-4]**

In June 1993, Council resolved as a matter of urgency to improve the radio communications in the Yanchep and coastline areas (Item H10619A refers).

Initial contact was made with Motorola Communications and arrangements were made for it to carry out physical testing of the area to establish the preferred location for a new mast site.

Three possible site locations were visited by Motorola staff and the preferred location established as immediately south of the water tower at Yanchep Beach Road.

This area is currently owned by Tokyu Corporation and managed by Yanchep Sun City which subsequently agreed to trials being

conducted with portable equipment to determine the acceptability of the site.

Accordingly, Motorola arranged for technical staff and specialised equipment to be brought to Perth to undertake coverage tests.

Early results did not convey suitability on the basis that initially a 20 metre guyed tower did not give adequate clearance above the water towers and the 30 metre mast was not convincing as to coverage. An analysis based on a 70 metre mast was therefore referred to Motorola Melbourne.

In addition, Spectrum Management Authority was approached for additional licences to operate a further repeater station.

Although initially Spectrum Management Authority had concerns that Council's usage of its present trunking system did not provide sufficient justification for any extension, as a result of further negotiations approval was received on 22 December 1993.

On the basis that Council agreed to the particular protocol in its acceptance of Tender No 011-91/92 which aligned it with the propriety signalling protocol of Motorola and not the non-propriety MPT protocol, the calling of tenders could be dispensed with.

Clause 10 of the Local Government (Tender for Contracts) Regulations 1983 provides that where a Council is of the opinion it would be advantageous to invite proposals to execute work or furnish goods only from persons capable of satisfactorily executing the work the Council may dispense with the calling of tenders.

The estimated cost of the equipment is expected to be between \$50,000 and \$70,000.

Quotes are being sourced currently for the construction of a mast and drawings are being prepared for development approval by Town Planning.

Town Planning are also involved with the negotiation of lease and will undertake this negotiation as soon as development approval is ascertained.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council agrees to the placement of an order with Motorola Communications for the supply and installation of a two channel Startsite repeater complete with supporting equipment in accordance with the

propriety protocol adopted by Council at Tender Number 011-91/92.

**CARRIED**

**190217 PETITION REQUESTING DIVISION OF CITY OF WANNEROO -**  
**[801-4]**

By letter dated 25 January 1994, Mr R G Palmer of 73 Greenhaven Glades, Neerabup has forwarded to Council a copy of a petition signed by twenty electors served on the Governor of Western Australia which seeks the division of the municipal district of the City of Wanneroo into four separate municipal districts.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that the petition seeking the division of the municipal district of the City of Wanneroo into four separate municipal districts be received.

**CARRIED**

**190218 LEAVE OF ABSENCE - CR MOLONEY - [702-3]**

Cr Moloney has requested leave of absence from Council business from 1 February to 21 February 1994.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that the leave requested by Cr Moloney from 1 February to 21 February 1994 be granted.

**CARRIED**

**190219 LEAVE OF ABSENCE - CR GILMORE - [702-3]**

Cr Gilmore has requested leave of absence from Council business from 5 February to 11 February 1994.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that the leave requested by Cr Gilmore from 5 February to 11 February 1994 be granted.

**CARRIED**

**190220 ANNUAL LEAVE - TOWN CLERK - [404-0]**

The Town Clerk seeks approval to clear fourteen (14) days Annual Leave from 8 to 25 March inclusive.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that the Leave requested by the Town Clerk be granted.

**CARRIED**

**190221 JOONDALUP CIVIC AND CULTURAL FACILITIES PROJECT**  
**-[730-8-4]**

Council will recall that arrangements have been made for land on the east and western sides of Council's Administration building

to be provided to the City for Civic & Cultural Facilities purposes. In December 1993 tenders were called for Consultants to carry out the Master Planning of the sites to enable the proper disposition of the Civic & Cultural Facilities. In January 1994 the Special Occasional Committee as empowered by Council appointed Hames Sharley to carry out the Consultancy which will run for about 12 weeks.

Council will also recall the agreement with the State Government concerning the \$3m contributed to the Joondalup Arena which will be returned towards the cost of construction of the Library. The undertaking requires that the building is completed in 1996.

The preliminary timetable for the total project will require completion of the Master Planning, selection of an Architect and preparation of design brief, sketch plans and documentation so that tenders can be called late 1994 early 1995 to enable construction and fitout by about October 1996. It is expected the major input from Council will be during the first six months.

A project of this magnitude will require considerable input from Council and Council officers. Accordingly, it is proposed an Occasional Committee similar to that for the golf course and swimming pool projects would provide for Council involvement and would permit timely consideration of issues as they arise. In addition, as for the previous projects an Administrative Steering Committee will be established chaired by myself to ensure a whole of Council approach to the project.

In addition, I have made administrative arrangements for the City Building Surveyor, Mr R Fischer, to manage the project, and provide the day to day liaison that is required with the various Consultants. To allow Mr Fischer to devote sufficient time to the project, I have arranged for the Deputy Building Surveyor, Mr L Candido to take full responsibility for Building Control matters as the Acting Building Surveyor. In addition, I have authorised the Property Manager, Mr J Sobon, to assist on this project on a full time capacity and for Mr Patrick Whelan, Senior Council Buildings officer to act as Property Manager. This is a cost effective arrangement.

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

- 1 establishes a Joondalup City Centre Civic & Cultural Facilities Occasional Committee and delegates the power to act for and on behalf of Council with respect to the civic and cultural facilities project;

- 2       nominates the Mayor, Chairperson of the Finance Committee, Chairperson of the Town Planning Committee, Chairperson of the Community Services Committee and Crs Waters to the Occasional Committee;
- 3       authorises the establishment of an Administrative Steering Committee;
- 4       endorses the administrative arrangements with respect to the project management.

**CARRIED**

**190222    OUTSTANDING GENERAL DEBTOR - WANNEROO FOOTBALL AND SPORTING CLUB (INC) - [003-9, 322-9]**

A report marked "Not for Publication" was circulated under separate cover.

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

- 1       ACTING CITY TREASURER'S MEMORANDUM (attached hereto in the Minute Book) be received;
- 2       Council:
  - (a)     accepts the Wanneroo Football and Sporting Club (Inc) assurance that 50% of the club's debt to the City will be paid by 31 May 1994 and the balance will be paid by 30 September 1994;
  - (b)     confirms tenure of the Wanneroo Football and Sporting Club (Inc) facilities for the 1994 season;
  - (c)     reviews the Wanneroo Football and Sporting Club (Inc) debt situation on 31 May 1994 and 30 September 1994.

**CARRIED**

**MOTIONS FOR FURTHER ACTION**

**190223    FENCE AT 1 SENTRON PLACE, CLARKSON - [2845/580/1]**

Cr Waters requested that the fence at 1 Sentron Place, Clarkson be brought into compliance with Council's policy.

**RESOLVED** that an on-site meeting be arranged regarding the fence at 1 Sentron Place, Clarkson.

**LEASE ARRANGEMENTS - PERRY'S PADDOCK - [057-4]**

Cr Dammers requested an update on the lease arrangements for Perry's Paddock.

The Town Clerk advised that he would investigate this matter.

**MOTIONS FOR REPORT**

**I90224 STRIP BURNING OF BUSHLAND - [902-1]**

Cr Waters requested Council investigate the possibility of strip burning bush land in Neerabup National Park.

**RESOLVED** that a report be submitted to Policy and Special Purposes on the feasibility of strip burning land in Neerabup National Park.

**I90225 CAR PARK - TOM WALKER PARK - [061-346]**

**RESOLVED** that a report be submitted to Council on the offer by Seacrest Medical Group to finance the building of a ten bay car park on Tom Walker Park.

**I90226 CAR PARK - CHICHESTER PARK - [061-396]**

**RESOLVED** that a report be submitted to Council on the optimum position for the car park on Chichester Park, so as to minimise the damage to the bush land and to reduce the cost of retaining walls.

**I90227 MITCHELL FREEWAY EXTENSIONS - [510-3203]**

**RESOLVED** that a report be submitted to Council on how the City of Wanneroo financed the extensions to the Mitchell Freeway North, from Erindale Road to Ocean Reef Road and whether this, or some other form of funding would be required for the City of Wanneroo to finance an extension of the Mitchell Freeway North, from Ocean Reef Road to Burns Beach Road.

**I90228 BY-LAWS RELATING TO FENCING - [920-9]**

Cr Nosow requested that a report be submitted to Policy and Special Purposes Committee reviewing Council's By-laws Relating to Fencing.

**RESOLVED** that a report be submitted to Policy and Special Purposes Committee reviewing Council's By-laws Relating to Fencing.



**MOTIONS OF WHICH NOTICE HAS BEEN GIVEN**

Nil

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

Nil

**PUBLIC QUESTION/COMMENT TIME**

THERE 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.

**I90229 PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2) LYELL GROVE, WOODVALE - [30/4588]**

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

1 Council rescinds its Resolution I20208, viz:

"That Council refuses the application by Mr John Chafe for consulting rooms on Lot 102 (2) Lyell Grove, Woodvale on the grounds that it is unable to meet the requirements of Council with regard to traffic movement on to a major road.";

2 the application together with additional information be resubmitted to Council for further consideration.

**CARRIED**

**I90230 PROPOSED EXPANSION OF POULTRY PROCESSING PLANT, LOT 30 (162) GIBBS ROAD, NOWERGUP - [30/862]**

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

1 Council rescinds its Resolution I20214, viz:

"That Council:

1 refuses the development application submitted on 12 January 1994 by Wayne and Heather Kendrick on behalf of Guadal Pty Ltd for an expansion to the poultry processing activities on Lot 30 (162) Gibbs Road, Nowergup;

2 advises the applicants that only the previously approved activities of processing pheasants, supplied from within the locality, being the City

of Wanneroo municipal boundaries, may continue in the form of a Rural Industry.";

- 2 the application together with additional information be resubmitted to Council for further consideration.

**CARRIED**

**CONFIDENTIAL BUSINESS**

Nil

**DATE OF NEXT MEETING**

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 23 FEBRUARY 1994.**

**CLOSE OF BUSINESS**

There being no further business, the Chairman declared the Meeting closed at 10.35 pm, the following Councillors being present at that time:

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

I10200

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

9 FEBRUARY 1994

I10201CITY OF WANNEROO : REPORT NO I10201TO: TOWN CLERKFROM: CITY ENGINEERFOR MEETING OF: COUNCILMEETING DATE: 9 FEBRUARY 1994FILE REF: 208-6SUBJECT: INCREASE TO TENDER PRICE -TENDER NUMBER 033-93/94 (Items  
2,4 and 11)

Notification has been received from Major Motors Pty Ltd that manufacturer's price increases have applied to Isuzu products effective from 1 December 1993.

After sales tax and fleet discount has been taken into account, the net increases are:

Item 2 . \$2,372.00  
Item 4 . \$1,717.00  
Item 11 . \$1,679.00

Council policy acknowledges that, where price increases apply within the tendered delivery period and subject to confirmation with the manufacturer, increases will be considered.

The City Engineer confirms that these increases have been verified and, in accordance with the delegated authority extended to him, has approved these increases.

#### RECOMMENDATION

That Council:

1. endorses the City Engineer's acceptance of the manufacturer's price increases of \$2,372.00 at Item 2, \$1,717.00 at Item 4 and \$1,679.00 at Item 11 at Tender number 033-93/94;

2. accepts the revised tender prices submitted by Major Motors at Tender number 033-93/94 from \$45,959 to \$48,331 at Item 2, \$57,705 to \$58,430 at Item 4 and \$45,039 to \$46,682 at Item 11.

R T McNALLY  
City Engineer

BD:WA  
dre0607

I10202

CITY OF WANNEROO REPORT NO: I10202

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 208-8

SUBJECT: TENDER NO 59-93/94 - SUPPLY, INSTALLATION AND  
COMMISSIONING OF AN AUTOMATIC RETICULATION  
SYSTEM AT HIGHVIEW PARK, ALEXANDER HEIGHTS

Tenders were advertised during January for the supply, installation and commissioning of an automatic reticulation system at Highview Park, Alexander Heights.

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

H & R Products, 207 Bannister Road, Cannington  
Advanced Irrigation, P O Box 637, Morley  
Total Eden, P O Box 122, Hamilton Hill  
Elliotts Irrigation, 24 Canham Way, Greenwood  
Swan Irrigation, 484 Scarborough Beach Road, Osborne Park  
Hugall & Hoile, 6/9 Stanford Way, Malaga  
Quinti & Co, P O Box 55, Welshpool

Tenders were received from the following companies:-

Elliotts Irrigation	\$42,350
Swan Irrigation	\$42,323
Hugall & Hoile	\$37,734
Total Eden	\$40,900

Summary

Hugall & Hoile

This company has recently been awarded the tenders for Timberlane and Addison Parks after an extended absence from Local Government tendering.

These parks are currently being installed, therefore, this company's performance is difficult to access. Date of

completion has been extended due to the holiday period and the contractor's slow rate of installation.

Discussions with Mr R Cunningham, Company Representative, indicated a separate team will be utilised to complete the Highview Park project. However, apart from this, I still have reservations as to whether this firm can complete the first two contracts on time without taking on another contract.

#### **Total Eden**

This company has successfully completed previous reticulation projects for Council and employees are available to commence work immediately.

#### **Elliotts Irrigation and Swan Irrigation**

Due to price these tenders were not considered.

#### **General Comments**

The design specification required Rainbird R70 sprinklers, therefore, no variations or options apply.

Hugall & Hoile's tender of \$37,744 appears low when compared to the design calculations. This factor and their ability to complete the work in a reasonable time is of concern. It is, therefore, recommended that Council accepts the tender of Total Eden for \$40,900, being the second lowest tender.

#### **RECOMMENDATION**

That Council:

- (a) accepts the tender of \$40,900 as submitted by Total Eden, for the supply, installation and commissioning of an automatic reticulation System at Highview Park, Alexander Heights, and;
- (b) authorises signing of the tender documents.

F GRIFFIN  
City Parks Manager

DHC:JB  
gre0202



I10203

CITY OF WANNEROO REPORT NO I10203

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 202-1-2

SUBJECT: 11TH ANNUAL MUNICIPAL ENGINEERING STATE  
CONFERENCE

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The Institute of Municipal Engineering Australia (WA Division) and Local Government Supervisors' Association of WA have organised the 11th Annual Municipal Engineering State Conference to be held on 9 and 10 March 1994 at the Sheraton Perth Hotel, Perth.

The conference is aimed at Engineers, Supervisors, Elected Members and Contractors. The conference programme for IMEA is shown at Attachment 1 while the programme for LGSA is shown at Attachment 2.

The cost per full time delegate is \$355 which includes conference papers, morning teas, lunches and a single attendance at the Conference Dinner.

Submitted for nomination of an interested Councillor to attend this conference.

R T McNALLY  
City Engineer

DRB:AT  
Bere0204

I10205

CITY OF WANNEROO REPORT NO I10205

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 FEBRUARY 1993

FILE REF: 510-2614

SUBJECT: PARKING PROHIBITIONS MODIFICATIONS -  
CHICHESTER DRIVE, WOODVALE

Funds have been allocated for the construction of a parking island nib treatment in Chichester Drive with the Ministry of Education agreeing to provide 50% of the treatment cost as part of the parking strategy for the North Woodvale Primary School.

Construction of the parking embayment treatment will require modification to the existing parking prohibitions in Chichester Drive to reflect the changed function of the road. In particular, the "NO PARKING" prohibition on the west side of Chichester Drive needs to be revoked and 'NO STANDING ANY TIME CARRIAGEWAY OR VERGE' signs need to be installed at the school driveways.

The existing and amended parking prohibitions are shown on Attachments 1 and 2 respectively.

RECOMMENDATION

That Council:

4revokes the existing 'NO PARKING ANY TIME, 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY' prohibition on the west side of Chichester Drive as shown on Attachment 1 to Report

5extends the existing 'NO STANDING ANY TIME CARRIAGEWAY OR VERGE' signs along Chichester Drive from 6 metres to 15 metres east of the Trappers Drive intersection as shown on Attachment 2 to Report;

6installs 'NO STANDING ANY TIME CARRIAGEWAY OR VERGE' signs on the western side of Chichester Drive at the

North Woodvale Primary school driveways as shown on  
Attachment 2 to Report

R T McNALLY  
City Engineer

BL:EMT  
Bere0201

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 510-1654

SUBJECT: ALEXANDER DRIVE DUAL USE PATH

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Council approved funds in the 1993/94 Budget for the Stage 1 construction of a dual use path in Beach Road between Mirrabooka Avenue and Alexander Drive - Account No 31238 - \$65,000. Further funding of \$65,000 had been included in the Five Year Capital Expenditure Programme to complete this project.

During 1993 the City of Stirling completed the construction of the southern carriageway of Beach Road to Alexander Drive. As part of this project, a dual use path was constructed along the southern verge to connect to Alexander Drive. This project was funded by the Federal Government through the Local Capital Works programme. Details of the extent of works was not known at the time of budget preparation.

It is now considered that there is no longer a requirement for a dual use path along the northern verge of Beach Road, other than for a small section abutting Brinckley Crescent. In addition, a number of crossing of the Beach Road dual carriageway will be required to provide access to the dual use path on the southern side of Beach Road. The estimated cost of these works is \$20,000.

As part of the Five Year Capital Expenditure Programme for bicycle facilities, provision has been made in the 1994/95 year for the Stage 1 construction of a dual use path in Alexander Drive. It is proposed that this project be jointly funded by the Shire of Swan as Alexander Drive is the boundary road between City of Wanneroo and Shire of Swan and is a major north-south regional link. The Shire of Swan proposes to negotiate with the City of Stirling for shared funding of this dual use path southwards from Beach Road.

Advice has been received from the Shire of Swan that \$50,000 is currently available to commence construction of this dual use path in Alexander Drive, northwards from Beach Road. The preferred location, as shown on the attached plan, is on the eastern side of Alexander Drive between Beach Road and Marangaroo Drive. This location allows direct connection to residential and commercial developments in Swan, while providing a cycle route to residents of Wanneroo through the traffic lights at Marangaroo Drive and Beach Road. The western verge abuts the Koondoola Regional Open Space and the Water Authority Treatment Plant. A dual use path on this verge would not provide the same local benefits as the proposed location on the eastern side of Alexander Drive.

It is recommended that the \$45,000 no longer required for the Beach Road dual use path and \$5,000 from Account No 31215 - Modify Cycle Network - Various Locations be reallocated towards the construction of this important regional dual use path in Alexander Drive as shown at Attachment 1.

It is proposed that the Wanneroo City Council be responsible for the section southwards from Marangaroo Drive with Shire of Swan responsible for the section northwards from Beach Road.

#### RECOMMENDATION

That Council:

- 1 jointly funds with the Shire of Swan the construction of a dual use path in the Alexander Drive road reserve between Beach Road and Marangaroo Drive as shown on Attachment 1 to Report No
- 2 authorises, in accordance with Section 547 (12) of the Local Government Act, reallocation funds for Council's contribution to the dual use path project in Alexander Drive from the following sources:

Account No 31238	Beach Road - Dual Use Path	
	\$45,000	
Account No 31215	Modify Cycle Network	
	Various locations	\$
	5,000	

R T McNALLY  
City Engineer

DRB:EMT  
Bere0202

I10206

## CITY OF WANNEROO : REPORT NO I10206

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL- TECHNICAL SERVICES SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 201-0

SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

## STATISTICS

A summary of the building licenses for the month of December 1993 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in December 1993 was 37% more than the number of permits issued in December 1992 and the value was 54 % more. Compared to the four year average, the number of permits is 156% and the value is 212%.

The financial analysis of licence receipts is set out below:

	1993/94		1992/93	1993/94		
	1992/93					
	Month's		Month's	Year to Date		Y-T-D
<u>Month</u>	<u>Actual</u>	<u>Budgeted</u>	<u>Actual</u>	<u>Actual</u>	<u>Budgeted</u>	
<u>Actual</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				
DEC	143,934	100,000	118,009	863,101	670,000
	752,809				

Actual year-to-date receipts to the end of December, 1993 are 29% more than the budgeted receipts.

The number of permits approved from July 1993 to December, 1993, was 14% more than in July to December 1992 and the value was 42% more as shown on Attachment A.

#### NOTICES AND PROSECUTIONS

Non-complying Fence

D.Schook

Lot 229 (191)  
Timberlane Drive  
Woodvale

Background: File No:  
1551/229/191

The owner of Lot 229 (191) Timberlane Drive, Woodvale has constructed a masonry fence forward of the building line without the necessary truncations required by Council's By-laws relating to Fencing and Private Tennis Court Floodlighting.

Despite a letter requesting that the fence be brought into a compliance and a site meeting with the City Building Surveyor, the owner has not brought the fence into compliance.

#### BUILDING CONTROL ACTIVITY

In December 1993, 669 building applications were received and 754 building licenses were prepared for issue. 23 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 23 site instructions issued and 17 matters were resolved from 216 inspections. 378



site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 5598.

#### COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1992/93 is set out in Attachment C.

#### RECOMMENDATION

That Council:

- a) endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report;
- b) serve a Notice under Sections 401 (1) (b) & (c) of the Local Government Act on the owner of Lot 229 (191) Timberlane Drive, Woodvale, requiring that the fence be brought into compliance with Council's By-laws.

R FISCHER  
City Building Surveyor

LC:SE/bre01000

I10207

CITY OF WANNEROO REPORT NO: I10207

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 2463/736/2

SUBJECT: PROPOSED OUTBUILDING: LOT 736 (2) TROON GROVE,  
CONNOLLY

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APPLICATION

An application has been submitted for approval to construct an outbuilding at Lot 736 (2) Troon Grove, Connolly, which exceeds the height normally permitted by Council (see Attachment 'A').

COUNCIL POLICY

Council's policy states that the wall of an outbuilding must not exceed 3000 in height. The Residential Planning Codes do not have requirements for outbuildings. However they do recommend that if a structure may affect adjoining owners, their written comments should be sought

ADJOINING OWNERS COMMENTS

In this instance, letters seeking comments were sent to the owners of the two affected properties. The owner of Lot 735, where a wall of the proposed outbuilding is right on the boundary, indicated no objection to the proposal. A letter received from the owner of Lot 737, where the wall of the outbuilding is 1000 from the boundary, also indicated no objection to the proposal.

BACKGROUND

The proposed two storey outbuilding, described by the applicant as a pool house has a floor area of 33.3 square metres. The second floor has a small 1500 width balcony overlooking the existing swimming pool. The out building is to be used for a

store room for pool equipment on the ground floor and a games room on the second floor.

The ground floor is cut into the side of a hill and is almost entirely below natural ground level. Because of this, it is considered that the proposed outbuilding does not affect the adjoining properties to any great degree or more than a normal single storey outbuilding would do on a flat and level Lot.

#### RECOMMENDATION

That Council approve the proposed two storey outbuilding to be erected at Lot 736 (2) Troon Grove, Connolly.

R FISCHER  
City Building Surveyor

LC:lc  
bre01006

I10208

CITY OF WANNEROO REPORT NO: I10208

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 061-199

SUBJECT: PETITION - REQUEST FOR PLAY EQUIPMENT ON  
KOONDOOLA PARK, KOONDOOLA

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A two page petition has been received from residents in Koondoola requesting that Council provides play equipment on Koondoola Park.

At the meeting of Council held on 22 December 1993 it was resolved that the sum of \$20,000 be placed on the 1994/95 draft budget for the purchase of equipment for this park.

Council will be aware that this money was to be allocated for expenditure in conjunction with the Burbridge Special School who will also be contributing a sum of money and a high labour content for the provision of equipment for this park.

**RECOMMENDATION**

That Council advises the petitioners that Council at its meeting on 22 December 1993 resolved that the sum of \$20,000 be placed on the 1994/95 draft budget for the purchase of play equipment for Koondoola Park, Koondoola.

F GRIFFIN  
City Parks Manager

FG:JB  
gre0201

I10209

CITY OF WANNEROO REPORT NO: I10209

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 061-102

SUBJECT: PETITION - REQUEST FOR PLAY EQUIPMENT ON  
CHELSEA PARK, KINGSLEY

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A petition has been received in this office from a number of children in Kingsley requesting that Council upgrades the play equipment in Chelsea Park, Kingsley.

This particular park has two minor items of play equipment presently located on it and both items are old and require replacement.

The sum of \$12,000 has already been placed on the 1994/95 draft budget for the purchase of new equipment for this park.

**RECOMMENDATION**

That Council advises the petitioners that \$12,000 has been placed on the 1994/95 draft budget submissions for the purchase of new equipment for this park.

F GRIFFIN  
City Parks Manager

FG:JB  
gre0200

I20200

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

9 FEBRUARY 1994

I20201CITY OF WANNEROO REPORT NO: I20201TO: TOWN CLERKFROM: CITY PLANNERFOR MEETING OF: COUNCIL - TOWN PLANNING SECTIONMEETING DATE: 9 FEBRUARY 1994FILE REF: 30/1031SUBJECT: PROPOSED BULK EARTHWORKS AND RETAINING WALLS  
FOR LANDSDALE SHOPPING CENTRE - STAGE 1, LOTS  
2 AND 3 WANNEROO ROAD, LANDSDALE

METRO SCHEME: Urban/Important Regional Road  
LOCAL SCHEME: Regional Reserve - Important Regional  
Road/Commercial/Hotel/Service  
Industrial/Service Station  
APPLICANT/OWNER: Tah Land Pty Ltd  
CONSULTANT: Sinclair Knight

## INTRODUCTION

An application has been received from Sinclair Knight on behalf of Tay Land Pty Ltd for bulk earthworks and retaining walls, Landsdale Shopping Centre, Stage 1 on Lots 2 and 3 Wanneroo Road, Landsdale (Attachment No 1).

## BACKGROUND

Council is currently assessing two applications for the Landsdale Shopping Centre, one being Amendment No 672 for the rationalisation of zonings to "Commercial, Mixed Business, Civic and Cultural Reserve and Service Station" and a Development Application for the shopping centre and car park.

The development application is currently pending awaiting a reply from the Department of Planning and Urban Development. The applicant has submitted a separate application for the earthworks and retaining walls on the subject site.

**SITE ASSESSMENT**

Lots 2 and 3 Wanneroo Road, Landsdale have a natural slope of more than 20m. This necessitates considerable earthworks and retaining to provide a grade suitable for development, traffic and pedestrian movement.

A plateau area at RL35.00 is proposed along the Wanneroo Road front with a gradual increase along Hepburn Avenue to RL51.00 at the eastern boundary of the site. These levels coincide with the levels of hepburn Avenue.

A central plateau of RL40.00 is proposed for the major shopping centre and also for flat or gradually sloping car parking areas suitable for shopping trolleys.

At areas where drastic level changes occur, layered batters and retaining walls are provided which will include planting beds in horizontal bands. Most retaining walls are greater than 2m in height (Attachments 2-6).

Council shall note that the City's Community Purpose site is not incorporated into the first stage earthworks programme. Batters will be provided along the western and southern boundaries of Council's site and will be developed on the shopping centre land. This provides an opportunity for the applicant to find a suitable location to dispose of the sand within a timeframe of up to three years. Within this time, the levels of the Community Purpose site are to be in accordance with the levels previously agreed upon as detailed on the development application.

The major retaining walls on the site are proposed along the Wanneroo Road alignment (set back 3-61 metres from the road reserve) and along the eastern side of the north-south internal road. Along the northern boundary of the site, a combination of batters and retaining walls are proposed.

The retaining walls will be constructed from either conventional mass limestone or keystone blocks. Capping stones finish the detail to walls and centre name plaques are integrated into the retaining wall design.

**RECOMMENDATION:**

THAT Council approves the application submitted by Sinclair Knight on behalf of Tah Land Pty Ltd for Stage 1 earthworks and



retaining walls greater than 2 metres in height on Lots 2 and 3 Wanneroo Road, Landsdale - Landsdale Shopping Centre, subject to:

7the City's Community Purpose site being cut to the levels previously agreed upon as detailed on the development application;

8the applicant being advised that Council is prepared to defer the earthworks for the Community Purpose site providing them with an opportunity to dispose of the sand at a suitable location;

9Council being able to remove any sand for its requirement from the Community Purpose site within the timeframe;

10the agreed levels for the Community Purpose site being achieved and stabilised with appropriate retaining works being undertaken on the proposed batters within three years.

O G DRESCHER  
City Planner

sk:gm  
pre94247  
24.1.94

CITY OF WANNEROO REPORT NO: I20202

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4602, 30/4603

SUBJECT: REQUEST FOR VARIATION TO CAR PARKING  
STANDARDS, KINROSS LOCAL CENTRE, LOTS 1255 AND  
1256 EDINBURGH AVENUE, KINROSS

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METRO SCHEME: Urban

LOCAL SCHEME: Commercial, Special Zone (Restricted Use)

APPLICANT/OWNER: Medical Centre and Civic  
Mr S Oh

## INTRODUCTION

A request has been received from Mr S Oh seeking a variation to Council's normal car parking standards in respect of the shopping and medical components of the Kinross Local Centre at Lots 1255 and 1256 Edinburgh Avenue, Kinross (Attachment No 1).

## BACKGROUND

The concept plan for the Kinross Local Centre was supported by Council as the basis for zoning proposals under Amendment No 596 to Town Planning Scheme No 1 (G21020). The centre comprises four individual sites for a shopping centre, a medical centre, a community purposes building and a church. Each component is orientated around a central town square, located within the shopping centre site and has a peripheral car parking area (Attachment No 2).

In December 1993 Council approved two separate development applications; one proposing a 571m<sup>2</sup> gross leasable area shopping centre on Lot 1255, the other proposing a six practitioner medical centre on Lot 1256 (H91240). The two applications proposed a total of 54 car parking bays, 28 short of Council's normal standards for the respective land uses. Development

conditions were imposed requiring the 28 additional bays, which could be accommodated by options such as modifications to the approved plans, the construction of car parking bays on the adjacent community purposes site (with appropriate maintenance agreements and if Council was compensated for the land value of the car parking area) or a cash payment in lieu of car parking bays. The car parking area for the entire Kinross Local Centre will be supported by a reciprocal car parking and access agreement.

The capacity for any car parking variation would normally have been assessed by Council prior to the application being determined. In this case the applicant was eager to obtain an approval to the concept without undue delays over the Christmas New Year break. As the overall Kinross Local Centre could accommodate the additional bays if required, it was considered acceptable to issue the conditional approvals and assess the capacity for any variation at a later date.

#### ASSESSMENT

Town Planning Scheme No 1 provides discretion for Council to modify its normal car parking standards where it is established that such a standard is unreasonable or undesirable in a particular circumstance.

The Scheme also empowers Council to accept a cash payment in lieu of car parking, where it is satisfied that an adequate provision exists or a reasonable expectation that there will be adequate provision for public car parking in proximity to the proposed development.

Council's Cash-In-Lieu of Parking Policy seeks the provision of at least 75% of bays on site where this option is to be exercised; however, also provides for Council to accept an aggregate reduction in car parking bays where compatible land uses are in close proximity and, where located on separate lots, are supported by reciprocal car parking and access arrangements.

As previously mentioned, the Kinross Local Centre comprises the following individual components. A 571m<sup>2</sup> GLA shopping centre, a six practitioner medical centre, a church and a community purposes building which given the size and location of the site is likely to be used for the purpose of a community care/drop in centre or an infant health centre.

Given the peripheral designed car parking area, the existing shopping and medical centre approvals, together with a 470m<sup>2</sup>, and 700m<sup>2</sup> envelopes for the community purposes and church buildings respectively, the entire centre could accommodate up to a maximum of 118 car bays.

Under Town Planning Scheme No 1 the individual components of this centre would normally require the provision of 127 bays.

Using Town Planning Scheme No 1 standards and assuming the church will only require 50% of its 29 bays at peak operating times for the overall centre (ie Monday to Saturday 8am to 6pm), the maximum car parking demand at any one time will be 113 bays.

On the basis that the community purposes site provides 16 bays in accordance with Town Planning Scheme requirements and the size of the church is restricted by its car parking provision, which would include 29 on site bays. The shopping and medical centre sites would be responsible for the provision of 68 bays, 14 short of those provided on the existing design. There is sufficient capacity in the shopping and medical centre design to accommodate approximately 10 additional bays, notwithstanding this, the community purposes site could accommodate the shortfall on the basis of a cash payment in lieu bays together with an appropriate maintenance agreement.

The car parking situation at the Kinross Local Centre is summarised in the following table.

COMPONENT	TOWN PLAN SCHEME REQUIREMENTS	CARPARKING PROVISION	MAXIMU M DEMAND
SHOPPING AND MEDICAL CENTRE	82	54	68
COMMUNITY PURPOSES	16	35	16
CHURCH	29	29	29
TOTAL	127	118	113

#### RECOMMENDATION:

THAT Council exercises its discretion in accordance with Part 9 of Town Planning Scheme No 1 and allows a reduction of 14 car parking bays in the shopping and medical centre components of the Kinross Local Centre on Lots 1253 to 1256 Edinburgh Avenue, Kinross.,

subject to the reciprocal parking and access agreements required by the Council's earlier development approvals.

A C SHEPPARD  
Acting City Planner

rmp:rp  
pre94250  
24.1.94

CITY OF WANNEROO REPORT NO: I20203

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/2311

SUBJECT: PROPOSED PROFESSIONAL OFFICES, LOT 1 (64)  
MARINA BOULEVARD, OCEAN REEF

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METRO SCHEME: Urban

LOCAL SCHEME: Residential Development R20

APPLICANT/OWNER: Body Corporate - Ocean Reef Retirement  
Country Club

CONSULTANT: Australian Property Consultants

An application has been received from Australian Property Consultants on behalf of the Body Corporate of the Ocean Reef Retirement Country Club seeking approval for a change of use of Lot 1 Marina Boulevard, Ocean Reef from Medical Centre to Professional Offices.

The existing medical centre consists of five single storey medical suites with access off Marina Boulevard. The existing medical centre was approved by Council in October 1987 (B21013). The centre was achieved by replacing eight units of the forty-seven unit retirement village previously approved by Council in November 1986 (A21111). The two developments are integrated, however, no vehicular access exists from the medical centre car park to Chine Court or the retirement village (see Attachment No 2).

Both medical centres and professional offices are AA uses in the Residential Development Zone under the provisions of the current Town Planning Scheme. As is Council's normal policy, the proposal has been advertised for a 30 day period and only one letter has been received objecting to the proposal. The objection on behalf of the Ocean Reef Professional Centre located on the corner of Venturi Drive and Marina Boulevard (see Attachment No 1) is made on the grounds that:

- . The proposal will affect the commercial viability of the Ocean Reef Professional Centre.
- . The proposal will affect the non-medical tenants in the professional centre.

The Ocean Reef Professional Centre currently has an approved of medical consulting rooms and offices; this was approved by Council in November 1988 (C21103).

#### ASSESSMENT

The definition of professional Offices within the town planning scheme includes the use by medical practitioners, however, unlike the definition of consulting rooms, it does not restrict the use to medical practitioners, dentists or persons ordinarily associated with a medical practitioner in the investigation or treatment of physical or mental injuries or ailments.

The parking for the medical centre has been established in accordance with Council's requirement of six bays per practitioner. There are currently 36 bays. The parking requirement for professional officers is one per 30m<sup>2</sup> of gross floor area. This would require a total of 13 bays, therefore, there is extensive parking for the proposed use.

The centre, while being part of the Ocean Reef Retirement Country Club and catering for much of their medical needs, has received the support of the body corporate for this change of use. The body corporate submitted a letter with the signed formal application stating that it had no objection to this change in use.

It would appear through the lack of response from surrounding residents in the area that there is little opposition to the proposal apart from a competing centre.

An on site inspection revealed that the proximity of the medical centre to the Ocean Reef Professional Centre and the Ocean Reef local shopping centre would allow professional offices to be included in this instance without being intrusive or adversely affecting residential amenity.

#### RECOMMENDATION:

THAT Council:

1. approves the application by Australian Property Consultants, on behalf of the Body Corporate of the Ocean Reef Retirement Country Club for approval to use the existing medical centre on Lot 1 (64) Marina Boulevard, Ocean Reef, for professional offices subject to standard and appropriate development conditions;
2. advises the objector of 1. above.

A C SHEPPARD  
Acting City Planner

mb:gm  
pre94243  
21.1.94



I20204

CITY OF WANNEROO REPORT NO: I20204

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4643

SUBJECT: PROPOSED MEDICAL CONSULTING ROOMS, LOT 261  
(23) ARNISDALE ROAD, DUNCRAIG

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT/OWNER: Geoffrey Lam

INTRODUCTION

Council received a development application on 18 January 1994 for medical consulting rooms on Lot 26 (23) Arnisdale Road, Duncraig, submitted by Geoffrey Lam (Attachment No 1).

BACKGROUND

The subject site is zoned Residential Development R20 under Town Planning Scheme No 1. Medical Consulting Rooms are an AA' use (a use not permitted without Council's approval) in this zone. The subject site has an area of 857m<sup>2</sup> with an existing residence located on site.

ASSESSMENT

In the assessment of the application reference needs to be made to Council's Medical Facilities/Consulting Rooms Policy and the Town Planning Scheme No 1 requirements.

Councils policy encourages medical consulting rooms to be located in or adjacent to shopping centres or to provide a suitable buffer to protect residential amenity. In this case, the proposed development is surrounded by residential housing and is well removed from the Glengarry Shopping Centre.

The applicant proposes to retain the front portion of the building as a residence and convert the back portion of the building to medical consulting rooms (Attachment No 2).

The medical consulting section of the building is set back 5m from the boundary, however, the proposed entry/screen wall forming part of the pergola is set back 0.5m from the boundary. The residential portion of the building is set back 1.5m from the western boundary. Council's Town Planning Scheme requires a minimum side setback for consulting rooms of 3m.

The minimum lot size required under Town Planning Scheme No 1 is 800m<sup>2</sup>; the subject site has a lot size of 857m<sup>2</sup>.

With regard to need, it has to be acknowledged that Council has, in the past, let market forces determine the location and viability of commercial developments. However, in this instance, it also has to be acknowledged that there already exists, within the area, a significant number of facilities. The Glengarry Hospital, one medical centre and two consulting rooms currently operate from Arnisdale Road. Council has also recently approved a medical centre with facilities for an additional six practitioners (Attachment No 3).

Council officers are currently preparing a policy for Council's consideration of Arnisdale Road and is reviewing its Consulting Rooms Policy. It is suggested that the subject application be deferred until such time as Council has considered these matters.

#### RECOMMENDATION:

THAT Council defers the application for medical consulting rooms submitted by Geoffrey Lam for Lot 261 (23) Arnisdale Road, Duncraig, until it has considered and adopted the policy for the location of medical facilities in Arnisdale Road, Duncraig, and has reviewed its Consulting Rooms Policy.

A C SHEPPARD  
Acting City Planner

pje:gm

pre94240

I20205

CITY OF WANNEROO REPORT NO: I20205

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4587

SUBJECT: PROPOSED MEDICAL CONSULTING ROOMS, LOT 65 (48)  
BELGRADE ROAD, WANNEROO

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METRO SCHEME: Urban  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Highpoint Securities Pty Ltd  
CONSULTANT: G J Marano

INTRODUCTION

An application was received on 29 November 1993 from G J Marano, on behalf of Highpoint Securities Pty Ltd, for approval to develop consulting rooms on lot 65 (48) Belgrade Road, Wanneroo (Attachment No 1).

BACKGROUND

The subject land is zoned Rural under Town Planning Scheme No 1, however, is subject to an amendment currently being finalised to rezone the subject site to Residential. Consulting Rooms is an AA use (a use not permitted unless approval is granted by Council) in the Residential Zone.

PROPOSAL

The proposal is to construct consulting rooms for one practitioner. Nine car parking bays and two emergency/disabled bays have been provided with manoeuvring areas and landscaping. The site has an area of 1001m<sup>2</sup>. The proposal has a side setback of 1.5m on the western boundary.

ASSESSMENT

In the assessment of the application, reference needs to be made to Council's Medical Facilities/Consulting Rooms Policy and Town Planning Scheme No 1 requirements.

Council's policy encourages medical consulting rooms to be located in or adjacent to a shopping centre or to provide a suitable buffer to protect residential amenity. In this instance, the proposed development is located opposite the aged persons home and is surrounded by undeveloped lots under the same zoning circumstances as the subject site.

The proposal was advertised on site for 30 days and no submissions were received. Given this, that the subject site is opposite aged accommodation and both are isolated from other community facilities, it may be considered appropriate to relax the location requirements in this instance.

If Council was to consider approval of the proposal, minor modifications would be required to the car parking, access points and setback areas.

It should be noted that no provision was made for consulting room and corner store facilities in the structure plan for this area, however, the developers feel there is a need for both facilities within the locality.

With respect to this application, Council has three options it could follow. The first is that the application be refused as it contravenes Council's policy for medical facilities/consulting rooms in terms of location.

Council could approve the application relaxing the policy in respect to location as the area is isolated from existing facilities and the consulting room is located opposite an existing aged persons home.

The third option is that Council could defer the proposal until the location details of the proposed corner store have been finalised and gained Council's support.

It is recommended that the third option be adopted to allow for the corner store and the medical centre to be considered in conjunction, which will allow for a co-ordinated approach towards issues such as access, location and effect on adjoining owners.

RECOMMENDATION:

THAT Council defers the proposal submitted on 29 November 1993 by G J Marano on behalf of Highpoint Securities Pty Ltd for medical consulting rooms on Lot 65 (48) Belgrade Road, Wanneroo, so that its location can be co-ordinated with a corner store proposal for the same area.

A C SHEPPARD  
Acting City Planner

pje:gm  
pre94242  
21.1.94

CITY OF WANNEROO REPORT NO: I20206

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/550

SUBJECT: PROPOSED EXTENSION TO MEDICAL CONSULTING  
ROOMS, LOT 1 (44) ARNISDALE ROAD, DUNCRAIG

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT/OWNER: Dr Gan  
CONSULTANT: Glenview Home Improvements

## INTRODUCTION

Council received an application for additions to the existing medical consulting room on 24 December 1993 for Lot 1 (44) Arnisdale Road, Duncraig (see Attachment No 1). The proposal is submitted showing one reception, two waiting rooms, two consulting rooms, two examination rooms, one file room and one equipment room.

## BACKGROUND

The subject site was granted approval for a medical consulting room on 17 October 1977. No specific restriction was placed on the number of practitioners permitted. A dentist currently operates from the premises.

## ASSESSMENT

Council's current policy for medical consulting rooms in residential areas restricts development to one practitioner operating at any one time from the site. The proposal clearly makes provision for two practitioners to operate independently of each other and intensifies the development on the site (see Attachment No 2).

The provision of additional car parking bays has not been shown on site, however, there is sufficient area on site to accommodate the required car parking.

The intensification of the existing development is not in accordance with Council's policy and is not supported. It should be noted, however, that Council has resolved to review its consulting rooms policy and a policy is also currently being prepared for the Arnisdale Road locality. Both matters will be before Council's Policy and Special Purposes Committee meeting on 2 March 1994.

It is considered appropriate that the subject application be deferred until Council has considered the proposed Arnisdale Road/Medical Facilities Policy and has reviewed its consulting rooms policy.

#### RECOMMENDATION:

THAT Council defers the development application submitted on 24 December 1993 by N E Hunter on behalf of Dr Gan for additions to a consulting room on Lot 1 (44) Arnisdale Road, Duncraig until the finalisation and adoption of the Medical Facilities Policy for Arnisdale Road, Duncraig, and the review of its Consulting Rooms Policy has been considered.

A C SHEPPARD  
Acting City Planner

pje:gm  
pre94228  
18.1.94



I20207

CITY OF WANNEROO REPORT NO: I20207

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4630

SUBJECT: PROPOSED MEDICAL CONSULTING ROOMS, LOT 67 (1)  
CARBRIDGE WAY, DUNCRAIG

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT/OWNER: Nigel Jones  
CONSULTANT: David Beetles Architects

#### INTRODUCTION

Council received a development application for medical consulting rooms on Lot 67 (1) Carbridge Way, Duncraig (see Attachment No 1). The site is a corner block obtaining access from both Glengarry Drive and Carbridge Way.

#### BACKGROUND

The proposed medical consulting rooms will be developed for the use of a consulting psychologist. The subject location is sought for approval as the people attending the consulting rooms often suffer from phobia and/or anxiety disorders. It is advised that the subject site would provide a non-threatening and comfortable environment. Council refused an application by the same parties for a consulting room at Lot 337 Arnisdale Road (H20710).

The applicant has advised that he presently operates from an existing medical complex in Arnisdale Road, hence is not creating a new enterprise in the area. The applicant sees his patients on an hourly basis and feels that the impact on adjoining residents will not be as great as a general practitioner who can see up to 4-5 patients/hour.

#### ASSESSMENT

The subject site is located on Glengarry Drive, north-west of the Glengarry Shopping Centre (Lot 1). In reference to Council's Medical Consulting Rooms Policy, it is not strictly in accordance with preferred locations. The site is not directly adjacent to or opposite the shopping centre, thus, does not comply with the policy.

The lot size is 850m<sup>2</sup> which meets the minimum requirements under Town Planning Scheme No 1. Eight car parking bays have been provided, which meets the minimum six bay per practitioner requirement.

The average side setback for the southern boundary is 2.4m which falls under the minimum side setback of 3m, however, it should be noted that the adjoining neighbour has no objection.

All property boundaries fronting streets have been provided with more than the 3m minimum landscaping strip (see Attachment No 2). The applicant has provided signatures of support from Lot 107 and 68 Carbridge Way and 66 Glengarry Drive.

Council officers are currently preparing a policy for Arnisdale Road which is in close proximity to the subject site. It is recommended that the applicant be advised of this and that following adoption of the policy it may provide a guide to an appropriate site.

Given that the subject site is not located immediately adjacent to or opposite the Glengarry Shopping Centre, the proposal is not supported, as Council's policy states that it should encourage consulting rooms in or adjacent to planned community centres.

#### RECOMMENDATION:

THAT Council:

1. refuses the development application submitted on 31 December 1993 for the development of medical consulting rooms at Lot 67 (1) Carbridge Way, Duncraig by David Beetles Architects on behalf of Nigel Jones for the following reasons:

- .1 the proposal contravenes Council's policy for medical facilities/consulting rooms in terms of location;

.2 represents ad hoc non-residential development in a residential area;

.3 sets an undesirable precedent, encouraging the proliferation of non-residential development within this area;

12advises the applicant that Council is currently preparing a policy for the location of medical facilities in the vicinity of Arnisdale Road, Duncraig.

O G DRESCHER  
City Planner

pje:gm  
pre94233  
19.1.94

CITY OF WANNEROO REPORT NO: I20208

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4588

SUBJECT: PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2)  
LYELL GROVE, WOODVALE

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development R20  
APPLICANT/OWNER: John & Carol Chafe  
CONSULTANT:

Council received an application 30 November 1993 for medical consulting rooms on Lot 102 (2) Lyell Grove, Woodvale (see Attachment No 1).

#### BACKGROUND

The subject site is zoned Residential Development and a consulting room is an AA use (a use not permitted unless approval is granted by Council) in this zone.

The proposal is to convert an existing residence to consulting rooms for the use of one practitioner (physiotherapist). The subject site has a lot area of 719m<sup>2</sup>, adjoins residential lots and is located opposite the Woodvale local shopping centre on Timberlane Drive.

#### ASSESSMENT

The proposed use is being advertised with a closing date of 7 February 1994. On writing this report no submission had been received. Council will be advised should any submissions be received.

Council's policy, in respect of consulting rooms, states that it encourages their location in or adjacent to shopping centres or

where they will provide suitable buffers to protect residential amenity.

Town Planning Scheme No 1 states that the minimum lot area, if in a residential zone, is 800m<sup>2</sup>; the subject lot is 81m<sup>2</sup> under the required minimum.

The Physiotherapist is currently located within the adjacent medical centre, in the commercial area and is therefore operating fully in accordance with Council's scheme and policy. The proposed site will enable the applicant to relocate his practice to a larger floor area, less than 100m from commercial premises to a development presently used for residential purposes. Modifications have been made to Councils Consulting Rooms Policy in respect of relaxations necessary to accommodate consulting rooms on lots adjacent/opposite shopping centres. Such lots are favoured by the policy but often do not meet the normal scheme standards for consulting rooms. To overcome the conflict, it is reasonable for Council to at least consider relaxation when it can be shown that the development can be satisfactorily accommodated on a lot smaller than 800m<sup>2</sup>.

The parking requirement for consulting rooms is six bays per practitioner. The proposal does include six bays, however, the design of the layout is not suitable for two-way movements and reversing manoeuvres. In addition, the double driveway proposed on Timberlane Drive is directly opposite an entry to the Woodvale shopping centre. This location is unacceptable from an engineering perspective. Due to the size of the lot and the location of the dwelling, the applicant is unable to accommodate Council's parking requirements.

This application is unable to fulfil the basic requirements of Council's town planning scheme and policy regarding consulting rooms. The policy states that the location of medical clinics on major roads is not favoured by the Council; Timberlane Drive as a local distributor road may be interpreted as a major road.

With the location of an existing medical centre adjacent to the subject site and the shopping centre opposite, it is not necessary for an additional consulting rooms development to encroach into the residential area.

#### RECOMMENDATION:

THAT Council refuses the application by Mr John Chafe for consulting rooms on Lot 102 (2) Lyell Grove, Woodvale on the

grounds that it is unable to meet the requirements of Council with regard to traffic movement on to a major road.

A C SHEPPARD  
Acting City Planner

mb:gm  
pre94252  
24.1.94

I20209

CITY OF WANNEROO REPORT NO: I20209

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4604

SUBJECT: PROPOSED CHILD CARE CENTRE ON PORTION LOT 960  
(1853) ROTHESAY HEIGHTS, MINDARIE

---

METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT/OWNER: Gumflower Pty Ltd  
CONSULTANT: Andrew McKenzie

#### INTRODUCTION

An application has been received from Andrew McKenzie seeking approval for a child care centre to be accommodated on portion of Lot 960 (1853) Rothesay Heights, Mindarie.

The subject area still forms part of the larger Lot 960 (13.5 ha in area). The new site when subdivided will consist of approximately 1285m<sup>2</sup>.

Andrew McKenzie has made an offer to purchase the land subject to, inter alia, Council approval for the proposed use.

#### BACKGROUND

An approved subdivisional design exists for the area with a revised plan being supported by Council on 22 September 1993 (DPUD reference 88705).

Attachment No 2 identifies the revised subdivision plan, however, a new subdivision application will need to be submitted to reflect the proposed new lot.

#### PROPOSAL

The subject land is zoned "Residential Development" under Council's Town Planning Scheme No 1 where a child care centre is an "AA" use (ie a use that is not permitted unless approval is granted by Council).

Upon receipt of the application, an examination indicated that the site/development complied with Council's policy for child care centres with regard to location and form, with the only modification being the proposed shed which will need to be set back a minimum of 1.5 metres and screened from view.

In accordance with the policy, the proposal was advertised via an on-site sign for a period of 30 days up to and including 22 January 1994. No submission was received.

RECOMMENDATION:

THAT Council approves the application submitted by Andrew McKenzie for a child care centre to be accommodated on portion Lot 960 (1853) Rothesay Heights, Mindarie subject to:

1. a sign being placed on site immediately advising that the site has been approved for use as a child care centre;
2. the proposed shed being set back a minimum 1.5m from the property boundary and being screened from view from the streets, to the satisfaction of Council;
3. a subdivision application being submitted to the Department of Planning and Urban Development for approval which reflects the proposed new lot;
4. a minimum number of 13 car parking bays being provided on-site to the specifications and satisfaction of Council;
5. standard and appropriate development conditions.

A C SHEPPARD  
Acting City Planner



tk:gm  
pre94249  
24.1.94

I20210

CITY OF WANNEROO REPORT NO: I20210

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4598

SUBJECT: PROPOSED CHILD CARE CENTRE, LOT 652 (73)  
ADDINGTON WAY, MARANGAROO

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METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: M & W Markiewicz

#### INTRODUCTION

An application has been received from M & W Markiewicz seeking Council's approval to develop a child care centre on Lot 652 (73) Addington Way, Marangaroo.

#### BACKGROUND

Lot 652 is a residential property of 740m in area and is located opposite a primary school and approximately 150m from a recreation reserve off Marangaroo Drive. Surrounding lots are used for residential purposes.

#### PROPOSAL

The proposal is to accommodate 48 children from babies to pre-school age children supervised by three qualified child care workers and five assistants under 18 years of age. The centre is proposed to operate weekdays from 7.00 am to 6.00 pm. Eight parking bays are proposed forward of the centre to be accessed via a circular driveway.

#### ASSESSMENT

Child care centres in Residential Development zones are an "AA" use under Town Planning Scheme No 1 which require the approval of

Council. The Development Assessment Unit has assessed the proposal and provided comments.

Proposals are required to be advertised on site for thirty (30) days; however, advertising has not commenced for this proposal because several features do not comply with Council's requirements.

These features include:

- . lot size of only 740m<sup>2</sup> (800m<sup>2</sup> minimum requirement);
- . inadequate design, notably no dining room, no storage areas, no direct access to toilets from outside areas, no quiet reception area, insufficient yard facilities details;
- . unacceptable crossovers and car parking layout - no reversing area, need to be 6m from road, end bays undersize;
- . inadequate landscaping provision - need minimum 3m buffer to road (proposed partly in road reserve).

In summary, the proposal does not comply either with Council's requirements as detailed on its public information sheet on Child Care Centres, nor standard development requirements, and is not therefore supported.

#### RECOMMENDATION:

THAT Council does not approve the application submitted by M & W Markiewicz for a child care centre on Lot 652 (73) Addington Way, Marangaroo, because:

13it does not conform to Council's standard requirements for child care centres;

14it is an ad hoc proposal which is unlikely to meet local resident expectations.

A C SHEPPARD  
Acting City Planner

hjb:gm  
pre93212  
11.1.94

I20211

CITY OF WANNEROO REPORT NO: I20211

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4589

SUBJECT: PROPOSED OFFICE USE FOR A FAMILY LINK  
PROGRAMME ON LOT 263 (2) CLABON STREET,  
GIRRAWHEEN

---

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Centrecare Marriage & Family Service

INTRODUCTION

An application has been received from Mr T Pietropiccolo who is the Director of Centrecare Marriage & Family Service for an office base for family support workers on Lot 263 (2) Clabon Street, Girrawheen.

BACKGROUND

Centrecare, unaware of the necessity to obtain planning approval for the use of a residential home as an office, were leasing a property on Lanrick Place in Girrawheen for such a use.

Once the need for a planning approval was brought to their attention, an application was submitted on 31 August 1993 for an office base at 11 Lanrick Place, Girrawheen. Since then, Centrecare has identified another property a short distance from Lanrick Place which they are currently undertaking as an office (Attachment No 1).

ASSESSMENT

Centrecare provides a base for two family support workers who offer a home visiting and family support service to families in the Girrawheen, Balga and Koondoola areas. The home base provides the office equipment and telephone communication

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necessary for the operation of the service, therefore avoiding extensive travel to and from their head office in the city.

The subject lot is zoned Residential Development under Town Planning Scheme No 1 and an office is an AA use (a use that is not permitted unless approval is granted by the Council) in this zone.

Lot 263 Clabon Street is being used as an office without any prior notification to the adjoining landowners. If a proposed office use in a residential development zone is considered by Council, an advertising process is required prior to any approval being issued.

Ad hoc developments of such a use in a residential area is not favourable and may set an undesirable precedent if permitted. Accordingly, the development of an office in the Residential Development Zone should be assessed on similar grounds to that of consulting rooms and child care centres. Therefore, the location of an office use should be encouraged in or adjacent to shopping centres or areas where they will provide suitable buffers to protect residential amenity.

#### RECOMMENDATION:

THAT Council refuses the application submitted by the Centrecare Marriage & Family Service for an office base on Lot 263 (2) Clabon Street, Girrawheen on the grounds that, if approved, the use will inhibit the residential amenity of the area and set an undesirable precedent.

A C SHEPPARD  
Acting City Planner

sk:gm  
pre94220  
17.1.94

I20212

CITY OF WANNEROO REPORT NO: I20212

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/616

SUBJECT: PROPOSED OFFICE, LOT 13 (100) CLARKSON AVENUE,  
WANNEROO

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METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: H & S Brandt

CONSULTANT: T & R Homes

#### INTRODUCTION

Council received an application on 19 November 1993 for an office on Lot 13 (100) Clarkson Avenue, Wanneroo (see Attachment No 1).

The site is zoned Rural and an office is an 'IP' use in this zone. An 'IP' use is a use that is not permitted unless such use is incidental to the predominant use as decided and approved by the Council.

#### BACKGROUND

Council considered an application for a third dwelling on the subject site at its meeting in December 1992 (G21221). The application was refused as it was inconsistent with Council's Two Dwellings on One Lot Policy; could create an undesirable precedent; and development is premature in the light of detailed planning for the area (Attachment No 2).

The subject application, as seen in Attachment No 3, is requested to support their business. The applicant has advised that to date the business has been run from the home property, however, needs to be separated, given the increasing amount of paperwork.

The building is existing and the applicant feels that the proposed office would be the most appropriate location for the business activities.

## ASSESSMENT

The proposed office use can only be permitted if the activities being carried out are incidental to the predominant use of the site. The subject site is used for mainly residential purposes, the business is a drilling contractors, pump installations and maintenance operation.

It is considered that the office, for the use of the business, is not incidental to the residential component of the lot. Furthermore, Council's records indicate that no Home Occupation approval has been issued for the operation of the business from the residence.

## RECOMMENDATION:

THAT Council:

1. refuses the proposed office for Lot 13 (100) Clarkson Avenue, Wanneroo, submitted by T & R Homes on behalf of H & S Brandt for the following reasons:

- .1 the office is not incidental to the predominant use of the site;
- .2 approval would constitute a contravention to Town Planning Scheme No 1;
- .3 approval could set a precedent for additional unrelated offices on rural lots;

15advises the applicant that should they wish to continue operating a business from Lot 13 (100) Clarkson Avenue, Wanneroo, an application for a home occupation is required to be made.

A C SHEPPARD  
Acting City Planner



pje:gm  
pre93215  
11.1.94

I20213

CITY OF WANNEROO REPORT NO: I20213

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4108

SUBJECT: PROPOSED AGED ACCOMMODATION, RESERVE 34347  
DOVERIDGE DRIVE, DUNCRAIG

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METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Homeswest

CONSULTANT: Overman Zuideveld

#### INTRODUCTION

Council received a development application on 23 September 1993 for six "Wisechoice" single storey units for aged accommodation at Reserve 34347 Doveridge Drive, Duncraig.

#### BACKGROUND

The subject site is zoned Residential Development R20 and was the subject of a previous amendment to recode the site from Residential Development R20 to Residential Development R40.

The amendment was initiated in October 1992 (G21018) however was discontinued as the location was not considered appropriate for aged persons accommodation, due to its significant distance from essential services and facilities such as medical and shopping centres and bus routes.

#### PROPOSAL

The proposal is to develop six units for sale in accordance with "Wisechoice" guidelines. However a 50% density bonus over the normal R20 standard which can be granted by Council for aged accommodation is requested.

Five of the six proposed units are 2 bedroom with the remaining unit being a 3 bedroom unit. The retention of the existing large tuart tree has been incorporated into the design.

#### ASSESSMENT

The design of the site is generally in accordance with the R20 standards. Car parking bays have been provided to the requirements for aged accommodation in the R Codes. All setbacks and open space areas meet the R20 standards.

Clause 5.1.3, the Residential Planning Codes gives Council the discretion to approve a number of dwellings up to 50% greater than provided for by the code applying to the site where the dwellings are designed for aged persons.

The code of R20 permits four dwellings on the site; a 50% bonus will permit six dwellings. Previously, Council has only exercised this discretion where it is considered that the developer is considered to have a history, expertise and an ongoing commitment to the provision of aged care and/or accommodation.

In this case the applicant is Homeswest which, under the name "Wisechoice" designs and builds the proposed developments, but once built, sells the units to individual owners. Wisechoice provides a strata manager for one year following completion of construction to ensure appropriate agreements and requirements are in place and then is no longer involved in the development.

It is not considered appropriate in these cases to permit a 50% density bonus as the ongoing management does not meet the requirements normally required by Council in these circumstances.

It should be noted that the "Wisechoice" procedure does not differ from that of a non-government developer, hence, approval could constitute a precedent for various other applicants. Furthermore, it is Homeswest's intention to pass over this portion of the market to private developers within two or three years.

Wisechoice has standard development requirements for their units which require an R30 density code. It is considered appropriate that the subject sites and similar sites be formally recoded to R30 through the amendment process or be identified as R30 at the structure planning stage.

This approach would allow Council to not compromise its existing requirements with respect to density bonus and would require that

the proposal be formally advertised, seeking the public's comment. The application of the density bonus could set a precedent for two units on lots as small as 600 square metres in area under the R20.

It is recommended that Council not support the 50% density bonus however indicate its support to recode the subject site.

RECOMMENDATION:

THAT Council:

1. does not grant a 50% density bonus on Reserve 34347 Doveridge Drive, Duncraig to accommodate six aged persons units for the following reasons:
  - .1 the applicant does not provide sufficient assurance as to the long-term use and management of the unit for aged persons;
  - .2 Council is not prepared to accept this proposal as being suitable for it to use its discretion to allow the density bonus requested;
  - .3 approval to the density bonus could set an undesirable precedent;
2. advises the applicants of Council's support for the recoding of Reserve 34347 Doveridge Drive, Duncraig from R20 to R30.

A C SHEPPARD  
Acting City Planner  
pje:gm/pre94251  
24.1.94

I20214

CITY OF WANNEROO REPORT NO: I20214

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/862

SUBJECT: PROPOSED EXPANSION OF POULTRY PROCESSING PLANT, LOT 30 (162) GIBBS ROAD, NOWERGUP

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Guadal Pty Ltd  
CONSULTANT: Wayne & Heather Kendrick

INTRODUCTION

Council received a development application on 12 January 1994 for the expansion of approved poultry processing operations on Lot 30 (162) Gibbs Road, Nowergup submitted by Wayne and Heather Kendrick on behalf of Guadal Pty Ltd (Attachment No 1).

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and received initial approval in July 1979 for brooding and conditioning sheds. This approval was in response to an application to breed pheasants for commercial purposes and represented a 'Rural Use'.

In July 1980 a building licence was issued for a processing plant in response to a request for approval to process 100 birds per week, increasing to 200 over two years. As the birds were understood to be those reared on lot 30, there was no change from Rural Use.

In May 1980 approval was issued for 'expansion of the rural industry on lot 30' which was to incorporate the smoking of pheasants. No additional structures were proposed as smoking was to be carried out on days when other processing was not to be done.

Rural Industry' is a 'P' use in the rural zone and is defined in Town Planning Scheme No 1 as:

*'an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop, servicing plant or equipment used for rural purposes in the locality'.*

As determined through previous applications for the subject site, any poultry processing other than the processing of pheasants constitutes a noxious industry under the following definition extracted from Town Planning Scheme No 1,

*"Noxious Industry" means an industry in which the processes involved constitute an offensive trade within the meaning of the Health Act 1911 (as amended) but does not include fish shops, dry cleaning establishments, second hand clothing dealers and manure depots.*

The approved operations on the subject site remain a rural industry provided processing is limited to pheasants and the pheasants are supplied from within the locality. The term 'locality' can have a number of interpretations and it is important that Council is clear of their understanding of the term. For the purpose of such definitions and their applications it is suggested that the most appropriate boundaries be the City of Wanneroo municipal boundaries. This is considered appropriate and within keeping of Council's approach to supporting commercial activities within the City of Wanneroo.

#### PROPOSAL

The applicants have submitted the proposal to formalise unauthorised activities that have been occurring on site for the past six years.

It is proposed to process 1,000 chickens per day or 2,000 quail (pheasant family) per day, three days per week, with an allowance for approximately 300-400 seasonal turkeys per year. In addition, the applicants propose to process 600 chickens, 20 pheasants and ten ducks on some weeks.

It has been suggested by the applicants that this level of production would make a viable business. The applicants further suggest that if the business was to expand any further than the

above prescribed numbers it would be appropriate to shift to a larger commercial location.

The applicants have advised that to have a supply of birds that are the right quality, quantity and at a competitive price to supply a specialist market, a supply from the whole of Western Australia is required. The applicants are currently receiving quail from Wagin.

#### ASSESSMENT

The subject application proposes to process quantities of pheasants and additional birds such as chickens, turkeys and ducks. The processing of the additional birds classifies the use as a noxious industry which is an 'X' use (a use that is not permitted) in this zone.

The applicant is further proposing to process birds from Wagin which is not considered to be within the 'locality' of the processing plant.

In addition the emphasis has totally changed from an enterprise that commenced processing birds reared on site to a more intensive activity which today (I understand) no longer rears its product. In my view, it therefore cannot justify the rural setting it has enjoyed to date and should seek premises in an industrial area.

It should be noted, however, that while the activities occurring on site have not had formal planning approval, Council representatives from Council's Health Section have acknowledged the gradual expansion of the activities on the subject site through the issue of offensive trade licences.

Despite this, it is recommended that Council acts in accordance with Town Planning Scheme No 1 and recognises the activities on site as a noxious industry which is consequently not permitted in the Rural zone.

#### RECOMMENDATION:

THAT Council:

16refuses the development application submitted on 12 January 1994 by Wayne and Heather Kendrick on behalf of Guadal Pty Ltd for an expansion to the poultry processing activities on Lot 30 (162) Gibbs Road, Nowergup;

17advises the applicants that only the previously approved activities of processing pheasants, supplied from within the locality, being the City of Wanneroo municipal boundaries, may continue in the form of a Rural Industry.

A C SHEPPARD  
Acting City Planner

pje:gm  
pre94246  
24.1.94



CITY OF WANNEROO REPORT NO: I20215

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-664

SUBJECT: PROPOSED ZONING/CODING, LOT 20 CLARECASTLE  
RETREAT, MINDARIE TO ACCOMMODATE RESIDENTIAL  
DEVELOPMENT

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METRO SCHEME: Urban

LOCAL SCHEME: Marina Development Zone/Reserved Land  
Waterways

APPLICANT/OWNER: Gumflower Pty Ltd

CONSULTANT: Russell Taylor & William Burrell

## INTRODUCTION

An application has been received from Russell Taylor & William Burrell (Town Planning Consultants) on behalf of Gumflower Pty Ltd, requesting Council to initiate an amendment to its Town Planning Scheme No 1 to zone portion of Lot 20 Clarecastle Retreat, Mindarie Marina Development zone and to code the site R40 to accommodate Residential Development.

Lot 20 is a vacant site which abuts the Mindarie Harbour and comprises 3938m<sup>2</sup> in area.

The land is zoned Urban and Reserved Land Waterways under the Metropolitan Region Scheme and Marina Development zone and Reserved Land Waterways under Council's Town Planning Scheme No 1.

The dual zoning of Lot 20 is a result of the Department of Planning and Urban Development inadvertently approving a Diagram of Survey which was not in accordance with its subdivisional approval (DPUD Reference 69062) and any regional reserve under the MRS automatically applies to a local authority scheme.

## BACKGROUND

The original concept for the subject land was for it to be utilised as a private marina attached to a grouped housing development on the opposite side of Clarecastle Retreat. The original Mindarie Keys Development Guide Plan identified the site as car park, boat pens and a boat launching ramp.

Although identified as a private marina, there was a presumption that the public would have at least pedestrian/cycle access and service and emergency vehicle access would also be accommodated.

At its meeting on 26 July 1989 (D20730) Council resolved, inter alia, to initiate Amendment No 486 to its Town Planning Scheme No 1 to zone portion of Lot 20 Marina Development zone and to code the entire site R20 to accommodate Residential Development.

The amendment did not proceed to the advertising stage for reasons explained later in this report.

## CURRENT PROPOSAL

The latest proposal is similar to the previous application apart from the owners now seeking an R40 coding in an effort to increase residential densities.

From a planning point of view the change of use for the land is considered acceptable with the major issue being public and emergency vehicle access to the harbour.

In considering the previous amendment the Department of Planning and Urban Development suggested to Council that negotiations take place with the owners to provide free of cost in favour of the Crown a portion of Lot 20 so that pedestrian/cycle access and public authority and emergency access to the harbour is ensured.

An easement-in-gross was suggested as an appropriate means of achieving this.

The application was also referred to the Department of Marine and Harbours. The Department suggested that a right of way (ROW) of approximately 4 metres in width be provided and also about 300m<sup>2</sup> spacing around the harbour perimeter. The ROW would link the water's edge to Clarecastle Retreat. The purposes of such access include:

- (a) access for maintenance authorities and administration authorities;

- (b) emergency escape for water users;
- (c) emergency access for rescue and emergency services;
- (d) public amenity.

The issue of access was referred to the applicant on 13 September 1989, however, the applicant did not respond and the amendment did not proceed any further.

Access to the harbour is considered important as the only existing right of public access is a small recreation reserve at its very northern end. An easement-in-gross is the preferred method and this issue can be further discussed with the relevant organisations and the applicant as the amendment proceeds. The easement-in-gross will need to be in place prior to finalisation of the amendment.

To accommodate the proposal, it will be necessary to request the North West District Planning Committee to request the State Planning Commission to amend the Metropolitan Region Scheme to zone that portion of Lot 20 currently Reserved Land Waterways, Urban.

The proposal will again be referred to the Department of Marine and Harbours given that its last comments were received approximately five years ago.

The applicant has also requested Council to discontinue the previous amendment (Amendment No 486).

#### RECOMMENDATION:

THAT Council:

1. initiates Amendment No 664 to Town Planning Scheme No 1 to:
  - (a) zone that portion of Lot 20 Clarecastle Retreat, Mindarie, which is currently Waterways Reserve to Marina Development zone;
  - (b) amend the Residential Density code Map to code Lot 20 Clarecastle Retreat, Mindarie R40;

18requests the North West District Planning Committee to request the State Planning Commission to amend the Metropolitan Region Scheme to zone the relevant portion

of Lot 20 Clarecastle Retreat, Mindarie, from Waterways Reserve to Urban;

19refers the application to the Department of Marine and harbours for comment;

20advises the applicant that an easement-in-gross will need to be granted over Lot 20, free of cost and in favour of the Crown, to permit pedestrian/cycle access and public authority and emergency access to the harbour.

The easement will need to be in place prior to finalisation of the amendment and it will need to be to the satisfaction of Council;

21discontinues Amendment No 486 to Town Planning Scheme No 1.

A C Sheppard  
Acting City Planner

tk:gm  
pre94237  
20.1.94

I20216

CITY OF WANNEROO REPORT NO: I20216

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/2405

SUBJECT: PROPOSED ADDITIONS TO KENNELS AND A CATTERY ON  
LOT 104 (290) NEAVES ROAD, MARIGINIUP

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Don Henley

#### INTRODUCTION

An application was received from Mr D Henley for a proposed kennels and cattery extension to existing kennels on Lot 104 (290) Neaves Road, Mariginiup (Attachment No 1).

#### BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 under which a Cattery and Kennels are an "AA" use (a use not permitted unless approval is granted by Council) in this zone.

The proposal was advertised for a period of 30 days and no submissions were received.

#### ASSESSMENT

The proposed kennels and cattery extension, in accordance with the revised By-Law D2 adopted at Council's meeting on 23 June 1993 (H90642) is not located in a future residential area and would not prejudice the orderly expansion of the residential areas.

The current application proposes an additional 20 dog kennels to the existing twelve and the development of a cattery to house 26 cats.

The applicant identifies an area on the site plan which is currently being used for car parking. This area provides parking for nine cars.

With the proposed housing of 58 dogs and cats in total, and the number of staff being four, it is considered that the provision of nine bays will be sufficient.

Given the above, the proposal is unlikely to adversely affect the locality in terms of traffic levels, visual amenity or environmental degradation. It is recommended that the proposed kennels and cattery be approved subject to standard conditions.

RECOMMENDATION:

THAT Council supports the application from Mr D Henley for kennels and cattery addition to existing kennels on Lot 104 (290) Neaves Road, Mariginiup.

A C SHEPPARD  
Acting City Planner

sk:gm  
pre94232  
19.1.94

I20217

CITY OF WANNEROO REPORT NO: I20217

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 740-91779

SUBJECT: PROPOSED SUBDIVISION OF LOT 1 (500) BADGERUP ROAD, GNANGARA

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METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Messrs E & E J Della-Maddalena

#### INTRODUCTION

Council received an application on 7 December 1993 from Messrs E and E J Della-Maddalena for the subdivision of Lot 1 (500) Badgerup Road, Wanneroo.

#### 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 ha, however the subject lot is 4.8739 ha in area which is divided into two parts by Badgerup Road; one part contains 0.8739 ha and the other contains 4.0 ha (Attachment No 1).

#### ASSESSMENT

Badgerup Road currently divides the lot into two parts which are both vacant. The lot structure is not proposed to be modified as it already appears as two separate lots.

The full potential of the lot is hindered by an important north/south access road through the east Wanneroo area. This impediment may also be exacerbated when the future road widening of Badgerup Road is undertaken.

The applicant proposes to sell the larger, already cleared portion of Lot 1 and retain the smaller portion on which a home will be constructed in the future.

As such, the applicant requests separate titles for land which exists as two separate parts, however, as one of the proposed lot sizes is in contravention to Council's Policy, it is recommended that the application be refused.

RECOMMENDATION:

THAT Council does not support the application submitted by Messrs E and E J Della-Maddalena for the subdivision of Lot 1 (500) Badgerup 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.

A C SHEPPARD  
Acting City Planner

sk:gm  
pre94224  
17.1.94



I20218

CITY OF WANNEROO REPORT NO: I20218

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 740-91947

SUBJECT: PROPOSED SUBDIVISION OF LOT 16 (47) ASHBY STREET, WANNEROO

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: K P Seeber

#### INTRODUCTION

An application has been received from K P Seeber for the subdivision of Lot 16 (47) Ashby Street, Wanneroo.

#### BACKGROUND

The subject land is zoned "Rural" under Town Planning Scheme No 1 and is 4.0469 ha in area. It is located south of Jandabup Lake and is developed with a wholesale nursery.

It is proposed to subdivide the existing lot and create two lots of approximately equal size with a battleaxe subdivision.

#### ASSESSMENT

Council's Policy (G3-33) relating to rural subdivision which, among other things, supports the subdivision of land south of Flynn Drive where the lots created will be a minimum of four hectares in area.

The proposal clearly contravenes Council's policy and therefore should not be supported.

#### RECOMMENDATION:

THAT Council does not support the application submitted by K P Seeber for the subdivision of Lot 16 (47) Ashby Street, Wanneroo for the following reasons:

22the subdivision is contrary to Council's Rural Subdivision Policy which indicates Council's support for lot sizes not less than four (4) hectares in area south of Flynn Drive, Neerabup;

2. support for the proposal would set an undesirable precedent with the further fragmentation of rural lands which conflicts with the provisions of the Town Planning Scheme.

A C SHEPPARD  
Acting City Planner

hjb:gm  
pre93204  
7.1.94

I20219

CITY OF WANNEROO REPORT NO: I20219

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/4591

SUBJECT: PROPOSED ADDITIONAL UNIT ON LOT 47 (1) LEACH STREET, MARMION

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
APPLICANT/OWNER: R H & P M Miller

An application has been received from R & P Miller for an additional dwelling unit of three storeys on Lot 47 (1) Leach Street, Marmion.

BACKGROUND

The subject lot is 911m<sup>2</sup> and is located in an R20 area as defined under the Residential Planning Codes (R-Codes). The lot slopes westward and southward towards West Coast Drive.

Council's policy (G6-17) allows the opportunity to develop residences in excess of two storeys or six metres in height as distinct from multiple dwellings which are generally of two or more storeys. This requires the proposal to be advertised on site or for adjacent landowners to be consulted.

ASSESSMENT

The lot is of adequate size under the R Codes to allow a second dwelling unit.

Advertising has been completed and four of the five neighbours who were consulted have stated their objections. These are summarised as follows:

- . loss of privacy due to the height of the proposed unit and proximity to property boundaries and the balcony location;
- . excessive height will cast long shadows over outdoor recreation areas;
- . proposed unit would be out of context with the surrounding area in terms of height and width;
- . loss of views;

Additional units have the same development requirements as grouped dwellings with regard to open space, storage, parking provisions and setbacks under the R Codes. These requirements are based on adequate provisions for light, ventilation and privacy and vary with the height of the building.

The proposal conforms to most of these requirements. Most major openings on the second storey are located westward overlooking the rear courtyard which is 6.6m from the boundary, or eastward facing the existing unit. The only exceptions to this are a hi-light to a bedroom and the edge of the balcony which are two and three metres respectively from the northern boundary. The balcony will, in fact, need to be 4.2m from the northern boundary to conform to the R Codes, or be screened.

While the owners of Lots 42 and 43 have objected to the overlooking balcony, the owners of Lot 48 on the northern side have not objected to the proposed development. Screening would alleviate the concerns but this would seem an excessive amendment considering the R Codes would only require a 4m setback to Lot 43 boundary for this height of building.

However, shadows may well be cast over outdoor recreation areas depending on the orientation of the lot and the location of these areas within the lot. It would be a very rare circumstance that a development uphill from another residential property would not cast shadows over recreation areas and it would be reasonable to expect some inconvenience if or when Lot 47 were developed to its full potential. Overshadowing is not, therefore, easily determined and since the proposal conforms to the R Codes, it can be expected that no unreasonable degree of overshadowing will occur.

Other residential units in the area vary considerably in terms of their age (being an established suburb), height, size and design

and another three storey unit is located in Leach Street. The concern that the proposed unit would be out of context with the surrounding lots is therefore not a valid consideration.

Property owners do not have exclusive rights to views so this objection should not be considered on planning grounds.

The issues of possible income loss and design limitations are at present hypothetical and subjective. Income from rental properties is dependent upon many factors other than the concerns expressed about this proposal. Likewise, several factors affect the final design of residences and many lots pose more difficult design solutions than those created by the further development of Lot 47. The planning implications of this proposal are therefore minimal with regard to these issues.

In summary, the objections raised have either been addressed by compliance with the R Codes or have minimal relevance to town planning.

#### RECOMMENDATION:

THAT Council approves the application submitted by R & P Miller for an additional unit of three storeys on Lot 47 (1) Leach Street, Marmion, subject to standard and appropriate development conditions.

A C SHEPPARD  
Acting City Planner

hjc:gm  
pre94217  
12.1.94

I20220

CITY OF WANNEROO REPORT NO: I20220

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 319-7-1

SUBJECT: ALKIMOS-EGLINTON MAJOR METROPOLITAN REGION  
SCHEME AMENDMENT

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The Hon Minister for the Environment has recently determined Council's appeal against the Environmental Protection Authority's (EPA) decision to informally assess the above amendment, dismissing the appeal in its entirety. A copy of Council's appeal submission lodged in October last year (Report H71201) and the Minister's advice of his determination are attached.

In several respects the Minister's advice can be seen as vindicating concerns raised by Council, yet the appropriateness of informal assessment is maintained. The Minister's advice does not, however, demonstrate how resolution of the environmental concerns raised by Council can be ensured through the informal assessment process.

The approach adopted by the Minister is in fact dependent upon managing environmental impacts to reduce their severity rather than the environmentally preferable approach of planning to avoid such impacts. The Minister's position is also premised on an assumption that best management and planning practices will achieve an environmentally satisfactory outcome in relation to the amendment.

However, in this context the Minister apparently overlooks the point that, historically, best management and planning practices have not always been pursued and that often achievement of such practices will require a change of attitude at a number of levels, yet there is nothing to indicate that the necessary change will occur.

The Minister also indicates his belief that environmental issues arising from the amendment can be satisfactorily addressed

through the land use planning and management processes. Given that the City of Wanneroo has a key role in these processes, yet is advocating formal environmental impact assessment as the only means in this instance of ensuring an environmentally satisfactory outcome, his decision to dismiss the appeal seems rather incongruous. The interactive, informal assessment and advice process that preceded advertising of the Alkimos-Eglinton amendment has demonstrably not resolved environmental issues associated with proposals included in the amendment. How resolution of these issues will be ensured through such a process at this stage (ie when the amendment is being progressed towards incorporation into the statutory Metropolitan Region Scheme) simply has not and cannot be demonstrated.

The inevitable conclusion is, therefore, that the environmental concerns raised in Council's appeal are unlikely to be properly resolved.

It is relevant to note that the EPA provided its (written) informal advice to the State Planning Commission on the Alkimos-Eglinton amendment prior to the Minister's determination of Council's appeal.

Beyond noting that there were two appeals against its decision to informally assess the amendment, and observing that if these appeals were upheld the issues on which it was providing informal advice would have to be addressed through the formal environmental impact assessment process, EPA did not discuss questions relating to the level of assessment applied to the Alkimos-Eglinton amendment. However, in providing its advice on various environmental issues raised by the amendment, the Authority did identify several objectives which it considered should be achieved. Although there is no way of ensuring that these objectives will be satisfied (because of the informal assessment process) the EPA is obviously comfortable that they will be adequately addressed through the planning process.

As the Minister's decision on Council's appeal is final, there is no further opportunity under the provisions of the Environmental Protection Act for Council to contest the level of assessment set for the Alkimos-Eglinton major amendment. It is, nevertheless, suggested that Council writes to the Minister reiterating its concerns. In addition, Council officers will maintain close liaison with the Department of Planning and Urban Development, EPA and other relevant agencies in an attempt to ensure that Council's concerns receive proper attention.

## RECOMMENDATION:

THAT Council writes to the Hon Minister for the Environment

23reiterating its concerns about the Alkimos-Eglinton Major Metropolitan Region Scheme amendment and the consequent desirability of formal environmental impact assessment of the amendment;

24indicating that as there is an apparent reluctance to pursue formal assessment of Metropolitan Region Scheme amendments, and as the informal assessment process cannot ensure that environmental issues arising from such amendments will be fully resolved, there is a consequent need for close examination of the current interactions between the environmental impact assessment and land use planning processes.

O G DRESCHER  
City Planner  
pjn:ph:gm  
pre94230a  
19.1.94



CITY OF WANNEROO REPORT NO: I20221

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-542

SUBJECT: AMENDMENT NO 542 TO TOWN PLANNING SCHEME NO 1  
TO REZONE LOT 66 WHITFORD AVENUE/WANNEROO  
ROAD, WOODVALE

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## INTRODUCTION

Amendment No 542 was initiated by Council at its July 1990 meeting (E20716) and proposed to rezone Lot 66 corner of Whitford Avenue and Wanneroo Road, Woodvale from "Rural" to "Special Zone (Restricted use) Service Station, Restaurants/Fast Foods".

## BACKGROUND

In March 1991 (F20432) Council resolved to defer further consideration of the amendment following advice that the Minister for Planning had declined to grant approval to advertise for the following reasons:

- 1 The proposal is premature in the light of the planning study being undertaken by the Department of Planning and Urban Development (DPUD) of the Yellagonga Regional park which adjoins the proposed site. Any development proposed will need to be co-ordinated with the recommendations of the planning study.
- 2 The service station component is undesirable in the proposed location because of its potential traffic impact and the fact that its location in being extremely prominent should be utilised for a more attractive style development from an urban design point of view.

Council at its December 1991 meeting (F21211) gave further consideration of the amendment following advice from DPUD that

the final version of the Yellagonga Regional park Study was unlikely to be different from the draft.

Council resolved that the proposed service station be relocated to the southwestern corner of the site and the amendment be modified accordingly.

The applicants at the May 1992 meeting sought Council consideration for a modified design (G20514) which necessitated a change in the proposed zoning to "Service Station and Special Zone (Restricted Use), Restaurants/Fast Foods, Convention/Function Centre".

Advice was received in December 1992 that the Minister would not support the modified amendment. The applicant then discussed the proposal directly with the Minister who then approved advertising of the amendment.

#### ADVERTISING DETAILS

Advertising of the amendment closed on 6 April 1993 and as a result, 11 submissions were received.

A breakdown of submissions is as follows:

8 submissions objecting to the proposal  
(3 specifically opposed to the service station/  
5 opposing the whole development);

2 submissions supporting the proposal;

1 submission requesting the retention of the existing trees on site.

In regard to the submissions opposing the proposal, details are given below.

One submission from the Main Roads Department giving the following reasons:

- 1 Land use for Lot 66 should conform with an overall structure plan for the area.
- 2 Negative impact of a significant traffic generating development on the function of the Wanneroo road/Whitford Avenue intersection.

- 3 Wanneroo Road and Whitford Avenue's function in this locality is to carry high volumes of through traffic and not to provide a service and direct access function to adjacent developments.
- 4 A traffic impact study should be undertaken to assess the impact of the proposed development of the Wanneroo Road/Whitford Avenue intersection before the amendment is approved.
- 5 Whitford Avenue is classified in the Metropolitan Region Scheme as a Category 1 road (no access permitted). Main Roads Department will permit access of Wanneroo Road, however, this will be restricted to left in, left out only. A median break will not be permitted in Wanneroo Road for right turning traffic.
- 6 A grade separation structure is being proposed at the intersection of Wanneroo Road/Whitford Avenue and the proposed Gngara Road realignment. Discussions have taken place with Council and DPUD on this proposal. The proposed rezoning will prejudice this proposal as land may be required from Lot 66. Should this proposal be accepted, then access of Wanneroo Road will be prohibited and will only be available from Whitford Avenue. An amendment to the scheme will be required to allow for this.

Two submissions from landowners in the area stating that proposals put forward by themselves would be adversely affected by the proposal:

- Geoff Lewis, on behalf of Mr and Mrs A Ricciardo (lots 332 and 333 Gngara Road) were the subject of previous rezonings, the last Amendment No 446 proposed to rezone to "Service Station, Commercial, Special Zone (Restricted Use) Motel, Convention Centre, Restaurant and Tavern". The Amendment was discontinued in November 1989 due to the implications of the Corridor Review. The applicants request that Council not grant final approval to the amendment.
- Martin Goff and Associates, on behalf of A C Ruse and Hostyle Pty Ltd (Lot 99 corner Whitford Avenue/Wanneroo Road, south western corner). The objectors give details as to their previous attempts to seek other uses for their under-utilised sports complex. They believe that

their site is a better proposition and a more appropriate location for the uses.

Two further submissions opposing the proposal on the following grounds:

- Impact on Yellagonga Regional Park, run-off/rubbish etc.
- Traffic generation.
- Various reports prepared give details as to the sensitive nature of the adjacent wetlands and the potential impact of various use activities.
- No need for these facilities as adequate already exist in close proximity to the proposal.

Three further submissions are opposing the Service Station component. These submissions are from:

- Richard Pawluk & Associates, on behalf of BP, give details on Government/Industry Task Force Reports, current situation in regard to service stations and the inappropriate siting of this proposal. The objector concludes that one of the major fuel companies may be forced to purchase the site, not to develop but to rezone and divest it.
- Motor Traders' Association of WA Inc. Its submission is similar in nature to that of R Pawluk & Associates and gives similar reasons.
- Ampol Kingsley opposes the proposal and features the locations of existing sites, environmental factors and that there is no demand/requirements for a further site.

In regard to the two submissions supporting the proposal, these are:

- Cherokee Village Caravan Park, stating that it would be advantageous to their tourist orientated business, the odour from the existing poultry sheds would disappear and that a deep sewerage connection to the area is essential for what is currently a poorly serviced area.
- Australian Fast Foods expressing to the applicant an interest in establishing within the complex.

The final submission seeks Council's support for the retention of the major trees on site due to its location and significance of the area.

#### ASSESSMENT

In regard to the submissions received, those opposing the service station component are concerned mainly with the competitive element and the industry will obviously regulate itself if a service station were to establish on the site.

The submission having the most significant concern is that from the Main Roads Department and the future road requirements. A preliminary design indication shows that ultimately approximately 40% of the site could be required for the interchange. A similar situation to that of lots 2 and 3 Wanneroo Road, Landsdale (G21022).

It is understood that the ultimate land requirements for grade separation would not be needed until the year 2034. In the Landsdale case, the owners have entered into the legal agreement to cede the land to Council for the land requirements and it is leased back for a 30 year period allowing for the shopping centre to be developed. That particular site is relatively unconstrained in terms of its location and site to accommodate the centre.

Up to 1.2 hectares of Lot 66 could be required for the proposed grade separation (preliminary Main Roads Department figures). The total land area of Lot 66 is 2.0285 ha.

Since the closure of advertising on 6 April 1993, the City's Engineering Department, DPUD and Main Roads Department were undertaking discussions on the location of the grade separated interchange at the Whitfords Avenue and Wanneroo Road intersections.

DPUD has since requested that land protection plans for this interchange with ramps on the north-west and south-east quadrants be submitted for inclusion in the proposed East Wanneroo Major MRS Amendment.

The City Engineer's report H11201 assessed the request made by DPUD on the suitable location for the interchange. Council at its December 1993 meeting resolved to concur to the Main Roads carriageway and land protection plans for the grade separated

interchange at Whitfords Avenue and Wanneroo Road on the north-west and south-east quadrants.

#### CONCLUSION

In regards to the proposed East Wanneroo Major MRS Amendment, the documents were released on 14 January 1994 for an advertising period of three months. The Scheme amending map reflects the preferred location for the interchange where a large portion of Lot 66 Wanneroo Road is zoned Proposed Other Major Highway Reservation.

Although the landowner could get up to 30 years use of the property for the proposal, the Main Roads Department estimate for the ultimate requirement is only an estimated timeframe.

Due to the land requirements for the grade separation and the constraints in terms of its location and site to accommodate the services, support for the amendment should be withdrawn.

#### RECOMMENDATION

That Council discontinues Amendment No 542 to Town Planning Scheme No 1 due to the requirement for future road reserves having a significant impact on Lot 66 Wanneroo Road/Whitford Avenue, Woodvale.

A C SHEPPARD  
Acting City Planner

sk:rp  
pre94253  
24.1.94

CITY OF WANNEROO REPORT NO: I20222

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 740-91337, 790-652

SUBJECT: AMENDMENT NO 652 TO TOWN PLANNING SCHEME NO 1:  
PROPOSED REZONING AND SUBDIVISION OF LOCATION  
11340 BURBRIDGE AVENUE, KOONDoola

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METRO SCHEME: Public Purpose - High School  
LOCAL SCHEME: Public Purpose - High School  
APPLICANT/OWNER: Homeswest  
CONSULTANT: GHD Consultants

## INTRODUCTION

Gutteridge Haskins & Davey Pty Ltd (GHD) on behalf of Homeswest requested the rezoning of Location 11340 Burbridge Avenue, Koondoola from Public Purpose - High School to Residential Development. An application for subdivision has also been received which reflects the proposed zoning mentioned above (Attachment No 1).

## BACKGROUND

Council, in support of the application, initiated Amendment No 652 at its meeting on 26 May 1993 (H20513). The resolution to support was conditional upon:

- .1the submission of a satisfactory structure plan; and
- .2prior to final approval of the amendment, assessment of the provision of public open space in Koondoola with a view to seeking agreement to a cash-in-lieu of open space contribution from the applicants.

In response to resolution (i) above, a structure plan for the site was submitted (Attachment 2). The structure plan identified the subject location as being developed entirely for residential

purposes, with a proposed area set aside for aged persons accommodation. The structure plan did not include any public open space (POS). With the site being initially reserved for Public Purpose - High School, the area would have originally been excluded from the POS requirement. It is considered preferable to seek a payment of cash-in-lieu of open space from the applicants which would allow for an upgrade of existing recreational facilities in the area.

#### AMENDMENT DETAILS

The Minister for Planning granted approval to advertise Amendment No 652 on 29 October 1993.

Advertising closed on 14 December 1993 and one submission was received.

The submission was in support of the proposed amendment where it was commented that residential development will improve the visual amenity of the area compared to the present uncared for scrub.

#### SUBDIVISION DETAILS

An application for subdivision of Location 11340 was received on 18 October 1993. The subdivision proposal reflects the design outlined in the structure plan (Attachment No 3).

The applicant is proposing two access points into the subdivisional area. Access from Burbridge Avenue links three culs-de-sac which caters for 41 residential lots, and access from Meldrum Way links 2 culs-de-sac which cater for 28 residential lots. A total of 69 single residential R20 lots are proposed plus a 2220m<sup>2</sup> lot designated for aged persons units.

The design aims to minimise the traffic impact on the area as no through access from Burbridge Avenue to Meldrum Way is provided.

The City's Engineering Department has advised that the proposed intersection of the subdivisional road and Meldrum Way be modified to show Meldrum Way continuing to Koondoola Avenue with the subdivisional road having access from Meldrum Way.

The City's Parks Department has advised that the area shown as POS abutting the Civic Centre site should be vested as a public accessway. It was also advised that public accessways should be provided at the end of the longer cul-de-sacs for a pedestrian link to the schools and Koondoola Park.



Council shall note that uniform fencing should be provided to lots abutting POS, Burbridge School and civic and child care sites as they are in view from public areas.

A further issue is the question of a POS contribution for the proposed subdivision. With the area being 5.6795 ha, the required 10% provision of POS equals 5678m<sup>2</sup>. As previously identified, it is favourable to receive a payment of cash-in-lieu for the POS due to the location of surrounding POS areas (Koondoola Park, Sherlock Park).

In conclusion, the application for subdivision could be supported subject to the modifications identified above and the finalisation of Amendment No 652.

#### RECOMMENDATION:

THAT Council

25finally adopts Amendment No 652 to Town Planning Scheme No 1;

26authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;

27supports the proposed subdivision of Location 11340 Burbridge Avenue, Koondoola, subject to -

- .1 the finalisation of Amendment No 652;
- .2 the intersection of the proposed subdivisional road and Meldrum Way be modified to the satisfaction of the city Engineer to show Meldrum Way continuing to Koondoola Avenue with the proposed road having access from Meldrum Way;
- .3 the area shown as public open space on the subdivision plan dated 8 October 1993 (DPUD 91337) be vested as a public accessway;
- .4 the provision of 10m public accessways at the end of the longer cul-de-sacs for a pedestrian link to Burbridge School, Koondoola Primary School and Koondoola Park;

- .5            uniform fencing along the boundaries of all the proposed lots abutting public open space, schools and the civic and child care sites to be provided to the specifications and satisfaction of Council;
- .6            the provision of 5678m<sup>2</sup> of public open space or an equivalent cash-in-lieu contribution to Council for the public open space, by the applicant;
- (g)        standard conditions of subdivision.

A C SHEPPARD  
Acting City Planner

sk:rp pre94241  
21.1.94

**I20223****CITY OF WANNEROO REPORT NO: I20223**

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-679

SUBJECT: AMENDMENT NO 679 : TEXT AMENDMENT -  
CONTROL OF ACCESS DISTRICT DISTRIBUTORS

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For a number of years Council has endeavoured to implement a policy to control access to certain roads within the City. These roads are generally referred to as Important Regional Roads but are not uniformly reserved as such under the Metropolitan Region Scheme. Under the State Planning Commission Policy DC 1.4 these roads are classified as District Distributors and are intended primarily to provide a connection between Primary Distributors (eg the Freeway) and Local Distributors (eg Kingsley Drive, Kingsley; Fairway Circle, Connolly; Highclere Boulevard, Marangaroo). Examples of District Distributors are Marangaroo Drive, Whitfords Avenue, Joondalup Drive and Hester Avenue. Some other access is permitted from significant traffic generators, such as shopping centres where access is of Local Distributor standard.

To implement this policy, Council has required a normal intersecting spacing of 200 metres but this is often questioned by commercial property developers. This has usually been enforced by the provision of 0.1 metre public accessways or as development conditions. Recently an appeal to the Town Planning Appeal Tribunal resulted in a decision to permit access from a District Distributor road that does not comply with minimum requirements.

This issue is considered to be extremely important from a traffic safety point of view and the only way to ensure its implementation, given the Tribunal decision, is to amend Council's Town Planning Scheme to require a suitable separation

between access points to these roads. Attachment No 1 contains the proposed additions to the Scheme Text and Attachment No 2 lists the roads to which the provision would apply.

RECOMMENDATION:

THAT Council:

1. supports Amendment No 679 to Town Planning Scheme No 1 to introduce clauses to Part 5 of the Scheme Text relating to the control of vehicular access to and egress from District Distributor roads;
2. forwards the documentation for amendment No 679 to the Minister for Planning for preliminary approval to advertise.

A C SHEPPARD  
Acting City Planner

db:gm  
pre94236  
20.1.94

I20224

CITY OF WANNEROO REPORT NO: I20224

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-585, 30/4467

SUBJECT: FINALISATION OF AMENDMENT NO 585 TO TOWN  
PLANNING SCHEME NO 1

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METRO SCHEME: Urban  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Hagen Corporation  
CONSULTANT: Chapman Glendinning & Associates

Council considered the abovementioned matter at its June 1992(G20627) meeting where it resolved inter alia, to finalise the Amendment subject to;

"the execution entirely at the applicants expense of a deed whereby the applicants agree to pay the relevant headworks charges which will be determined by the proposed East Wanneroo Development Scheme - Town Planning Scheme 21".

It will be noted however that due to two recent determination's by the Minister for Planning, the above Council resolution is no longer applicable or necessary, and therefore, this Amendment can be finalised.

In the light of the Minister's determination to refuse approval to advertise TPS No. 21 (Report No H81203) the above Council resolution was no longer appropriate as it specifically refers to TPS 21. In addition, the Minister also considered a recent subdivisional appeal over the imposition of a similar condition as above, for the subdivision of the same area the subject of this Amendment. In his determination of the appeal, the Minister resolved that the applicants only need to provide a once only payment of \$2,500 per single residential lot as their contribution to regional roads within east Wanneroo. This latter

determination has removed the opportunity for the Council to impose a requirement on the landowners that they make contributions to any future scheme(s) within east Wanneroo.

As a result of the above, and given that there are no further outstanding issues in relation to this Amendment, it is believed that the condition as outlined above should be rescinded, and Amendment No 585 finalised.

It is requested that this matter receives urgent consideration as there is currently an application for development of a child care centre within the subject area which can not proceed until the Amendment is finalised.

#### RECOMMENDATION:

That Council:

28rescinds Section 4(a) of resolution G20627, thereby deleting the requirement for the applicants to enter into a deed regarding the payment of headworks charges for east Wanneroo;

29finally adopts Amendment No 585 to Town Planning Scheme No 1;

30authorises the affixation of the Common Seal to, and endorses the signing of, the amending documents;

31forwards the documentation for Amendment No 585 to the Minister for Planning for his endorsement of final approval and publishing in the Government Gazette.

O G DRESCHER  
City Planner

rwz:gm  
pre94218

I20225

CITY OF WANNEROO REPORT NO: I20225

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-672

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 672 TO  
TOWN PLANNING SCHEME NO 1 TO RATIONALISE THE  
ZONINGS OF PT LOTS 2 AND 3 WANNEROO ROAD,  
LANDSDALE

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METRO SCHEME: Urban

LOCAL SCHEME: Commercial, Service Industrial, Hotel and  
Service Station

APPLICANT/OWNER: TAH Land Pty Ltd

CONSULTANT: Russell Taylor & William Burrell

INTRODUCTION/BACKGROUND

Council considered the initiation of Amendment No 672 to Town Planning Scheme No 1 at its meeting on 27 October 1993 (H21033).

The zoning rationalisation is required as a result of Council's requirements for a community purpose site and land for the intersection of Hepburn Avenue and Wanneroo Road.

The proposed amendment was supported as it allows for the legal agreement between the applicants and Council to be met and represents the intended uses for the shopping centre in a more comprehensive manner.

AMENDMENT ADVERTISING

Advertising of the amendment, as approved by the Hon Minister for Planning, closed on 29 December 1993 and one submission was received from the Water Authority of WA on 19 January 1994. The submission addressed the provision of water, sewerage and drainage. In this case the issues raised can be dealt with at development stage.

RECOMMENDATION:

THAT Council:

32notes the submission received from the Water Authority of WA;

33finally adopts Amendment No 672 to Town Planning Scheme No 1;

34authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER  
City Planner

pje:gm  
pre93208  
7.1.94



I20226

CITY OF WANNEROO REPORT NO: I20226

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-634

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 634 TO  
TOWN PLANNING SCHEME NO 1 TO REZONE SWAN  
LOCATION 3071 DUNDEBAR ROAD AND GRIFFITHS  
ROAD, WANNEROO

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Pacesetter Homes  
CONSULTANT: Greg Rowe & Associates

INTRODUCTION

The above amendment proposes to rezone Swan Location 3071 on the corner of Dundebur Road and Griffiths Road, Wanneroo from Rural to Residential Development R20 and Special Residential (Attachment No 1). Advertising for the amendment closed on 17 December 1993.

BACKGROUND

Council considered the initiation of Amendment No 634 at its November 1992 meeting (G21121). Council's resolution required that the North West District Planning Committee request the State Planning Commission to amend the Metropolitan Region Scheme and that an approved structure plan be in place prior to the finalisation of Amendment No 634.

It is advised that a Metropolitan Region Scheme amendment has been initiated and is in progress.

The structure plan for the locality was available for public comment and closed on 10 January 1994. The structure plan is the subject of another report which will address the submissions received.

## SUBMISSIONS

At the close of advertising for Amendment No 634, one submission of support, one objection and a submission from the Water Authority of WA was received.

The Water Authority of WA has provided comments with respect to the provision of water, sewer and drainage facilities. It is advised that these comments can be resolved at subdivision stage and no major concerns are raised.

The objection received was from Inghams Enterprises who state that the subject site is adjacent to the poultry farm and is within the 500m buffer area identified in the Environmental protection Authority Environmental Code of Practice.

The submission notes that previous developments in the vicinity of this site have led to complaints from new owners as subdivisions have occurred. The objection is held in that the proposal will only exacerbate what is already a difficult situation.

It should be noted that the applicants have prepared a report on the operations of the poultry farm and the way in which these activities may affect the subject site. This report has been submitted to the Department of Planning and Urban Development to satisfy them that residential development within the 500m buffer area, in this case, is acceptable.

Council previously resolved to include the subject land in Town Planning Scheme No 21 at its meeting in November 1992 (G21121). It is recommended that Council rescinds the resolution to include the subject site in Scheme No 21 and further resolves to require headworks contributions.

It is recommended that Council notes the submissions received and seeks final approval.

## RECOMMENDATION:

THAT Council:

1. notes the submissions received during the advertising period;
2. prior to finally adopting Amendment No 634:

.1 requests the applicant to demonstrate to Council that the land affected by the Environmental Protection Authority buffer requirements for poultry farms can be dealt with to the satisfaction of the Department of Planning and Urban Development and the Environmental Protection Authority;

.2 requires arrangements, to the satisfaction of the City and the State Planning Commission being in place to ensure an equitable contribution is made by the land owner towards the provision of arterial roads and their associated underpasses and 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;

3. following the resolution of the above issues, finally adopts Amendment No 634 to Town Planning Scheme No 1;
4. authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

O G DRESCHER  
City Planner

pje:gm  
pre94234  
20.1.94

I20227

CITY OF WANNEROO REPORT NO: I20227

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-659

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 659 TO  
TOWN PLANNING SCHEME NO 1, LOT 20 HESTER  
AVENUE, CLARKSON

---

METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Main Roads Department  
CONSULTANT: Feilman Planning Consultants

Amendment No 659 was initiated by Council in September 1993 (H20911). Amendment No 659 proposes to modify Town Planning Scheme No 1 by rezoning a portion of Lot 20 Hester Avenue, Clarkson from Rural to Residential Development R20.

Advertising of the amendment closes on 28 January 1994. At the time of writing this report, no submissions have been received.

RECOMMENDATION:

THAT Council:

1. finally adopts amendment No 659 to Town Planning Scheme No 1;
2. authorises the affixation of the Common Seal to, and the signing of, the amending documents.

A C SHEPPARD

Acting City Planner

mb:gm  
pre94244  
21.1.94

I20228

CITY OF WANNEROO REPORT NO: I20228

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-654

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 654 TO  
TOWN PLANNING SCHEME NO 1 TO AMEND THE  
DEVELOPMENT GUIDE PLAN OF SPECIAL RURAL NO 4  
TO ACCOMMODATE THE SUBDIVISION OF LOT 43  
DEMPSTER PLACE, MARIGINIUP

---

METRO SCHEME: Special Rural Zone  
LOCAL SCHEME: Special Rural  
APPLICANT/OWNER: Mr & Mrs Luxton  
CONSULTANT: McKimmie Jamieson & Partners Pty Ltd

INTRODUCTION

Council, at its meeting on 23 June 1993 (H20614) resolved to initiate Amendment No 654 to Town Planning Scheme No 1 to amend the development guide plan of Special Rural Zone No 4 to accommodate the subdivision of Lot 43 Dempster Place, Mariginiup.

CURRENT SITUATION

Advertising of the amendment as approved by the Hon Minister for Planning was intended for closure on 30 November 1993, however, as a sign was not erected on the site until 17 November 1993, the Minister approved an extension to the advertising period until 17 December 1993.

Only one submission from the Water Authority of W A was received. The Authority identified that the subject lot is situated within the Wanneroo Groundwater Area where there is a need to obtain a licence for the use of groundwater. The WAWA also noted that any allocation of groundwater granted to the newly created lot would need to be excised from that of the parent lot.

The above comments will be identified as a condition of subdivision approval once received.

RECOMMENDATION:

THAT Council:

1. finally adopts Amendment No 654 to Town Planning Scheme No 1;
2. authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

A C SHEPPARD  
Acting City Planner

sk:gm  
pre94229  
18.1.94

I20229

CITY OF WANNEROO REPORT NO: I20229

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-674

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 674  
DELEGATION OF AUTHORITY

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Amendment No 674 was initiated by Council at its meeting on 10 November 1993 (H51109) to insert provisions into Town Planning Scheme No 1 to enable Council to delegate powers of development approval to officers.

The amendment was advertised on 17 December 1993 for twenty one days and no submissions were received.

RECOMMENDATION:

THAT Council:

1. adopts Amendment No 674 to Town Planning Scheme No 1 to introduce Clauses to Part 3 of the Scheme Text relating to the delegation of development control powers;
2. authorises affixation of the Common Seal to, and endorses the signing of, the amendment documents;
3. forwards the amendment documentation to the Minister for Planning for final approval.

A C SHEPPARD  
Acting City Planner



db:gm  
pre93214  
11.1.94

I20230

CITY OF WANNEROO REPORT NO: I20230

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-630

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 630 TO  
TOWN PLANNING SCHEME NO 1 TO REZONE/RECODE  
PORTION OF HEPBURN HEIGHTS LAND

---

METRO SCHEME: Urban  
LOCAL SCHEME: Not Zoned

INTRODUCTION/BACKGROUND

Council resolved to initiate Amendment No 630 at its meeting on 9 June 1993 (H20629). The Amendment aims to rezone/recode the eastern portion of the Hepburn Heights land which is proposed for urban purposes. The Amendment also makes provision for a medical centre and limits the gross leasable area for retail purposes.

AMENDMENT ADVERTISING

Advertising of the amendment, as approved by the Hon Minister for Planning, closed on 21 December 1993, one submission was received from the Water Authority of Western Australia (WAWA). The comments from WAWA identify that the subject land is situated within the Perth Coastal Underground Water Pollution Control Area. As a result, any development that has the potential to contaminate will be subject to consideration by the Authority at the development approval stage.

This point is noted and it is advised that consultation with WAWA forms part of the development approval process.

RECOMMENDATION:

THAT Council:

35notes the submission received from the Water Authority of Western Australia;

36finally adopts Amendment No 630 to Town Planning Scheme No 1;

37authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

A C SHEPPARD  
Acting City Planner

pje:gm  
pre93210  
7.1.94

I20231

CITY OF WANNEROO REPORT NO: I20231

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-666

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 666 TO  
TOWN PLANNING SCHEME NO 1 TO MODIFY THE  
DEFINITION OF "MARKET GARDEN SALES"

---

INTRODUCTION/BACKGROUND

Amendment No 666 was initiated by Council at its 11 August 1993 meeting (H20813) where it resolved to modify the interpretation of "Market Garden Sales".

The new interpretation, quoted below, will provide a greater flexibility of use and in conjunction with the Rural Stores Policy will cater for the needs of rural residents.

"Market Garden Sales" means the sale or offering for sale of fresh fruit and vegetables from a lot which is predominantly used as a market garden and includes as a minor, incidental use, the sale of cool drinks and prepackaged ice cream to visitors to the premises."

AMENDMENT ADVERTISING

Advertising of the amendment, as approved by the Hon Minister for Planning, closed on 10 December 1993 and no submissions were received.

RECOMMENDATION:

THAT Council:

1. finally adopts Amendment No 666 to Town Planning Scheme No 1;

2.       authorises affixation of the Common Seal to, and endorses  
          the signing of, the amending documents.

A C SHEPPARD  
Acting City Planner  
pre94221  
sk:gm/17.1.94

I20232

CITY OF WANNEROO REPORT NO: I20232

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-653

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 653 TO  
TOWN PLANNING SCHEME NO 1 TO REZONE LOT 3  
(607) WANNEROO ROAD FROM RURAL TO SERVICE  
INDUSTRIAL

---

METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: B P Australia  
CONSULTANT: Peter Webb & Associates

INTRODUCTION

Amendment No 653 proposes to rezone Lot 3 (607) Wanneroo Road, Wanneroo from Rural to Service Industrial. Council considered the initiation of the amendment at its meeting on 23 June 1993 (H20620).

ADVERTISING

The advertising period for Amendment No 653 closed on 18 January 1994 and received one submission of support from the owners of Ocean Reef Caravan Village and one objection from the Water Authority of WA.

The Water Authority's objection is based on reticulated sewerage not being provided to the locality. The Water Authority has expressed concern that the proposed use is new and would set a precedent for further rezoning applications resulting in an unsewered industrial area in an environmentally sensitive location. The Water Authority further advised that services to the locality are scheduled on the Capital Investment Program with the first stage to commence in 1995/96.

It is advised that the locality is currently operating as a Service Industrial area and the proposed rezoning is unlikely to have an affect on adjoining land uses. The issue of provision and connection of sewerage to the site is appropriate to be dealt with at development approval stage.

It is recommended that Council finally adopt Amendment No 653.

RECOMMENDATION:

THAT Council:

1. notes the submissions received during the advertising period;
2. finally adopts Amendment No 653 to Town Planning Scheme No 1;
3. authorises affixation of the Common Seal to, and endorses the signing of, the amending documents.

A C SHEPPARD  
Acting City Planner

pje:gm/pre94235  
20.1.94

I20233

CITY OF WANNEROO REPORT NO: I20233

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 510-1410

SUBJECT: REQUESTED CLOSURE OF THE PEDESTRIAN ACCESSWAY  
BETWEEN LOT 100 HUDSON AVENUE AND WADE COURT,  
GIRRAWHEEN

---

Council, at its meeting on 10 October 1993, resolved to initiate preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of a portion of the pedestrian accessway between Wade Court and Lot 100 Hudson Avenue, Girrawheen. (H21037).

The proposed closure was advertised in the Wanneroo Times and a sign was erected on the accessway advising the public of the proposed closure and seeking comments. At the close of the advertising period no objections were received.

The accessway serves no useful purpose and the closure will not inconvenience the residents in the general vicinity.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Lot 100 Hudson Avenue and Wade Court, Girrawheen, subject to Our Lady of Mercy Primary School agreeing to meet all the costs in accordance with Council's Policy.

A C SHEPPARD  
Acting City Planner



cad:gm  
pre93201  
6.2.94

I20234

CITY OF WANNEROO REPORT NO: I20234

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 510-1473

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY  
BETWEEN CHESSELL DRIVE AND STOTT WAY, DUNCRAIG

---

The property owners adjoining the pedestrian accessway between Chessell Drive and Stott Way, Duncraig have applied to have the accessway closed on the grounds of vandalism, numerous break-ins and the antisocial behaviour of some users of the accessway.

Even though the accessway is part of a network, its closure would not have a great affect on the pedestrian movement through the locality.

The proposed closure was referred to the servicing authorities for their comments on any services which may be affected. The Water Authority of WA (WAWA) advised that they objected to the closure on the grounds that a 460mm reticulation water main will be affected.

The water main cannot be relocated and the only way WAWA would withdraw it objection would be if the land was transferred to WAWA as a pipe reserve. This would not solve the problems being experienced by the adjoining property owners and it may even create more problems with lack of maintenance.

In view of WAWA's objection, it appears that this accessway cannot be closed.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Chessell Drive and Stott Way, Duncraig and advises the adjoining property owners accordingly.

A C SHEPPARD  
Acting City Planner

cd:rp  
pre94226  
18.1.94

I20235

CITY OF WANNEROO REPORT NO: I20235

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 510-1995, 510-2442

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY  
BETWEEN MACKEREL COURT AND CHANDLER ROAD,  
SORRENTO

---

An application has been received to close the pedestrian accessway between Mackerel Court and Chandler Road, Sorrento. The application is made on the grounds of vandalism and the antisocial behaviour being experienced by the residents adjoining the accessway.

The accessway does not lead to any services and if the accessway was closed, pedestrian movement through the area would not really be affected.

The proposed closure was referred to the servicing authorities to ascertain if any services would be affected by the closure. The Water Authority of WA (WAWA) advised that a 220mm water main and a 230mm sewer main will be affected, and as these services cannot be relocated WAWA has objected to the closure.

WAWA advised that the only option is to transfer the accessway to WAWA and set the land aside for a pipe reserve. Unfortunately this action would not alleviate the problems being associated with the accessway and in fact it may even create additional problems such as lack of maintenance.

In this instance it is not feasible to close the accessway due to the existence of WAWA's plant.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Mackerel Court and Chandler Drive, Sorrento and advises the adjoining property owners accordingly.

A C SHEPPARD  
Acting City Planner

cd:rp  
pre94227  
18.1.94

I20236

CITY OF WANNEROO REPORT NO: I20236

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 510-1900

SUBJECT: DEDICATION OF HEPBURN AVENUE, MARANGAROO

---

Construction has commenced on the section of Hepburn Avenue between Wanneroo Road and Giralt Road, Marangaroo. Council is required to pass a resolution to dedicate the road to allow public use of it.

The section comprising Location 2408, Pt Lot 500 and Lot 1 is owned by the City. The section comprising Part Lot 2 and Part Lot 3 is in private ownership. The dedication of the private section, which includes the area east of Giralt Road up to the boundary of Kingsway Reserve will be achieved by subdivision.

RECOMMENDATION:

THAT Council requests the approval of the Minister for Lands to the dedication of Hepburn Avenue between Wanneroo Road and Giralt Road, Marangaroo pursuant to Section 287 of the Local Government Act.

A C SHEPPARD  
Acting City Planner

twm:rp  
pre94223  
17.1.94

I20237

CITY OF WANNEROO REPORT NO: I20237

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 510-471

SUBJECT: COMPENSATION PAYMENTS FOR THE WIDENING OF  
PERRY ROAD, PINJAR

---

The City is upgrading Perry Road in Pinjar and several properties will be affected by the widening of the road. Negotiations have been proceeding with the affected landowners and they have agreed to sell to the City the land required for the widening of the road.

The affected lots are as follows:

Loc 3109 Corner of Pinjar and Ziatas Road, Pinjar

Loc 3109 is owned by Volker Mick Weil and an area of 3340m<sup>2</sup> is required for the road widening. Mr Weil chose Mair & Co Valuations to value the affected portion of his property. Mair & Co suggested a figure of \$9000.00 for the 3340m<sup>2</sup> of land and Mr Weil has advised that he is prepared to accept this figure.

Lot 4 Ziatas Road, Pinjar

Lot 4 is owned by Prof Karl Heinz Rieckmann and a truncation of 440m<sup>2</sup> is required for the upgrading of the road. Mr Rieckmann has sought a valuation from Raine & Horne International who nominated a figure of \$1320.00 for the 440m<sup>2</sup> of land. Prof Rieckmann is agreeable to this valuation.

Prof Rieckmann has also requested that \$100.00 be paid for each tree that is required to be removed from his property as a result of the roadworks. If a tree is of a substantial size or has special value he has requested a separate mutually agreeable negotiation. This request for compensation seems unreasonable and it is suggested that Council only compensates Prof Rieckmann for the substantially sized trees that are required to be removed

for the nominal figure of \$100.00 per tree. Council should also request Prof Rieckmann to nominate the trees he wants compensation for before the roadworks commence.

Lot 3 Corner of Ziatas Road and Old West Road, Pinjar

Lot 3 is Strata Titled and an area of 2550m<sup>2</sup> is required from the common property. The owners of the Strata property have constructed a fence through the middle of the property and Lot 1 is held by Colin John and Leonie Maureen Mather and Lot 2 is held by Roger Joseph Susac. The 2550m<sup>2</sup> of land required for the road widening is contained wholly within Lot 1. The Valuer General's Office has suggested a figure of \$4700.00 for the subject land and Mr and Mrs Mather (Lot 1) have agreed to accept this figure.

Because Mr Susac (Lot 2) is unaffected by the road widening he has been asked if he is prepared to relinquish his rights to claim compensation. Unfortunately, despite being written to on numerous occasions he has not responded. The best course of action for Council to take would be to resume the land required for the road widenings under the Local Government Act. The affected land owners would then have 6 months to claim compensation. In order to claim compensation they would need to satisfy Council that they have been affected by the resumption and are entitled to compensation. If Mr Susac responds within the near future a memo will be forwarded to all Councillors.

Lot 2928 Corner of Ziatas Road and Old West Road and Lot 1979 Perry Road, Pinjar

Lots 2928 and 1979 are both owned by Carmelo and Rosina Ioppolo.

Two parcels of land are required from Lot 2928, one being 43m<sup>2</sup> and the other being 3260m<sup>2</sup>. An area of 545m<sup>2</sup> is required from Lot 1979. G G Miller & Associates valued the affected parcels of land on behalf of Mr and Mrs Ioppolo and suggested a total figure of \$10,000.00. Mr and Mrs Ioppolo have agreed to accept this valuation.

Lot 2928 Perry Road, Pinjar

Lot 2928 is owned by Giancarlo and Martina Antonello and an area of 2680m<sup>2</sup> is required for the road widening. Mr and Mrs Antonello requested G G Miller & Associates to value the affected portion of their property. The Valuer suggested a figure of \$4000.00 for the subject area and Mr and Mrs Antonello have advised that they are prepared to accept this amount.



All the valuations received have been supported by recent sales evidence and are considered to be fair and reasonable. Funds to meet some of the claims are held in the Perry Road Land Acquisition Account No 32668. Unfortunately, due to the valuations for the land acquisitions being higher than expected, this account is short by approximately \$12,600.00. Sufficient funds to cover this amount are held in the Woodvale Drive Land Acquisition Account No 32672 as the valuations for the acquisition of land in Woodvale Drive will be much less than budgeted for.

**RECOMMENDATION:**

THAT Council

38agrees to pay an amount of \$9000.00 to Volker Mick Weil as compensation for the 3340m<sup>2</sup> of land required from Loc 3109 Corner Pinjar and Ziatas Roads, Pinjar for the upgrading of Perry Road, Pinjar;

39agrees to pay an amount of \$1320.00 to Prof Karl Heinz Rieckmann for an area of 440m<sup>2</sup> of land required from Lot 4 Ziatas Road, Pinjar for the upgrading of Perry Road, Pinjar;

40does not agree to pay Prof Rieckmann an amount of \$100.00 for every tree to be removed from his property as a result of the Perry Road upgrading and only agrees to pay \$100.00 for the loss of significant trees providing Prof Rieckmann provides details of the number of significant trees for consideration and negotiation before the roadworks commence;

41commences action to resume an area of 2550m<sup>2</sup> from Lot 3 Corner of Ziatas Road and Old West Road, Pinjar under Section 282 of the Local Government Act;

42agrees to pay Carmelo and Rosina Ioppolo an amount of \$10,000.00 for the 3848m<sup>2</sup> of land required from Lot 2928 Corner of Ziatas Road and Old West Road and Lot 1979 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar;

43agrees to pay Giancarlo and Martina Antonello an amount of \$4000.00 for the 2680m<sup>2</sup> of land required from Lot 2928 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar.

A C SHEPPARD  
Acting City Planner

cd:rp  
pre94239  
20.1.94

I20238

CITY OF WANNEROO REPORT NO: I20238

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 510-1527

SUBJECT: PROPOSED CLOSURE OF A PORTION OF CARRAMAR  
ROAD, NEERABUP

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Homeswest has requested Council to approve the closure of the unconstructed portion of Carramar Road, Neerabup which lies between Lot 2 and Location 2579 from the westernmost boundary of Lot 2 to Pinjar Road. The portion of Carramar Road to be closed forms part of the first stage of a Homeswest subdivision. The subject portion of road consists of 3.3645 ha of land and it is proposed to amalgamate 1.6841 ha to Lot 2 and 1.6804 ha to Location 2579.

The proposed closure was advertised in the Wanneroo Times and at the close of advertising no objections were received.

The Department of Planning and Urban Development and the servicing authorities have advised that they have no objections to the proposed closure and that no services will be affected.

RECOMMENDATION:

THAT Council requests the Hon Minister for Lands to proceed with the closure and disposal of the unconstructed portion of Carramar Road between Lot 2 and Location 2579 under Section 288A of the Local Government Act.

A C SHEPPARD  
Acting City Planner

cad:gm  
pre93202

CITY OF WANNEROO REPORT NO: I20239

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 609/604/243

SUBJECT: APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION RESERVE, BELDON

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## APPLICATION

The owners of Lot 604 Eddystone Avenue, Beldon run a family based child care service on their property. They are concerned about the traffic volumes along Eddystone Avenue and the limited vehicular access to their property in the future.

Because of this, the owners have applied to purchase a portion of Lot 639 Gradient Way, the public recreation reserve adjoining their property. The acquisition of this portion of the reserve will enable them to gain access from Gradient Way.

## DISPOSAL OF SECTION 20A RESERVES

The reserve is unvested at this stage and is not required for its designated purpose. It was created as a condition of subdivision under Section 20A of the Town Planning and Development Act and as such is subject to stringent conditions regarding its use and disposal.

In order for council to sell the portion of the reserve, it will be necessary to seek the approval of the Minister for Lands. The Minister will require details of the public consultation undertaken by the City and the support of the Department of Planning and Urban Development will also be required.

If the approval of the Minister for Lands is obtained to sell the portion of the reserve the City will have restrictions imposed on the use of the funds received as a result of the sale. All monies received from the sale will need to be placed in a Trust Fund. The Trust Fund is only to be used to provide capital

improvements to other recreation reserves in the vicinity or to purchase replacement recreation land. The fund is subject to strict auditing.

#### ADVERTISING

In accordance with the guidelines for Section 20A Reserves, where a reserve is to be cancelled or substantially reduced, a Council must signpost the affected reserve to indicate the intended change; advertise in the local newspaper and, in appropriate cases, canvass nearby landholders by mail to demonstrate to the Minister for Lands the level of ratepayers' support.

As this particular reserve is small and undeveloped, I do not believe that canvassing nearby landholders by mail is warranted in this instance.

Finally, Council is considering the re-development, for residential purposes, of a number of small recreation reserves in the South West Ward. This exercise may be extended to the balance of Lot 639 Gradient Way at a later date. It is not proposed to delay the present request by considering the balance of Lot 639 at this stage.

#### RECOMMENDATION:

THAT Council approves in principal the proposed excision and subsequent sale of a portion of Lot 639 Gradient Way, Beldon and advertises the proposal to gauge the opinions of the nearby residents.

A C SHEPPARD  
Acting City Planner

cad:gm  
pre93209  
7.1.94

I20240

CITY OF WANNEROO REPORT NO: I20240

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 880-3

SUBJECT: LEASE OF COUNCIL PREMISES - COMMUNITY SERVICES  
CENTRE, KINGSLEY : ANGLICAN MARRIAGE AND  
FAMILY COUNSELLING SERVICES (INC)

---

BACKGROUND

The Anglican Marriage and Family Counselling Services (Inc) operating under the name of KinWay has been leasing an area of 170m<sup>2</sup> at the rear of Council's Community Services Centre in Moolanda Boulevard, Kingsley since January 1992 for a community advice and consultation centre. It occupies the premises under a three year tenancy agreement which is due to expire in December 1994.

KinWay has requested a reduction in the rental to be paid for the last year of the current term and have also requested that Council grant it a further tenancy.

RENTAL

At the time it agreed to the lease, Council resolved that a rental equal to 50% of the then current commercial rate should apply to the first year of the tenancy and that was to increase to 75% for the second year and increase again to 100% of the current commercial rate for the third and final year. The Lessee is responsible for water rates and other outgoings for power, water, telephone, air conditioning and internal cleaning but does not contribute to security, landscaping or car parking maintenance costs.

The Valuer General's Office has advised that there has not been any increase in the commercial rental value of the premises over the preceding two years and recommends that the rate of \$20,376 be retained for 1994. In accordance with Council's previous

resolution (F31004) that 100% of the commercial rate is to be paid in the third year, KinWay is required to pay that amount by monthly instalments.

KinWay has requested that Council does not apply the increase for the third year and that it maintains the second year rate of 75%, that is \$15,282, plus the annual CPI increase. This request is made on the following grounds:

44Its original submission to the Australian Government for the Kingsley Family Development Centre included only \$7,500 per annum for rent. That amount, plus a cumulative CPI increase, has continued. Consequently, it is required to meet the difference from other sources.

45As part of its continuing commitment to the people of the City of Wanneroo it has opened a service in Sonori House, Joondalup. The two room service in that facility is funded and conducted by its Kingsley Centre.

Its fees constituting income are based on an average fee of only \$25 per session. For this, clients receive trained and regularly supervised marriage and family counsellors in an organisation which is nationally approved by the Australian Attorney General. Comparable private sector fees are a recommended \$130 per session.

46KinWay is the only such nationally approved organisation operating in the northern area of Perth.

4771% of its clients in the northern area come from the City of Wanneroo.

48 KinWay is a non-profit organisation.

49Marriage and family stability and security benefits all of society - including effects on Council services.

50They believe that their presence in the Community Services Centre brings credit to Wanneroo City Council's efforts to encourage the introduction and development of professional caring services.

511994 is the International Year of the Family and, consequently, it is endeavouring to increase the profile of marriage and family.



## FURTHER TERM

Kinway believes its services will continue to be required by the community and has requested that it be granted a further three year term at the expiry of the current term in December 1994. The requested extension is supported by the City's Manager of Welfare Services.

It is suggested that the rental to be applied to the new term should be equal to the 1994 valuation of \$20,376 increased by annual Consumer Price index Movement for each year.

## RECOMMENDATION:

THAT Council

1. does not agree to a reduction in the 1994 rental figure of \$20,376 payable by KinWay for its premises within the Kingsley Community Services Centre;
2. agrees to grant a further lease to KinWay for a period of three years commencing on 1st January 1995 at a rental equal to the 1994 rental increasable in accordance with annual Consumer Price Index movement.

A C SHEPPARD  
Acting City Planner

twm:rp  
pre94219  
14.1.94

I20241

CITY OF WANNEROO REPORT NO: I20241

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 1936/50/75

SUBJECT: DIVIDING FENCE CLAIM, LOT 50 AYLESFORD DRIVE,  
MARANGAROO

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The City owns Lot 50 (75) Aylesford Drive, Marangaroo in its capacity as the authority responsible for Town Planning Scheme No 7A. The owner of the adjoining Lot 49 has made a claim against the City under the Dividing Fences Act for a contribution of \$498.50 as half the cost of erecting an 1800mm high Hardiflex fence on the common boundary.

Legal advice on the matter suggests that the City is not exempt from the operation of the Dividing Fences Act on the grounds that it holds land as a responsible authority for a Town Planning Scheme. If the City later transfers the subject land to an entitled Scheme landowner, the City might attempt to recover the amount of the claim from that Scheme landowner but their liability is uncertain. If recovery is not possible, the cost of the claim would probably be viewed as a legitimate cost against the Scheme. If the subject land is later sold by the City the increased value of the land attributable to the fence would be reflected in the sale proceeds which would be credited to the Scheme account.

Funds to meet the claim are held in Town Planning Scheme No 7A Part B Special Overdraft Account.

RECOMMENDATION:

THAT Council authorises payment of \$498.50 to Mr J Kopec for the half cost of a dividing fence between Lots 50 and 49 Aylesford Drive, Marangaroo to be paid from Town Planning Scheme No 7A Part B Special overdraft Account.

A C SHEPPARD  
Acting City Planner

twm:gm  
pre93203  
7.1.94

CITY OF WANNEROO REPORT NO: I20242

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 790-594

SUBJECT: CONSULTATIVE ENVIRONMENTAL REVIEW FOR LOT 2  
PRIEST ROAD, LANDSDALE - PROPOSED ALTERATION  
TO SNAKE SWAMP BOUNDARY

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METRO SCHEME: Urban  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: Oxleigh Holdings Pty Ltd  
CONSULTANT: Ove Arup & Partners

Council is advised that the owners of Lot 2 Priest Road, Landsdale have sought approval from the Environmental Protection Authority (EPA) to modify the northern boundary of Snake Swamp (Attachments Nos 1 and 2 refer). The EPA subsequently determined that this proposal was significant enough to warrant a formal review and consequently, a Consultative Environmental Review (CER) was prepared. This CER was submitted for Council's comments in December 1993, however, as a result of time constraints, a submission was forwarded following an assessment at officer level only.

In general, the proposal was considered both in terms of its consistency with Council's planning policies for the locality (including the North-East Landsdale Local Structure Plan), and its environmental implications. As a result, the following comments were made. (Council will note that the size of the CER document does not allow it to be appended to this report, and a copy has been placed in the Councillors' Reading Room for information).

1. PLANNING ISSUES (North-East Landsdale Local Structure Plan)

Under the current structure plan, the entire Snake Swamp formation is included in Public Open Space (POS), although the northern extremity of the swamp is identified as being "... subject to future planning and environmental assessment and may be utilised for Residential and Special Residential Purposes." As indicated in the CER, EPA regarded the structure plan as acceptable because "... the area set aside for public open space ... included all of the System 6 area associated with Snake Swamp."

However, it is unclear whether EPA has specifically accepted the potential exclusion of the northern portion of Snake Swamp from POS, although this is thought not to be the case. This is because EPA's correspondence outlining its position was regarding the structure plan dated November 1991 and at that time the structure plan did not include the qualification applying to the northern portion of Snake Swamp.

Nevertheless, it has been assumed that the CER has been submitted in accordance with the qualification as indicated in the current structure plan. The CER has thus been assessed from the basis of determining whether it provides sufficient planning and environmental justification for the proposals affecting Snake Swamp.

#### .1 POS Allocation

In section 5.2 of the CER it is agreed that notwithstanding deletion of the northern portion of Snake Swamp from POS, the extent of open space proposed exceeds "normal" requirements by over 300%.

However, this argument can be regarded as irrelevant as the normal POS allocation is intended to provide for local recreational needs, whereas the issue with Snake Swamp is one of conservation and wetland maintenance.

#### .2 POS Management

The CER contains no specific discussion of ongoing management responsibility for the Snake Swamp POS.

Open space established through land subdivision and development is usually managed by Local

Government. However, based on its experience with managing wetlands, both natural and modified, the City of Wanneroo may be reluctant to assume responsibility for Snake Swamp, particularly in view of concerns discussed later in this submission.

It is essential that the question of ongoing management responsibility be fully resolved before this proposal is determined, particularly if approval is contemplated. This may need to take the form of a definite commitment by the landowner to reduce the Council's exposure to future capital infrastructure costs.

.3                      Drainage Disposal

The matter of drainage disposal needs to be considered in accordance with the Councils current requirements. To this extent, the Council's Engineering Department would need to consider a detailed proposal (plans) which show how drainage discharge onto the POS (in a soakage basin) is to function.

.4                      Adjoining Landholdings

The CER currently refers to the adjacent landowner, ie Lot 5 and has proposed a concept development plan over this land. It should be noted by the Consultants of the CER that this landholding is not identified as part of the future urban zone and therefore it is doubtful whether this landowner will commit to developing Snake Swamp to a similar level as proposed. Development strategies for the subject land should therefore not apply to the development of Lot 5.

Further recognition should be given to the area of Snake Swamp south of the subject lot and any proposal should be considered as an integrated approach in conjunction with this land. To this extent, an overall development plan is considered necessary for the whole of Snake Swamp.

.5                      POS Credit

The CER incorrectly states (in S.1.3) that the landowner is to receive a POS credit for the entire area of POS from the local authority. Given that the consultants have already suggested that the landowners have provided more than their standard 10% requirement of POS, it is not clear what the consultant means by a credit. It should be recognised that the Council has no intention in acquiring that area of Snake Swamp (particularly the lake areas) for POS as it is not believed this land is essentially being required for recreational purposes. Further, it should also be recognised by the consultant that contributions to other local/regional infrastructure will be required, however, whether or not their 'POS credit' will reduce their other obligations within the area has not been resolved, and will require further consideration by Council.

## 52ENVIRONMENTAL ISSUES

The entire proposal is premised on the proposition that although the extent of Snake Swamp would be reduced, its function as a wetland would in fact be enhanced. For this proposition to be regarded as acceptable, an adequate understanding of the hydrological and hydrogeological function of Snake Swamp must first be demonstrated.

### .1 Groundwater/Surface Water Hydrology

The proposal as outlined in the CER is totally dismissive of Snake Swamp as a functional wetland.

Information presented in Sections 3.5 and 3.6 suggests that the water table is one to two metres below ground level and that the swamp is effectively permanently dry.

However, aerial photography indicates that the central western portion of the wetland is probably wet on a seasonal basis. A recent conversation with a local conservation group member who has inspected Snake Swamp in response to the present proposal also suggests that parts of the swamp formation are wet underfoot.

The effects on groundwater from thinning of the Gngangara pine plantation and groundwater abstraction for public supply are superficially addressed, the overall conclusion being that the water table is unlikely to rise significantly above its current level. As already indicated, even under the current groundwater regime, there are doubts about the conclusions regarding the hydrology of Snake Swamp as presented in the CER.

However, no attention appears to have been given to the groundwater and surface water hydrological implications of land use change in the Landsdale locality. High groundwater using rural uses to the south of Snake Swamp are being progressively displaced by urban development, and such development is proposed in the immediate environs of the swamp. Elevation of the water table and flooding of wetlands are established consequences of such changes in land use, raising further doubts as to the validity of conclusions presented in the CER. Consideration of Water Authority groundwater modelling data is critical in terms of assessing the acceptability of these conclusions.

Based on information presented by the Water Authority to Council's East Wanneroo Working Group and the Gngangara Mound Community Consultative Committee, rising groundwater and wetland water levels is a potential problem in East Wanneroo. The adequacy of open space reservations around wetlands (as a buffer against possible flooding) has been raised as a concern, and obviously needs to be considered in the context of the POS allocation over Snake Swamp.

The material presented in the CER does not demonstrate a thorough understanding of Snake Swamp's function as a wetland, and cannot be regarded as a sufficient assessment of the hydrological and hydrogeological implications of the proposal. The CER is not considered to provide an adequate basis for determining acceptability (or otherwise) of the extent of POS proposed over Snake Swamp and the proposal to subdivide the northern part of the swamp.



.2

## CER Guidelines

In a number of respects, the key issues identified in the CER guidelines provided by EPA have not been adequately canvassed.

Minimal information explaining how the proposal will integrate with proposals for surrounding areas, and how environmental objectives would be achieved through the planning process (extremely important given that other landowners are involved) is presented in the CER.

There is no commitment regarding preparation of an Environmental Management programme for Snake Swamp and, in fact, beyond the limited discussion of water quality monitoring proposals, wetland management issues have essentially not been addressed.

The commitments provided lack detail and do not indicate who will be responsible for discharging the undertakings given, when those undertakings will be discharged and to whose satisfaction they will be completed.

## CONCLUSION:

The information presented in the CER was generally considered insufficient to enable favourable conclusions to be drawn about the proposal. There are concerns that groundwater and surface water hydrological issues associated with the proposal have not been adequately canvassed. It would therefore be considered inappropriate to accept the proposal as presented. Unless the proponent can conclusively demonstrate the adequacy of what has been proposed, by presenting additional supporting information, the proposal should either be rejected or substantially modified (to extend the open space buffer over Snake Swamp as a safeguard against rising water levels) and exclude residential development from the actual wetland formation.

As noted earlier, time constraints associated with the comment period on the CER required that officer-level comments, as described above, be forwarded to the EPA.

## RECOMMENDATION:

THAT Council endorses the comments forwarded to the Environmental Protection Authority in respect of the Consultative Environmental Review relating to Lot 2 Priest Road, Landsdale (proposed alteration to Snake Swamp boundary) as outlined in Report No

A C SHEPPARD  
Acting City Planner  
rwz:gm/pre93213/11.1.94

I20243

CITY OF WANNEROO REPORT NO: I20243

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 622-10

SUBJECT: CARRAMAR GOLF COURSE LAND EXCHANGE

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The development of a public golf course on the City's landholding at Lot 11 Tranquil Drive, Neerabup and adjacent private land which is to be leased by the City initially and then transferred to it requires the closure of a part of the unconstructed Carramar Road Reserve as shown on the attachment.

The closed road is to be incorporated into the golf course and closure action has been initiated to achieve that. Usually, when a road reserve is closed, the Department of Land Administration will dispose of the land equally to the adjoining landowners on either side at current valuation. In this instance the private landowner to the south, Yatala Nominees Pty Ltd, has relinquished its entitlement to buy half of the road reserve in return for public open space credits within the future subdivision of the balance of its landholding. The City may therefore purchase the whole of the closed road for amalgamation with its Lot 11.

It would be an advantage to the City if it could acquire the closed road without payment of an "at valuation" purchase price.

This could be achieved by an exchange of land whereby the land the City is to transfer to the Crown would be set aside as a reserve for recreation which could be returned to the City's control by a Vesting Order. The Department of Land Administration has agreed in principle to an exchange on that basis.

The land to be transferred to the Crown contains an area of about 3.7 hectares. It is situated in the north west corner of Lot 11 and is not required for the golf course. The closed section of road which the City will acquire contains about 2.0 hectares. The difference in the areas of the two parcels is compensated for

by the fact that the City will regain control of the land it is transferring via the vesting order which will issue to it.

In accepting the golf course design, Council has effectively consented to the road closure. However, it has not passed the formal resolution that is required under Section 288A of the Local Government Act and it is appropriate for that now to be done.

RECOMMENDATION:

THAT Council

53requests the Minister for Land to approve the closure under Section 288A of the Local Government Act of the unconstructed section of Carramar Road, Neerabup between Tranquil Drive and Rustic Gardens for incorporation into the Carramar Golf Course;

54agrees to set aside as a reserve for recreation to be vested in the Crown an area of about 3.7 hectares from the north west corner of Lot 11 Tranquil Drive in exchange for the fee of the land in Carramar Road when closed subject to the said reserve being vested in the City for recreation purposes.

A C SHEPPARD  
Acting City Planner

twm:rp  
pre94222

CITY OF WANNEROO REPORT NO: I20244

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 061-198-7

SUBJECT: WANNEROO BRITISH SOCCER CLUB INC REQUEST FOR  
REFUND OF RENTAL

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## BACKGROUND

At its October 1993 meeting (H21017) Council resolved to enter into a new lease arrangement with the Wanneroo British Soccer Club Inc for the premises it occupies in Kingsway Reserve, Landsdale at an annual rental of One Dollar (\$1).

The Club has accepted the lease conditions stipulated by Council and a lease document is in the course of preparation. The Club has requested that Council give consideration to refunding to it the rentals it paid under its previous lease agreement.

## PREVIOUS LEASE

The Club has occupied its premises since May 1986. The premises were previously leased to the Wanneroo Rugby League Club and were constructed by that Club with Council capital contributions and a Council guaranteed bank loan of \$37,886.56. The Rugby League Club defaulted in its loan obligations and disbanded. Council as guarantor was required to pay out the balance of the loan with interest. The amount paid out was \$42,395.81 in October 1985.

Following the collapse of the Rugby League Club, Council resolved in March 1986 (A30335) to grant a lease to the Soccer Club for a term of five years with a five year option. The annual rental was set at \$4000 for the first five years and thereafter the rate was to be determined by negotiation.

The annual rental of \$4000, if continued throughout the initial term and the optional term, would amount to \$40,000. Although it was not stated in any of the documentation on the matter, it was

implied that the aggregate rental of \$40,000 would more or less recoup to Council the \$42,395.81 it paid out for the failed Rugby League Club loan. The balance \$2,395.81 was written off by Council.

In July 1991 discussions were held with the Soccer Club which proposed that instead of taking up the five year option period the Club would enter into a new lease for twenty one years over an enlarged site to permit extensions. The City proposed that in the event a twenty one year lease was granted, the \$23,000 that was still unrecouped from the paid out loan should be amortised over the first thirteen years, being the originally scheduled finalisation date for that loan. The rental for the remaining eight years of the new term would be set by negotiation.

As it eventuated, Council was at that time re-examining the terms and conditions it would apply to recreational association leases generally and it resolved in October 1991 (F31003) to defer consideration of a new lease with the Wanneroo British Soccer Club pending determination of the new general lease provisions. It was agreed that in the meantime the Soccer Club would remain in occupancy of its premises on a monthly basis at a rental equivalent to the \$4000 a year it had previously been paying.

In June 1993 Council resolved (H30623) not to accede to the Soccer Club's request to guarantee a self supporting loan of \$30,000 for building extension purposes.

#### REQUEST FOR REFUND

The Club has requested that Council receive a deputation to discuss the possibility of it being reimbursed the rental payments it has made over the past seven and a half years amounting to approximately \$30,000 plus interest thereon.

The request is made on the grounds that in its view other sporting clubs lease their premises at a peppercorn rental.

The Club expresses the further view that they were under the impression that the \$4000 annual rental they have been paying since 1986 was in payment of the defaulted Rugby League loan which it thought was still active and they have only recently discovered that this is not the case. The inference is that there is no longer any loan to pay off since the Council paid out the full amount in October 1985.

#### ASSESSMENT

The Club's argument appears to ignore the essence of the agreement in 1986 whereby the rental was set at an amount that was intended to repay the defaulted loan over a ten year period.

The fact that Council had previously paid out the loan does not in any way diminish Council's expectation that the user group or its successor of those premises would be responsible for meeting the loan repayments that were arranged at the time the Council made its capital contribution and guaranteed the loan for the construction of the premises. This principle applies to all clubs that take out self supporting clubhouse construction loans.

By the agreement they entered into, the Wanneroo British Soccer Club gained access to a completed club building. Had that building not been made available to it the Club would have been required to raise funds and obtain its own loan to construct other premises. It cannot therefore be considered to have been disadvantaged by the previous arrangement.

#### RECOMMENDATION:

THAT Council declines to receive a deputation from the Wanneroo British Soccer Club Inc and advises it that it will not refund the rental payments it paid previously nor any interest thereon.

A C SHEPPARD  
Acting City Planner

twm:rp  
pre94231  
19.1.94

I20245

CITY OF WANNEROO REPORT NO: I20245

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 770-25, 30/4248

SUBJECT: PROPOSED VODAFONE TELECOMMUNICATION FACILITY,  
RESERVE 32734 PADBURY

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METRO SCHEME: Public Purposes  
LOCAL SCHEME: Not Zoned  
APPLICANT/OWNER: Vodafone Pty Ltd  
CONSULTANT: Hassell Planning Consultants

INTRODUCTION

Council received correspondence on 22 December 1993 from Hassell Planning Consultants on behalf of Vodafone Pty Ltd advising of a proposed Vodafone Telecommunication Facility in the Water Authority Reserve, Padbury (see Attachment 1).

BACKGROUND

Hassell Planning Consultants have advised that the use of land and construction of facilities to establish the cellular network is exempt from control through State and Territory Laws. As a result, Council's development approval is not required for the proposed facility, however comments from Council are being sought.

Information provided by the applicant on location factors and the operation of telecommunication facilities is available in the Councillors' Reading Room.

The proposal for a telecommunications facility involves constructing a third tower on the Water Authority Reserve, Padbury. Councillors will recall the local resident controversy when OPTUS erected a similar (second) structure.

COMMENTS



Concerns over the proliferation of towers in certain locations and their affect on visual amenity are held. The need for such organisations to share towers is becoming apparent, particularly given the level of public concern generated through the construction of the Optus tower at the subject site. Council has already resolved to seek the co-operation of OPTUS and Telecom in this regard (H20335) but it is now apparent that the telecommunications companies work in competition with one another and there is little coercion at Federal and State level to co-ordinate their developments.

It is suggested that Council request Vodafone to arrange a public meeting to fully explain the proposal to local residents and to address Council and the public concerns over the proposal with a view to overcoming them as far as possible.

RECOMMENDATION:

THAT Council

55advises Vodafone Pty Ltd of its concern about the proliferation of individual towers and the lack of progress towards sharing facilities with other communication companies;

56requests Vodafone Pty Ltd, via Hassell Planning Consultants, to arrange a public meeting with local residents to ascertain and hopefully satisfy any concerns that arise.

A C SHEPPARD  
Acting City Planner

pje:rp  
pre94238  
20.1.94

CITY OF WANNEROO REPORT NO: I20246

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/2317, 30/234

SUBJECT: SALE OF VENISON : LOT 155 (583) ALEXANDER  
DRIVE, LANDSDALE

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METRO SCHEME: Rural  
LOCAL SCHEME: Rural  
APPLICANT/OWNER: D E Dunjey

The Council refused an application by Mr D E Dunjey for the sale of venison from Lot 155 (H21203). Although the venison is reared on Lot 155, it will be sent off site for slaughtering and packaging. A small quantity will be brought back to Lot 155 for sale directly to the general public. Attachment No 1 illustrates the location of Lot 155. Mr Dunjey seeks reconsideration of Council's refusal as he feels his proposal was not fully understood by officers.

Following receipt of the Council's refusal, Mr Dunjey met with the Deputy City Planner to fully explain the reasons for his application. It was agreed that the matter would be referred back to the Council for reconsideration against the background of the following points put forward by Mr Dunjey:

- venison is a small industry. Butchers have little interest because turnover is very small. Restaurants create the main demand.
- Lot 155 can only carry 150 head of stock. Only wants to sell the surplus which is not taken by the wholesalers - estimated less than 50 carcasses per annum.
- only venison from stock reared on site will be sold. This is a top quality product and sales from site will

make an important contribution to the viability of the enterprise.

- sales from site will be a relatively minor part of the business. Mr Dunjey does not want this aspect to get bigger and will be happy if wholesalers take all his venison. He believes the City should encourage such economic development.

In its present form the Council's town planning scheme accommodates the sale of rural products from the property on which they are produced. In my view this implies a "rural product" rather than what may be termed a "processed product". From a town planning viewpoint it is important to note that there could be many different products involving many varied processes, and some processes will certainly be inappropriate or unacceptable on rural lots. Accordingly, I believe the Council should regard the connection between rural land and a rural product as having been lost as soon as the produce leaves a property. It follows, if the Council concurs with this, that a processed product should not be regarded as a rural product (for the purposes of sale under the interpretation of the use class "Rural Use") unless it is processed on site.

The town planning scheme contains provisions for special zones and it is appropriate that the Council invokes rezoning to accommodate proposals by rural producers who wish to sell their products after those products have been sent elsewhere to be processed. Such a rezoning should specify restriction to ensure the sale of processed produce remains an incidental use of the rural land in question. The primary case for rezoning is that once the connection between the product and the rural property is lost the Council has little ability to ensure that only the produce of a particular property is sold therefrom.

Councillors may recall that in March 1993 (H20311) approval was granted to Mr and Mrs Langlands to sell strawberry wine made from strawberries grown on Lot 29 (2024) Wanneroo Road, Neerabup (Attachment No 2).

Fermenting and bottling is being done by Berry Farm in Margaret River. The approval was granted for a limited time of two years to enable the viability of the proposal to be tested. When the approval expires, Council will be recommended to consider any further permission to sell strawberry wine (which is not fermented and bottled on site) through appropriate rezoning.

Mr Dunjey is aware of the view of Council with respect to the rezoning requirement, however, he does not believe that a rezoning is necessary because of the small scale of the venison sales that will take place on site. He would prefer to obtain an approval through specific conditions relating to this use rather than be involved in the expense and delay the rezoning process involves. Nevertheless, I believe that Special Zoning is appropriate if 'processed' rather than 'rural' products are to be sold from lots in the rural zone.

Should Council consider approving the subject application, Council's Health Section has provided the following comments.

- "1. Plans and specifications for the meat storage area are to be submitted to Council for approval.
2. No venison to be stored on the premises until it has been upgraded in accordance with approved plans and specifications and to the satisfaction of the City Environmental Health Manager.

RECOMMENDATION:

THAT Council:

1. advises Mr G Dunjey that it is prepared to allow the sale from Lot 155 (583) Alexander Drive, Landsdale of venison which is produced on site but processed off site, subject to the rezoning of Lot 155 from Rural to a Special Zone (Additional Use);
2. advises Mr and Mrs K Langlands of the Council's deliberations with regard to the sale of produce which is not processed on the property so that they may anticipate that they should seek rezoning if the sale of strawberry wine is to continue from Lot 29 (2024) Wanneroo Road, Neerabup after 24 March 1995.

A C SHEPPARD  
Acting City Planner

acs:gm  
pre93211  
11.1.94

I20247

CITY OF WANNEROO REPORT NO: I20247

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 765-20

SUBJECT: FORESHORE MANAGEMENT PLAN FOR MULLALOO-OCEAN  
REEF FORESHORE RESERVES

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INTRODUCTION

A management plan for the foreshore reserve in front of the suburbs of Mullaloo and Ocean Reef is needed. Council has budgeted \$10,000 for the engagement of a consultant for the preparation of foreshore management plans in this financial year. The proposed detailed study brief for a consultant is attached.

BACKGROUND

The City's first comprehensive approach for management of the Wanneroo foreshore reserves was in 1984 when the "Wanneroo Coastal Study" was prepared by Dr Woods. This report provides only broad brush investigations of the Wanneroo coastal areas. Subsequent to the study, the "Local Coastal Management Plan - Wanneroo Sections 2 and 3 - Sorrento to Burns Beach", was also prepared by Dr Woods in 1984. It has provided general guidelines to the subject foreshore reserves, abutted at that time by non-developed areas. Both draft reports were presented to Council and released for public comment.

In 1988 the Council considered a Draft Report on a Concept Plan for an Ocean Reef Recreation and Tourist Complex for Lot 1029 Ocean Reef (Council owned land adjacent to the Ocean Reef boat launching facility) and ancillary proposals on the abutting properties controlled by the State Planning Commission and Water Authority. Over the past five years, Council has monitored the situation in terms of prospects for obtaining private sector involvement in the development of Lot 1029. However, the economic situation over that period has not been favourable to initiate the development. The Council may note that the attached

study brief for consultants accommodates the Ocean Reef Foreshore Project within the overall design for the area.

#### NEED FOR THE MANAGEMENT PLAN

The need to prepare a management plan for the environmentally sensitive foreshore reserves has been recognised in this City for many years. As residential development has proceeded northwards a hierarchy of such plans have been prepared to deal initially with issues in the broad regional context and then proceeding to a more detailed planning and management consideration. At present the foreshore reserves extending from the City's southern boundary to the southern end of Mullaloo are covered by detailed foreshore management plans. Foreshore reserves north of the southern boundary of Mullaloo are covered by overall coastal studies, which are satisfactory for broad coastal management in undeveloped areas but insufficient in front of developed areas.

The coastal suburbs of Mullaloo and Ocean Reef and suburbs further inland provide a relatively large catchment of coastal recreational use. Demand for recreational use of foreshore reserve resources in front of these suburbs is very high. However absence of a comprehensive management plan for the area has resulted in uncontrolled activities which has caused degradation of coastal resources. To prevent further uncontrolled degradation of this stretch of foreshore reserves, the management plan is urgently needed to impose orderly recreational planning and environmental management.

Comprehensive management of the subject foreshore reserve is constrained by the complex land tenure of the area. This area is vested in several agencies including the State Planning Commission, Water Authority and the City of Wanneroo. Recently, the Department of Planning and Urban Development (DPUD) proposed to give consideration to the allocation of funds to participate in implementation of the management plan (when it is prepared). Also, once implementation works are completed, DPUD would expect the City of Wanneroo to accept a lease (at a peppercorn rate) for ongoing management, on the land vested in the State Planning Commission.

Accordingly, it would be regarded as appropriate for Council to endorse the attached brief and subsequently to appoint consultant to undertake a management plan for the subject area. As noted earlier, Council has \$10,000 budgeted for the preparation of foreshore management plans. This amount does not require a tender process to be gone through. However, to expedite the

study and encourage the submission of a good number of competitive proposals it is recommended that an advertisement be placed in the West Australian to invite qualified consultants to submit proposals and quotes. Submissions can then be assessed according to the criteria outlined in the brief and the best consultant selected to undertake the study.

## RECOMMENDATION:

THAT Council

57engages a consultant to prepare a Foreshore Management Plan for the Mullaloo-Ocean Reef Foreshore Reserves with the funds to come from Account No 27753;

58endorses the study brief attached to Report No relating to the preparation of a foreshore management plan for the Mullaloo-Ocean Reef Foreshore Reserves;

59places an advertisement in the West Australian to invite qualified consultants to submit proposals and quotes in respect of the study brief, and delegates authority to the Town Clerk to assess the submissions received and appoint a consultant to undertake the study.

O G DRESCHER  
City Planner

rh:rp  
pre94248  
24.1.94



I20248

CITY OF WANNEROO REPORT NO: I20248

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 510-0-5, 790-566

SUBJECT: TRAFFIC ISSUES AND ASSESSMENT - QUINNS/ALKIMOS

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INTRODUCTION

Council, at its June meeting last year (H20627) was advised of the Quinns/Alkimos Traffic Assessment, a traffic study being undertaken by Ove Arup & Partners and funded by land owners in the Quinns to Alkimos region.

This Traffic Study has now been completed and its recommendations affect a request submitted by Homeswest, owners of Lot 2 Quinns, for reconsideration by the Department of Planning and Urban Development (DPUD) in respect to DPUD's decision not to approve part of the subdivision (Subdivision No 740-89176) for Lot 2.

DPUD did not approve the northern portion of the subdivision because of the potential of the Quinns/Alkimos study to recommend the provision of an additional east-west road link to Lukin Drive on Marmion Avenue. Homeswest has opposed this and asked DPUD to reconsider this subdivision refusal.

Council has been asked for its comments in respect of the study's recommendation and the request for reconsideration.

Council initiated Amendment No 645 and adopted a revised Local Structure Plan for the landholding in March 1993 subject to any recommendations of the Quinns/Alkimos Traffic Study being taken into account of in the subdivision design. Lot 2 is presently zoned Residential Development under the Local Town Planning Scheme. The most recent Local Structure Plan is shown on Attachment No 1.

BACKGROUND AND RESULTS OF THE TRAFFIC STUDY

The Quinns/Alkimos Traffic Study, prepared by Ove Arup, was commissioned by the City of Wanneroo and DPUD to model the proposed road network on local structure plans prepared for the Quinns/Alkimos area and to recommend any appropriate modifications to improve that network. The study area included all that land west of Marmion Avenue north of the existing Quinns townsite, including Lot 102 Jindalee to the north. A copy of the final report has been placed in Councillors' reading room.

The initial modelling of the base case network indicated that there would be unacceptable delays for right-hand turn movements from the study area onto Marmion Avenue. It was agreed by the Steering Committee to re-run the model on the scenario of extending Lukin Drive westwards through Marmion Avenue with a four-way signalised intersection (Revision 1) - (see Attachment 2). An alternative scenario (Revision 2) of signalising the Lukin Drive/Marmion Avenue T intersection and the T intersection of the local distributor immediately north of the northern boundary of Lot 2 was also modelled as requested by Sinclair Knight acting on behalf of the owners, Homeswest (see Attachment No 3).

The final Traffic Study report recommends the Revision 1 network as being clearly the preferred option from a purely Traffic perspective (ie that Lukin Drive be extended westwards through Marmion Avenue with a four way signalised intersection). The study concluded that Revision 1 has greater efficiencies in terms of vehicle hours and kilometres saved in comparison to the Revision 2 Network. Revision 1, in peak hour resulted in 6% fewer vehicle hours (or 40 fewer vehicle hours per peak hour) and 1.8% fewer vehicle kilometres (or 780 fewer kilometres travelled per peak hour).

The study does also conclude, however, that Revision 2, the proposed road network of two signalised staggered T intersections does also accommodate the traffic demands to and from the study area.

The study has addressed matters from a purely traffic perspective, and from this point of view, the arguments put forward by Ove Arup appear sound and have my support.

However, as the study also points out, there are other planning factors involved in the process of selecting an overall preferred option. These include social, environmental and planning constraints, particularly those relating to cohesiveness of neighbourhood design and residential amenity. The adoption of

the Revision 1 proposed involves the total redesign of the northern portion of Lot 2 and this is quite significant given that much of the southern section, based on a 'Green Village' theme has already been approved and earthworked.

#### HOMEWEST SUPPORT FOR REVISION 2 RATHER THAN REVISION 1

Homeswest and its consultant town planners Chappell and Lambert and traffic engineers Sinclair Knight oppose the adoption of Revision 1 and argues in favour of Revision 2. Their rationale is as follows:

1. That there is no statistical difference between the efficiency of each network. The study states that Revision 1 satisfactorily accommodated traffic demand, albeit by a slightly less figure (ie 1.8% vehicle fewer kms and 6% vehicle hours). But these differences are insignificant and incomparable when considering that this type of modelling has a margin for error of greater or lesser than 10% to greater or lesser than 20%.
2. The Road Hierarchy (ie the vertical hierarchy from higher to lower order roads) would be compromised by inclusion of a four-way option.
3. Social, environmental and planning impacts on Lot 2 and surrounds should be taken into account in any decision. This relates to the following:
  - .1The extension of a roadway through Lot 2 will result pedestrian links to primary school, public open space, bus routes and community facilities. It will sever the community north and south from primary school and local shops.
  - .2
  - .3There is likely to be a significant visual intrusion created by the higher volume roadway.
  - .4
  - .5The district distributor would introduce higher speeds into the locality and the distributor road will form a barrier to the safe cycle pedestrian network.
  - .6

.7The Main Roads Department does not support a four-way intersection in the short term.

#### APPRAISAL OF THE ARGUMENTS

In response to Homeswest's stance that the findings of the Traffic Study are not statistically significant because of the high margin for error, Ove Arup argue that whilst this accuracy factor is inherent in the traffic model, it does not apply in the case of comparisons as each network is subject to the same assumptions and therefore the accuracy factor remains constant for each. The model's ability to evaluate (compare) networks is a fundamental element.

Main Roads has indicated its support for the four-way intersection as the preferred long term option. Main Roads did raise concern over the use of a four-way in the short term on account of safety, because traffic lights might not be installed in the very short term. It is considered however, that such a short term concern (which would only be temporary) could be addressed through detailed engineering design of the intersection treatment.

The City's Engineering Department has advised that it supports the Main Roads position on this matter. The four-way intersection is seen as the preferred long-term option but the Engineering Department, like the Main Roads Department, is basing its decision on traffic engineering concerns rather than the other planning issues which affect the wider issue.

Homeswest's argument in relation to road hierarchy is pertinent to the extent that Lukin Drive is a district distributor and an east-west road feeding directly into it (and vice versa) tends also to take on the function of a district distributor, irrespective of particularly high volumes.

Lukin Drive is a major traffic artery within the Clarkson/Butler area, providing (at present) the only district distributor east-west link from the north-western suburbs of Clarkson/Butler to the proposed future Mitchell Freeway, proposed Butler Railway Station, Regional Recreation and High School Centre and District Shopping Centre.

From a regional perspective, it makes good regional traffic planning sense to extend Lukin Drive westwards possibly as part of a loop road which might reconnect to an east-west roadway connection Marmion Avenue to Connolly Drive further north. There

are also the long-term economic/environmental benefits which may be gained in significant savings of time and vehicle running costs. This may equate to millions of dollars in the very long term and help to achieve a more sustainable environment by lower energy use.

However, the local structure plans and subdivision approvals for much of the North Quinns and Merriwa areas have now progressed to such a point that any modifications are likely to cause considerable disruption of existing subdivision design and result in extra costs to landowners. In this regard, Homeswest argue that the unfavourable social, planning and environmental impacts of the proposed extension of Lukin Drive are such that they outweigh the regional advantages and long-term benefits and swing the balance in favour of the two staggered T junctions as proposed in Revision 2.

Homeswest's summary of these impacts has been attached (Attachment No 4).

At present the southern portion of the landholding has been earthworked ready for subdivision construction. No earthworking has taken place in the northern part of Lot 2 pending the outcome of the Department of Planning and Urban Development's reconsideration.

Depending to some extent on the alignment, the extension of Lukin Drive will result in a significant severance of the existing structure plan and subdivision plan for Lot 2.

A re-design of the northern and southern portions of the structure plan and subdivision will be required and given that some land uses in the vicinity are already approved and locked in (ie built or approved adjacent subdivisions and roadways to the south and west, the requirement for a primary school in the general vicinity of where it is presently proposed) any re-design is likely to be a less than an ideal compromise.

The neighbourhood village concept, a welcomed departure from much of the lower density design which tend to occur in the coastal suburbs, with its slightly higher densities and emphasis on pedestrian movement will be compromised by the introduction of a higher volume, higher speed distributor roadway.

CONCLUSION

The extension of Luke Drive makes good sense from the perspective of Regional Traffic movements. The Ove Arup study has shown that extending Lukin Drive and the creation of a four-way intersection at Marmion Avenue (Revision 1) has advantages over the proposed road network of two staggered T intersections (Revision 2). But, both options work.

The extension of Lukin Drive will result in the need for a re-design for most of the presently approved local structure plan and subdivision, a design which Council has adopted and which was promoted as a welcome change in design of coastal landholdings. The freedom for a re-design is curtailed by the design and approval of adjoining subdivision and the need for an accessible primary school in the immediate vicinity.

An extension of Lukin Drive takes on the function of a district distributor. If its extension is to be truly effective, then it should form part of a larger collector roadway running to the north or perhaps from part of a loop road extending further north.

In respect to extending the Lukin Drive extension further north through the abutting northern landholdings it is apparent that the topography in lot 12 Jindalee is most restricting and that extending the roadway would require very extensive cuttings and would prove a very costly exercise. It also would require the modification of approved local structure plans for the three landholdings to the north of Lot 2.

#### RECOMMENDATION:

THAT Council advises the Department of Planning and Urban Development that:

1. after assessing the recommendations of the Quinns/Alkimos Traffic Study and considering the arguments put to the Department by Homeswest, it favours the adoption of the Revision 1 option involving extension of Lukin Drive westwards through Marmion Avenue, with a four-way signalised intersection on the corner of Lukin Drive/Marmion Avenue;

60the Department of Planning and Urban Development should consider further extending Lukin Drive further north into Lot 5 and Lot

6112 or possibly Lot 10 Jindalee as part of a loop road which might link with an east/west road further north.

O G DRESCHER  
City Planner

pjn:gm  
pre94245  
24.1.94

I20249

**CITY OF WANNEROO REPORT NO: I20249**

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 303-8

SUBJECT: COASTAL ZONE INQUIRY

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**INTRODUCTION**

The Resource Assessment Commission (RAC) has provided the City with a copy of its Final Report on the Coastal Zone Inquiry. This Final Report was presented to the Prime Minister on 25 November 1993.

A copy of the Final Report is placed in the Councillors' Reading Room for perusal.

**BACKGROUND**

In October 1991, the Prime Minister gave the RAC a reference to inquire into the management of the Australian coastal zone resources. The principal objective for the Inquiry was to identify and assess options for managing Australia's coastal zone resources with emphasis on achieving integrated management and sustainable development of the zone. The Inquiry has been assisted by many interested parties who made submissions to it, including this City. Many of the comments provided by the City were incorporated in the final document.

The work on the Coastal Zone Inquiry began, following the appointment of Special Commissioners in February 1992. Public participation has been involved from the beginning. In April 1992 the Inquiry released a background paper to encourage public interest and participation. At this point the City of Wanneroo provided its first submission.



The Inquiry released a draft report in February 1993, setting out interim conclusions reached after that first stage and its investigation. The draft report generated high interest and a lot of criticism. It was referred to the council meeting on April 1993 for perusal and comments (Item H20403). The City of Wanneroo provided its views on the draft report to the Inquiry.

In August 1993 the Inquiry issued a discussion paper containing its draft conclusions and recommendations. The paper outlined the elements of the Inquiry's proposed National Coastal Action Programme to ensure the integrated management of the coastal zone. The City of Wanneroo provided its comments on this stage, for the third time, which among other comments provided a further opportunity to help the Inquiry to develop its final conclusions and recommendations.

#### THE FINAL REPORT

The final report examines a number of issues in some depth. It contains a main report, a short summary document and a Financing of Coastal Zone Management document. The first several chapters of the report describes the resources of the coastal zone, its future use and management. Further chapters are more specific, focusing towards integrated management and sustainable development of the coastal zone resources.

The goal, objectives and principles for coastal planning and management have been formulated (Attachment No 1). Application of these objectives and principles may help to reduce the number of disputes about competing uses of resources. The Inquiry also proposed that to be effective it is essential that these objectives be agreed upon by those involved for their implementation.

The Inquiry identified a national approach to coastal zone management and the role of other levels of Government. A national approach to the problem of Australia's coastal zone is essential for four main reasons:

- . no single sphere of government can manage the zone alone;
- . issues of national significance and of great public concern are involved;
- . the socio-economic development of the coastal zone is of profound importance to the nation; and

. Australia has an international obligation in the zone that necessitates co-ordination between the spheres of government.

A national approach will ensure that the government agencies have common objectives for coastal zone management, thus minimising duplication and conflict. It will ensure more effective use of financial and human resources, by pooling experience, resource and knowledge. It recognises that the decisions about the resources and their management need to be made within an integrated framework. Previous attempts to deal on a sectoral basis without regard to other sectors were frequently ineffective and inefficient. Furthermore, if a national approach to coastal management is to be achieved it will be necessary for all spheres of government to establish management objectives and principles that reflect their particular circumstances and responsibilities while remaining consistent with those agreed at a national level.

The inquiry report contains a number of recommendations to all spheres of interests and activities related to coastal zone resources, their use and management. Probably one of the most important recommendations to local government authorities is that each coastal authority develop a coastal strategy. Since many local authorities have responsibilities for resource management that extend beyond the coastal zone, a coastal zone management strategy may be a component or extension of a broader local natural resource management strategy or overall environmental strategy. This is obviously so in the case at the City of Wanneroo, given that Council is in the process of developing a Local Conservation Strategy.

There are recommendations related to a single, unified approval system to deal with all development and conservation proposals in the coastal zone. Another recommendation is to give attention to the conduct of environmental impact assessment of development proposals and land care programmes.

The Inquiry recognises that adequate financial resources should be available to all levels of government to achieve the objectives, principles and subsequently to implement recommendations. The Inquiry suggests the following options for funding to implement the recommendations, without increasing budget outlays:

- . pursuing efficiencies in other areas of expenditure;
- . relocating priorities within existing budgets;
- . implementing additional revenue-raising measures;

. seeking greater community and corporate support.

The option to increase the funding level for management of coastal zone resources can be achieved by introducing some fees and charges, levies and licence fees, return on assets and raising revenue, and other rates. Other important suggestions are to encourage private developers to become active in coastal zone management and to fund infrastructure establishment. The Inquiry believes that all developers (not just some) should be required to pay for the full identifiable costs including the social, ecological, and economic costs of their developments.

The Inquiry's cost estimate for implementing major components of recommendations indicate that \$23 million per annum would probably be sufficient for the first three years. This estimate incorporates expenditure requirements for all spheres of government. Additional expenditure requirements may become apparent after agencies have reviewed their priorities and budgets to ensure that effective action is taken to achieve the objectives and recommendations.

#### IMPLICATIONS OF THE INQUIRY ON THE CITY OF WANNEROO COASTAL ZONE RESOURCES

The City of Wanneroo has 48 kilometres of coastline in its district and is therefore an important stakeholder in the Perth Metropolitan coastal zone. Unlike many local authorities, it has staff with the specialised skill and knowledge necessary to undertake many coastal management functions, and is progressively producing coastal planning studies, some with assistance of outside consultants. As an example, the foreshore management plan for the foreshore reserve in front of suburbs of Mullaloo and Ocean Reef is the subject of a separate report to the February Council meeting.

At present, most of the City's foreshore reserves are covered by foreshore management plans in the southern section of the coast and coastal studies in the northern section of the coast. These studies provide a basis for future foreshore management plans. A relatively recent approach successfully managed in the City is to impose on developers to prepare management plans and participate in their implementation as a condition of approval of structure plans and subdivision plans abutting the foreshore reserves. The best examples of co-operation with the Council in this new approach is Beaumaris Land Sales (Iluka foreshore reserve) and Gumflower Pty Ltd (Mindarie foreshore reserve). It is hoped that other developers will appreciate that properly managed and

orderly developed foreshore reserve enhances the value of their land abutting these foreshore reserves.

The Council may be aware that the Hon Minister for Planning, Mr Lewis, in a recent press article ("The West Australian", Saturday 18 December 1993) rejected the Inquiry's principles and stated "... just another example of the Federal Government taking upon itself to try to impose its will on the sovereign state of WA which has the ability to look after its own 14,000 km of coast".

Notwithstanding the Ministers contentions and although the City's coastal resources are, in general, subject to an adequate level of management, the goal, objectives, principles and recommendations from the RAC's Inquiry establish a process that would facilitate better co-ordinated and effective planning and management of the coastal resources and provide greater certainty for developers. The benefit to all parties with an interest in the coastal resources is obvious.

Accordingly, it would be regarded as appropriate for Council to endorse the goal, objectives, principles and subsequent recommendations from the RAC's Inquiry. Should Council resolve to do so, development of a coastal resources management strategy for the City of Wanneroo would be a consequent step. Council may recall that the "Wanneroo Coastal Study" prepared by Dr Woods in 1984 recommended preparation of overall coastal policy to orderly manage coastal reserves resources. Necessarily, development of such a strategy should be closely reconciled with Council's broader Local Conservation Strategy and accordingly, the outcome from the RAC's Coastal Zone Inquiry has also been drawn to the attention of the Environmental Advisory Committee.

#### RECOMMENDATION:

THAT Council:

1. endorses the goal, objectives, principles and subsequent recommendations from the Resource Assessment Commission's Coastal Zone Inquiry;
2. develops a coastal resources management strategy for the City of Wanneroo, ensuring close reconciliation of such strategy with Council's broader Local Conservation Strategy;
3. refers the Resource Assessment Commission's final report, and the task of preparing the coastal resources

management strategy to the City of Wanneroo Environmental  
Advisory Committee.

A C SHEPPARD  
Acting City Planner

rh:gm  
pre94225  
18.1.94

I30200

CITY OF WANNEROO

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FINANCE & ADMINISTRATIVE RESOURCES SECTION

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REPORTS FOR COUNCIL MEETING

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9 FEBRUARY 1994

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I30201CITY OF WANNEROO REPORT NO: I30201TO: MAYORFROM: TOWN CLERKFOR MEETING OF: COUNCILMEETING DATE: 9 FEBRUARY 1994FILE REF: 801-1-94SUBJECT: ANNUAL AND EXTRAORDINARY ELECTIONS, 7 MAY 1994  
- APPOINTMENT OF POLLING PLACES

Annual election day for the Office of Councillor within the North (one vacancy), Central (one vacancy), South (two vacancies) and South West (one vacancy) Wards is Saturday, 7 May 1994. As a result of the recent resignation of Councillor Rundle which is effective from 7 May 1994, an extraordinary election to fill this vacancy in the South West Ward (two year term) will be conducted in conjunction with the Annual Elections.

Council is now required to determine the polling places to be used for these elections.

In previous years, roadside signs have been erected throughout the Municipality in an attempt to create awareness that election day is approaching. Signs advertising election day have also been attached to Council's refuse truck fleet. Both types of signs would be suitable for use again this year and it is suggested these be in place from Monday, 18 April 1994.

## RECOMMENDATION

That Council:

- 1 appoints the following polling places to receive votes for the Annual Municipal Elections and Extraordinary Election on Saturday, 7 May 1994 -

## CHIEF POLLING PLACE

Administration Centre, Boas Avenue, Joondalup

### EARLY POLLING PLACE

Administration Centre, Boas Avenue, Joondalup

### OTHER POLLING PLACES

#### NORTH WARD

TWO ROCKS Recreation Centre, Lisford Avenue  
 YANCHEP Yanchep District High School, Lagoon Drive  
 NOWERGUP Shell Service Station, 2624 Wanneroo Road (Caravan)  
 QUINNS ROCKS Craft Room, Gumblossom Park, Tapping Way

#### CENTRAL WARD

MULLALOO Pre-school, Koorana Road  
 HEATHRIDGE Shopping Centre, Caridean Street (transportable building)  
 OCEAN REEF Shopping Centre, Marina Boulevard and Venturi Drive (transportable building)  
 BELDON Shopping Centre, Gunter Grove (transportable building)  
 WANNEROO Civic Centre, Senior Citizens' Centre, Wanneroo Road  
 BURNS BEACH Community Hall, Ocean Parade  
 EDGEWATER Primary School, Treetop Avenue

#### SOUTH WARD

WOODVALE Primary School, Timberlane Drive  
 WARWICK Child Day Care Centre, Dugdale Street  
 GREENWOOD Kindergarten, Cnr Coolibah Drive and Calectasia Street  
 MARANGAROO Primary School, Giralt Road  
 KOONDoola Child Health Centre/Pre-school Burbridge Avenue  
 GIRRAWHEEN Liddell Reserve, near Butterick Place (transportable building)  
 KINGSLEY Kingsley Clubrooms, Kingsley Reserve, Kingsley Drive  
 ALEXANDER Alexander Heights Park, Car Park (transportable building)  
 HEIGHTS  
 GIRRAWHEEN Senior Citizens' Centre, Patrick Court

#### SOUTH-WEST WARD

DUNCRAIG Sorrento/Duncraig Recreation Centre, Warwick Road  
 SORRENTO Sorrento Hall, Padbury Circle  
 KALLAROO Shopping Centre, Bridgewater Drive (transportable building)  
 CRAIGIE Shopping Centre, Perilya Road (transportable building)



HILLARYSSenior Citizens' Centre, cnr Marmion and Whitford Avenues  
HILLARYSKindergarten, Shackleton Avenue  
PADBURY South Padbury Primary School, Warburton Avenue  
DUNCRAIGDavallia Pre Primary School, 473 Beach Road

- 2 approves signs advertising the election being attached to Council's refuse truck fleet and installed on road verges in similar locations to previous years, from Monday 18 April 1994.

R F COFFEY  
Town Clerk

MWR:FB  
are94003

CITY OF WANNEROO REPORT NO: I30202

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 303-2

SUBJECT: WA YEAR OF THE FAMILY

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The United Nations has declared 1994 the International Year of the Family. The Western Australian Government and Roger Nicholls, the Minister for Community Development; The Family, are keen to support the development of a Western Australian campaign to mark the year. To facilitate this, the Department has established a Western Australian Year of the Family unit to co-ordinate and promote a range of strategies throughout the State.

There are two very important themes underpinning this campaign - THE PROMOTION OF FAMILY LIFE AS THE KEY TO A SUCCESSFUL COMMUNITY AND EMPHASIS ON THE RESPONSIBILITIES THAT ARE ASSOCIATED WITH BEING A MEMBER OF A FAMILY. Some of the objectives of the campaign are raising of the level of understanding in the community about issues confronting families; offering opportunities for families to engage in activities to celebrate the Year of the Family and forging links between the public sector and the business community aimed at reinforcing family life.

A major strategy in achieving these objectives is the development of local committees. It is intended that these committees will:

- (a) plan for local activities to celebrate Western Australian Year of the Family Week, commencing 15 May 1994;
- (b) co-ordinate other local activities throughout the year to highlight Year of the Family (WA); and
- (c) consider whether local services are sensitive to the needs of families, and whether they reinforce the value that the community places on family life.

The Department's Whitford District Office, is convening a committee in the City of Wanneroo geographical area. To this end, they are canvassing expressions of interest from targeted individuals, groups and agencies in the local area who represent a significant section of the population and who are also in a position to directly access or influence planning and resource decisions. It is intended that the committee will represent a broad cross section of government, non-government, welfare groups, the business community and local citizens. The final composition of the committee is subject to endorsement by the Minister for Community Development ; The Family.

It is anticipated that the committee will convene in early February 1994, with specific details of chairmanship, frequency of meetings, etc being confirmed at that time. The Whitford District Office will provide executive and secretarial support if required, and it is expected that the committee will also be provided with a small budget to enable resourcing for activities.

It has been indicated to the Whitford District Office that the City would be interested in having a representative on the committee and that nomination from Council would be sought.

Submitted for nomination.

A ROBSON  
Deputy Town Clerk

AR:FB  
are94005

CITY OF WANNEROO REPORT NO: I30203

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 9 FEBRUARY 1994  
FILE REF: 061-285-1 (c.478-1)  
SUBJECT: FINANCIAL ASSISTANCE - SORRENTO TENNIS CLUB  
(Inc)

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Following a meeting with Club representatives in late December 1993, Council is now in receipt of a request for financial assistance from the Sorrento Tennis Club (Inc). Its submission in support of its request is appended as Attachment A.

In view of the enormous contribution to the complex by members, the Club is seeking Council to waive the annual lease fees for the complex for a period of at least 2 years and provide assistance to grassing and reticulation associated with the new court area surrounds.

The estimated cost to accede to this request would be:-

	\$
Lease Fee - 1993/94	3,745.00
- 1994/95	3,745.00
Grassing (approximately)	2,510.00
	<hr/>
	\$10,000.00
	<hr/>

The lease fee would be a loss of revenue to Council over the two years, however, the Parks and Gardens Manager indicates that he could supply sufficient grass and expertise to enable the Club members to grass the area, using a "busy bee" arrangement over one weekend. The cost to Council of supplying the grass, which

would be from de-thatching of existing turf areas, would be minimal.

In assessing the merits of making a donation to this organisation the following should be considered:-

- \* The Club approached the City in June last year to act as guarantor for a \$200,000.00 loan with the R & I Bank, to enable the additional courts to be constructed and to complete extensions to its clubrooms at Percy Doyle Reserve Sorrento.

The proposal was rejected at that time as, while the request was not for a self supporting loan, Council's policy on loans to sporting clubs stated:-

*"All loans to sporting associations entered into in accordance with the provisions of Section 446A of the Local Government Act 1960 as amended, shall be guaranteed by individuals of the incorporated body."*

Council considered it imprudent to act as a guarantor for a loan for an incorporated body.

- \* Clearly the Club through its own initiatives and the dedicated approach of its office bearers has provided tennis facilities which are considered the best in Perth. This has been achieved at minimal cost to Council as the cost sharing equation is as follows:-

	\$
Sorrento Tennis Club	332,900
Wanneroo City Council	95,000
Government	60,000
	<hr/>
	\$ 487,900
	<hr/>

- \* Council leases the complex to the Sorrento Tennis Club at a lease fee of \$3,750.00 per annum and is not responsible for any day-to-day maintenance associated with the area.

- \* Public hire revenue last year was:-

	\$
Monday	10,567.00
Tuesday	2,149.75
Wednesday	8,606.85
Thursday	10,045.30
Friday	7,130.30
Saturday	821.90
Sunday	2,022.05
	<hr/>
	\$ 41,343.15

While no specific budgetary provision has been made for a donation of this nature a case could be made to provide some assistance to the Club.

In view of the major contribution made by the Club to the facilities with only a minor contribution from the City, it is suggested Council accedes to the Club's request.

## RECOMMENDATION

That Council by **ABSOLUTE MAJORITY VOTE** in accordance with the provisions of S547 (12) of the Local Government Act donates \$10,000 to the Sorrento Tennis Club (Inc) to assist with costs associated with improvements to its Sorrento complex; such donation to be via waiver of lease fees for 1993/94 and 1994/95 and "in kind" support for grassing.

J B TURKINGTON  
City Treasurer

JBT:CB  
21 January 1994

tre0174



I30204

## C I T Y   O F   W A N N E R O O   R E P O R T   N O : I30204

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	\$ 8,525,204.8
Municipal	002945 - 002955F	\$11,401,638.2
Trust	013702A - 013703	\$ 3,454.0
Town Planning Scheme No 5	000092C Only	\$ 1.6
Town Planning Scheme No 6	000107B Only	\$ 1.1
Town Planning Scheme No 7A Stage 2	000381 - 000381A	\$ 654.5
Town Planning Scheme No 7A Part B Stage 4	287596 - 287597A	\$ 190,527.3
Town Planning Scheme No 21	000214 - 000217	\$ 8,216.0
		<hr/>
		\$20,129,697.6

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NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of a 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. 10 OF THE 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.

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CITY TREASURERCERTIFICATE 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.

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MAYOR

RC:CB  
re0010

I30205

CITY OF WANNEROO : REPORT NO I30205

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

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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

**I30206**

**CITY OF WANNEROO REPORT NO: I30206**

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: FINANCE AND ADMINISTRATIVE RESOURCES COMMITTEE

MEETING DATE: 19 JANUARY 1994

FILE REF: 454-1

SUBJECT: DONATION - NATIONAL HEART FOUNDATION OF AUSTRALIA.

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Council is in receipt of a request from the National Heart Foundation to assist in its major campaign to encourage golf clubs within the municipality to participate in the National Heart Four Ball Tournament to be conducted early in 1994.

A copy of the request is appended as Attachment A.

In short, the request is for Council to provide rates remission equivalent to the cost of entry for the National Heart Four Ball Titles, i.e., \$800.00 per club.

Council has four golf clubs within its municipality (excluding its own courses):-

<u>Club</u>	<u>Location</u>	<u>Rates Payable</u>
Joondalup	39 Country Club Boulevard Connolly	\$ 27,050.48
Lakelands	100 Clubhouse Lane Gnangara	\$ 5,824.45
Sun City	140 St Andrews Drive Yanchep	\$ 6,437.55

Wanneroo

44 Flynn Drive  
Neerabup

\$ 5,211.35

Should Council agree to this donation request the cost would be \$3,200. As this donation was unbudgeted, acquiescence would place undue strain on Council's Donation Budget. It is suggested therefore that Council only contributes the normal donation of \$200.00.

## RECOMMENDATION

That Council:-

- (a) Advises the National Heart Foundation of Australia that it cannot accede to its request for rate remission for golf clubs choosing to participate in the National Heart Foundations Four Ball Titles, and
- (b) Contributes the sum of \$200.00 to the National Heart Foundation with funds being debited to Account No 26531 - Other Welfare Services - Sundry Donations.

J B TURKINGTON  
City Treasurer

JBT:CB  
24 January 1994

tre0172



I30207

CITY OF WANNEROO REPORT NO: I30207

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 - MR NEIL CAMILLO  
- MR GRAEME FESTA  
- MR STEVEN APOSTOLOU  
- MS JAELLA MORRISSEY  
- MS KELSEY MORRISSEY

---

Requests for financial assistance have been received from:-

1. Mr Neil Camillo, 57 Barridale Drive, Kingsley 6026.

Neil has been selected to represent the West Australian Junior Baseball League in the Under 14 Championships to be held in Sydney in January 1994.

2. Mr Graeme Festa, 75 Barridale Drive, Kingsley 6026.

Graeme has been selected to represent the West Australian Under 14's State Baseball Team which will be playing at Cherrybrook in Sydney between 3-18 January 1994.

3. Mr Steven Apostolou, 17 Claygate Way, Kingsley 6026.

Steven has been selected to represent the West Australian Under 14's State Baseball Team in Sydney between 3-18 January 1994.

4. Ms Jaella Morrissey, 40 Porteous Road, Sorrento 6020.

Jaella has been selected to represent the West Australian Intermediate Calisthenics Team in Melbourne during July 1994.

5. Ms Kelsey Morrissey, 40 Porteous Road, Sorrento 6020.

Kelsey has been selected to represent the West Australian Junior Calisthenics Team in Melbourne during July 1994.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council donates \$50.00 to:-

Mr Neil Camillo  
Mr Graeme Festa  
Mr Steven Apostolou  
Ms Jaella Morrissey  
Ms Kelsey Morrissey

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

J B TURKINGTON  
City Treasurer

CB  
21 January 1994  
tre0169

I30208

CITY OF WANNEROO REPORT NO: I30208

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 FEBRUARY 1993

FILE REF: 508-1; 009-1

SUBJECT: DONATION - BREAST X-RAY SCREENING SERVICE,  
HILLARYS

---

A request has been received from the Women's Cancer Prevention Unit seeking financial assistance.

The Women's Cancer Prevention Unit recently commenced a Breast X-Ray Screening Service for the Wanneroo area situated at the rear of the Jean Beadle Community Centre, Hillarys.

This will be an interim location for approximately twelve months pending the establishment of a permanent screening facility at Joondalup City.

As this is a free service offered to women residing in the Wanneroo area, the Unit is seeking Council's support in providing a rubbish bin and weekly collection service free of charge for this period.

The cost of this rubbish charge and weekly collection amounts to \$110.00.

RECOMMENDATION

That Council donates \$110.00 to the Women's Cancer Prevention Unit, Hillarys to offset costs associated with weekly refuse removals - budget item 26531 Other Welfare Services - Sundry Donations.

J B TURKINGTON

City Treasurer

JW

17 December 1993

tre0165

CITY OF WANNEROO REPORT NO: I30209

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 010-0-1

SUBJECT: ORDERS FOR GOODS AND SERVICES APPROVING AND  
REQUISITIONING OFFICERS

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It is Council practice to authorise specific Officers to requisition goods and services. A Requisitioning Officer has an expenditure limit of \$500.00, at any one time, except where otherwise authorised to exceed this amount by the Department Head.

In addition it is also Council practice to appoint specific Approving officers. These Officers do not have a nominated expenditure limit, provided that the item has been previously approved in the Annual Budget.

Due to recent staffing changes within the Recreation and Cultural Services Department the following amendments to the list of Approving and Requisitioning Officers are required:-

1. The Cultural Planning and Development Co-Ordinator position is currently vacant and under review. As such it is requested that requisitioning authority for this position be withdrawn until the review is complete.
  2. The position of Cultural Services Co-Ordinator has recently been created. It is requested that this position be an Approving Officer.
  3. The position of Youth Activities Officer (Anchors - Ocean Ridge) is currently vacant and under review. As such it is requested that requisitioning authority for this position be withdrawn until the review is complete.
- It is requested that this position be now given authority to requisition goods and services, with an expenditure limit of \$500.00.
4. The position of Recreation Facilities Manager (Girrawheen/Koc...

It is requested that this position be now given authority to requisition goods and services, to a limit of \$2,000.00, in line with the management positions at Council's other recreation facilities.

RECOMMENDATION

That Council -

1. removes the Cultural Planning and Development Co-Ordinator from the list of Approving Officers;
2. includes the Cultural Services Co-Ordinator on the list of Approving Officers;
3. includes the Youth Activities Officer (Anchors Ocean Ridge) on the list of Requisitioning Officers, with an expenditure limit of \$500.00;
4. includes the Recreation Facilities Manager (Girrawheen/Koondoola).

J B TURKINGTON  
City Treasurer

KA:JW  
17 December 1993

tre0164

I30210

CITY OF WANNEROO REPORT NO: I30210

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 905-1

SUBJECT: CASH FLOAT - RANGER

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A request has been received from the Municipal Law and Fire Services Department to increase its cash float by \$50.00 to \$350.00

The additional cash float is required for the newly created Ranger position which will commence on 24 January 1994.

Each existing Ranger is advanced a \$50.00 cash float to enable issuance of change etc.

Adequate audit controls will be implemented for the correct recording and security of the cash floats.

RECOMMENDATION

That Council:

- (a) Advance the Municipal Law and Fire Services Department an additional \$50.00 cash float for the new Ranger appointed 24/01/94.
- (b) Ensure the cash float is operated in accordance with correct accounting principles.



J B TURKINGTON  
City Treasurer

JBT:CB  
20 January 1994

tre0173

I30211

CITY OF WANNEROO REPORT NO: I30211

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 690-1, 330-5-1, 330-2-2

SUBJECT: CASH FLOATS - GIRRAWHEEN/KOONDoola RECREATION  
CENTRE, OCEAN RIDGE COMMUNITY CENTRE AND  
AQUAMOTION

The Recreation and Cultural Services Department has requested an increase in the cash floats as follows:-

- (a) Girrawheen/Koondoola Recreation Centre by \$50.00 to \$300.00
- (b) Ocean Ridge Community Centre by \$50.00 to \$300.00
- (c) Aquamotion by \$250.00 to \$650.00

The increase in the cash floats are required due to the installation of Armaguard double key lock safes at these centres which prevents access to money being held for banking. Previously, through necessity, these funds were accessed when there was a shortage of change.

Adequate audit controls are implemented for the correct recording and security of the cash floats.

RECOMMENDATION

That Council:

- (a) Increases the cash floats as follows:-
  - Girrawheen/Koondoola Recreation Centre by \$50.00 to \$300.00
  - Ocean Ridge Community Centre by \$50.00 to \$300.00
  - Aquamotion by \$250.00 to \$650.00

- (b) Ensures the cash floats are operated in accordance with correct accounting principles.

J B TURKINGTON  
City Treasurer

JBT:CB  
25 January 1994

tre0176

I30212

CITY OF WANNEROO REPORT NO: I30212

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 280-3

SUBJECT: CASH RECEIPTING SHORTAGES

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On Tuesday 2 November 1993 and Friday 10 December 1993, cash shortages of \$50.00 and \$100.00 respectively occurred in the cash receipting function at Council's Administration Centre.

On 2 November 1993 there were 525 transactions for the day involving the receipting of \$1,165,996.84 of which \$10,072.85 was cash.

On 10 December 1993 there were 118 transactions for the day involving the receipting of \$14,069.36 of which \$9,002.50 was cash. The computerised cash receipting system malfunctioned on this day and all transactions were processed manually.

Extensive audits by experienced Treasury staff failed to detect any discrepancies.

The cash shortage on the 2 November 1993 was attributable to the Cashier and the cash shortage on the 10 December 1993 was by the Cashier/ Relieving Officer. The requirement for accuracy has been reinforced to all cashing staff.

Council's policy on cash shortage states as follows:-

"Where a person authorised to issue receipts is unable to balance those funds received against the receipts issued, the deficiency may be met by Council to the extent of 95%.

Should a person be responsible for a shortfall in cash against receipts on three occasions at regular intervals the person shall be removed from that position".

## RECOMMENDATION

That Council in accordance with its policy absorbs 95% of the cash discrepancies, as outlined in report with the remaining 5% being the responsibility of the respective employees.

J B TURKINGTON  
City Treasurer

TP:CB  
24 January 1994

tre0170

TO: CHAIRMAN  
FROM: TOWN CLERK  
FOR MEETING OF: COUNCIL  
MEETING DATE: 9 FEBRUARY 1994  
FILE REF: 404-0  
SUBJECT: HUMAN RESOURCES MATTERS

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This report gives details of staff appointments and resignations, seeks approval to make telephone rental reimbursements and seeks authorisation of officers in accordance with the Dog Act and in accordance with the provisions of Section 160A of the Local Government Act.

## STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Cultural Services Co-ordinator	Mark STANTON	22.11.93
Recreation & Cultural Services		
Ranger, Mun Law & Fire Services	Ian WHYBORN	06.12.93
Recreation Facilities Manager	Sandra KELLEY	20.12.93
Warwick - Rec & Cultural Services		
Recreation Facilities Manager	Ross RAYSON	20.12.93
G'ween - Rec & Cultural Services		
Recreation Facilities Manager	Tony WEAR	20.12.93
Sorrento/Duncraig		
Youth Services Co-ordinator	Kylie BACK	05.01 94
Recreation & Cultural Services		
Ranger, Mun Law & Fire Services	Roger MANSFIELD	24.01.94
Minute Clerk - Administration	Merilyn HOSSACK	24.01.94
Cadet Administrator - Admin	Brad SILENCE	24.01.94
Cadet Administrator - Health	David THOMAS	24.01.94
Administration Officer - Eng.	Claire EVANS	25.01.94

## RESIGNATIONS

Youth Services Co-ordinator	Bronwyn THOMAS	12.11.93
Recreation & Cultural Services		

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Supervisor Domestic - Eng.	Malcolm FUDGE	26.11.93
Supervisor Workshop - Eng	Chas WARRILOW	10.12.93
Survey Hand (Temp) - Eng	Luke HANDCOCK	10.12.93
Clerk/Typist - Libraries	Sharon KEEGAN	10.12.93
Student Environmental Health Officer - Health	Alison EDMUNDS	31.12.93
Cultural Planning & Development Co-ordinator - Recreation & Cultural Services	John McCUMISKEY	04.01.94
Administration Officer - Eng	Cam CRAIGIE	25.01.94
Environmental Health Officer - Health	Gary POTTER	31.01.94

#### AUTHORISATION OF AN OFFICER - DOG REGISTRATION

In accordance with the provisions of Section 16 of the Dog Act 1976, Council is requested to appoint Miss Julie Cannon as an Authorised Registration Officer.

#### PAYMENT OF TELEPHONE RENTAL CHARGES

In accordance with adopted Council policy, reimbursement of telephone rental is requested for the positions of Cultural Services Co-ordinator (effective 22.11.1993) and Recreation Facilities Manager - Girrawheen/Koondoola Recreation zone (effective 20.12.1993), both being within the Recreation & Cultural Services Department. The City Recreation & Cultural Services Manager advises that these officers are required to make and receive after-hours calls relating directly to their positions.

#### RECOMMENDATION:

That Council -

- 1 in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report;
- 2 in accordance with the provisions of Section 16 of the Dog Act 1976, approves the appointment of Paul Brogan as an Authorised Registration Officer; and
- 3 in accordance with adopted policy, approves reimbursement of telephone rental charges for the officer holding the position of Cultural Services Co-ordinator (effective 22



Noember 1993) and for the officer holding the position of Recreation Facilities Manager - Girrawheen/Koondoola Recreation zone (effective 20 December 1993).

R F COFFEY  
TOWN CLERK

KdP:KD  
are94004

I40200

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

9 FEBRUARY 1994

I40201CITY OF WANNEROO REPORT NO: I40201

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 930-14 C30/2908-14

SUBJECT: OFFENSIVE TRADE APPLICATION - FISH SHOP

Council is advised of an application from Mr Nicholas Ioannou of 189A Albert Street, Osborne Park 6017 to establish an offensive trade, namely a 'fish shop' at Shop 14 Quinns Village Shopping Centre.

The applicant advertised in The West Australian Public Notices Section on 17 November 1993 of his intentions per the requirements of the Model Health By-laws Series 'A'. This Notice expired on 17 December 1993. No objections were received.

## RECOMMENDATION

That Council approves the establishment of an offensive trade (fish shop) at Shop 14, Quinns village Shopping Centre, Quinns Rocks subject to 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

hre02001  
ip:rej

I40202

CITY OF WANNEROO REPORT NO: I40202

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/564-8

SUBJECT: FOOD HYGIENE REGULATIONS 1973

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It is advised that the occupiers of Padbury Quality Meats have not complied with a Notice issued under the Health Act 1911 requiring the floor of the premises to be upgraded. The works were to be completed in accordance with the relevant provisions of the Food Hygiene Regulations 1973.

The Notice was issued by the Acting City Environmental Health Manager under delegated authority by Council.

The Notice dated 12 September 1991 was served on Mr J Crabb requiring him to complete the works within ninety (90) days. Three extensions of time have been given to carry out the works, with the last extension expiring on 27 October 1993. Despite a number of assurances from Mr Crabb advising that the works were being arranged, no works have been done.

Since 16 March 1992 Steven Latter has been a partner in the business with Mr Crabb.

RECOMMENDATION

That Council instigates legal action against James Crabb and Steven Latter as current occupiers of Padbury Quality Meats, Shop 8 Padbury Shopping Centre, Warburton Avenue, Padbury under the provisions of Regulation 64 of the Food Hygiene Regulations 1973 for failing to comply with the requirements of Regulations 13 (1), 13 (3) and 6 (e).

G A FLORANCE  
City Environmental Health Manager

hre02005  
db:rej

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/454

SUBJECT: UNFIT PREMISES

---

Council is advised of a Health Notice issued to the Nyoongah Community, 139 Sydney Road, Gngara on 26 November 1993. This was in regard to overflowing drains of a building known as the museum which was occupied by squatters.

Subsequently, a detailed inspection of this building revealed a list of building defects including a broken toilet cistern. Five houses at the western part of the community were also inspected.

Four houses were vacant and one was occupied by another group of squatters. None of the houses had running water and all revealed building and plumbing defects.

Correspondence to the Nyoongah Community on 22 December 1993 advised that these buildings, although not beyond repair, were considered unsuitable for occupation and sought comments as to the intentions of the Aboriginal Council. Telephone communication from the Community Administration Officer advised that the Aboriginal Council did not intend to repair any of these buildings and expects to demolish them once they are vacated by the squatters. However, Council's assistance has been requested in an effort to expedite the unsatisfactory situation which currently prevails.

#### RECOMMENDATION

That Council:

- 1 endorses the issue of the Health Notice of 26 November 1993 upon the Nyoongah Community, 139 Sydney Road, Gngara;

- 2 declares that the building known as the 'museum' and the five (5) houses located at the western side of the Nyoongah Community, 139 Sydney Road, Gngara are unfit for habitation under Section 135 of the Health Act 1911; and
- 3 authorises the issue under Section 135 (2) and (3) of the Health Act directing that the above premises not be inhabited or occupied within fourteen (14) days of the day of such Notice.

G A FLORANCE  
City Environmental Health Manager

hre02008  
ma:rej

CITY OF WANNEROO REPORT NO: I40204

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 241-5-2

SUBJECT: HEALTHY CITIES PROGRAMME - PROPOSED FOOD  
SURVEILLANCE COMMITTEE

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## DRAFT REPORT ON PROPOSED FOOD SURVEILLANCE COMMITTEE

The City Environmental Health Department has recently completed the first phase of the Healthy Choice Awards to food premises, which is the initial project under the Healthy Cities Programme adopted by Council. This project has substantiated the initiative of the Health Department, afforded by the Healthy Cities Programme, in portraying Council's Environmental Health Officers (EHO's) in a pro-active role rather than the traditional "inspector" figure.

A community focused approach is central to the Healthy Cities Programme and the success of the recently formed Rural Fly Working Party is a prime example of progress being achieved by public participation.

In a report received on the 1993 National Environmental Health Conference held in Canberra, an inaugural formation of a Food Surveillance Advisory Committee in the City of Heidelberg in Victoria was outlined by one of the speakers. The purpose and aims of the committee were:

- 1 to provide a vehicle for information exchange between industry and Council;
- 2 to develop initiatives within the Food Surveillance programme; and
- 3 to raise and resolve issues of concern.



The City Environmental Health Department submits that the adoption of such a project would fulfil the ongoing aims of Council's Healthy Cities Programme and requests Council consider adoption of a similar project in principle.

Should Council grant approval, the formation of a similar Committee as that in Heidelberg would comprise 10 representatives from food premises, two Councillors and two EHO's, with the following items proposed as an agenda:

- 1 A review of recent extensive amendments to the Food Hygiene Regulations.
- 2 Education for food handlers with a future development of a certificated food hygiene course.
- 3 Development of a food hygiene rating system similar to the City of Heidelberg proposal.

The Committee would also provide a forum for discussion and solutions to problems common to all food premises. It is envisaged that dissemination of information from the Committee could be by way of a news sheet delivered to all food premises during routine inspections by EHO's.

This initiative would be a timely project, with a greater impact to a rapidly developing local authority, such as Wanneroo, by providing a service not only for existing food premises but for future development in the food industry. Such a strategy would be mutually beneficial to the City, developers and proprietors of food premises.

#### RECOMMENDATION

That Council:

- 1 approves in principle for the formation of a Food Advisory and Surveillance Committee; and
- 2 nominates two (2) Councillors as members of the Committee.

G A FLORANCE

City Environmental Health Manager

hre02007

gaf:rej

I40205

CITY OF WANNEROO REPORT NO: I40205

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 210-0 C863-1

SUBJECT: NOISE EMISSIONS FROM BUILDING SITES

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A report on noise emissions from building sites has been requested by Councillor Freame based on receipt of complaints from residents on noise emissions experienced mainly during the summer months.

Problems of excessive noise emanating from building sites have received considerable attention from the media in the past and in some instances have unfortunately given the public the impression that local authorities have the power to control the early starting times of workers on building sites where excessive noise is experienced.

Council is advised that no by-law making provisions for control of construction site starting times are made in either the Local Government Act or the Health Act. It is understood that some local authorities have a policy on this subject, however, while it may influence some builders, policies cannot be enforced by law.

A request to the Pollution Control Division of the Environmental Protection Authority in August 1993 for guidance on this issue resulted in advice on the need for compromise and ensuring neighbouring residents are informed by builders of early starts of concrete pours, with the following closing comments "Where compromises are introduced as noise control tools, they must be managed with care and sensitivity if they are to work effectively. Both parties involved must be aware of each other's needs and of the options which are being avoided or removed".

While Council cannot specifically restrict start and finish times at these sites, restrictions can be placed on noise levels emanating from them under the provisions of the Environmental

Protection Act. Council's Environmental Health Department policy is to request builders and their contractors to not produce noise on site before 6.30 am week days, 7.30 am on Saturdays and 8.30 am on Sundays. Should a complaint be received from a resident adjacent to a building site concerning contractor noise, the builder's site supervisor is contacted and advised of the complaint and requested to conform with that policy. In addition, contractors may be spoken to on site by Environmental Health Officers (EHO's). In most instances the problem is resolved at this point unless new contractors come on site and have not been forewarned by the builder's site supervisor. Should noise continue to be a problem, Council's EHO's will attend when the noise is occurring, measure the levels emanating from the site and, if necessary, serve a Noise Abatement Direction under Section 81 of the Environmental Protection Act 1986. This notice will direct the builder/contractor to cease producing excessive noise between specific times.

As a proactive measure Council's Environmental Health Department has written to all builders operating in the City of Wanneroo advising of acceptable start times on residential building sites. (Attachment 1 refers.)

Contractors have also requested consideration for their schedules on major projects in relation to early AM concrete pours which if delayed can protract the entire project. It is submitted that on short term periods of such occurrences that some tolerance by Council should be exercised.

It is considered that sufficient control measures under the Environmental Protection Act are provided to address unreasonable and unduly lengthy causes of excessive noise from building sites.

#### RECOMMENDATION

That Council:

- 1 endorses the action of the City's Environmental Health Department of requesting building companies to restrict start times to 6.30 am Monday to Friday, 7.30 am Saturdays and 8.30 am Sundays;
- 2 authorises the City Environmental Health Manager to instigate legal action against the recipients of

Pollution Abatement Notices in the event of non-compliance relating to excessive noise from construction sites in accordance with the provisions of the Environmental Protection Act.

G A FLORANCE  
City Environmental Health Manager

hre02003  
gaf:rej

I40206

## CITY OF WANNEROO REPORT NO: I40206

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 2137/530/12

SUBJECT: PETITION - NOISE COMPLAINT

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Council is advised of a five signature petition received from surrounding residents regarding music emanating from Lot 530 (12) Bluejay Close, Woodvale.

A Noise Officer has visited the residents of the subject home and explained their responsibilities under the Environmental Protection Act 1986.

## RECOMMENDATION

That Council refers the petition received regarding noise emanating from Lot 530 (12) Bluejay Close, Woodvale to Council's Health Department for administrative action.

G A FLORANCE  
City Environmental Health Manager

hre02006  
gp:rej

CITY OF WANNEROO REPORT NO: I40207

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 920-5

SUBJECT: LOCAL GOVERNMENT MODEL BY-LAWS (CARAVAN PARKS  
AND CAMPING GROUNDS) NO 2

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The provision of carports in Caravan Parks within the City of Wanneroo has been the subject of confusion and conflict since this Council resolved in 1985 to amend by-laws to remove the restriction of a maximum allowable term of occupation within a Caravan Park of six months.

With the advent of long term occupancy an expectation for additional permanent attachments such as carports has resulted in requests for pergolas, patios and extensions to caravans to provide those comforts normally experienced in permanent dwellings. The caravan manufacturing industry has also been subjected to pressure to provide a more comfortable and permanent type of unit, while still addressing the need to remain within the confines of legislation which is now 20 years old. While minor amendments have been made in that time the completely revised Regulations and By-laws are still in draft form after many years of formulation.

The amendments adopted by Council in 1985 made provisions for units, then referred to as 'double wides', now better known as park homes. The need to overcome the restriction on these units was manipulated by referring to the main part of the two part structure as the caravan and the second part as the 'annexe', even though when attached to each other they formed the one habitable building. As a result of this use of reference to one half of these units as an 'annexe' the by-laws prohibited any further annexural structures effectively preventing additions of pergolas, patios and carports. Council has more recently resolved to allow the erection of pergolas within caravan parks.

Because the current by-laws Schedule 'Y' specifically prohibits any attachments to 'park homes' by way of Clause 6 of the Schedule which states "Double width type units shall not have any other annexural structure". Council is requested to consider a further relaxation of the by-laws to allow permanent residents of caravan parks the additional benefit of providing covers for vehicles. This will necessitate amending the by-laws by deleting Clause 6, Council will still have discretionary power by the retention of Clause 5 which state 'Structures other than annexes to be subject to Council approval'.

It must be brought to Council's attention that on 12 January 1994 the Occasional Committee of Council approved a Development Application for a proposed carport addition to caravan bay 32, Lot 98 Hocking Way, Kingsley, the approval was conditional on compliance with Health regulations. The approval is contrary to the provisions of the current by-laws and would be in breach of that prohibition should approval be acted upon by the applicant.

Council is requested to consider the removal of the Schedule Clause prohibiting additional annexural structures to 'double width' or 'park home' type units in caravan parks being aware of the requirement of a 4.5 metre clearance between structures on caravan bays, which will continue to preserve emergency procedures for quick removal of caravans in the case of fire.

#### RECOMMENDATION

That Council amends the Local Government Model By-laws (Caravan Parks and Camping Grounds) No 2 by:

- 1           revoking all of Clause 6 of Schedule 'Y' Annexes - Construction and Condition; and
- 2           re-numbering Clause 7 as Clause 6.

G A FLORANCE  
City Environmental Health Manager

hre02010  
gaf:rej



I40208

CITY OF WANNEROO REPORT NO: I40208

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 241-1

SUBJECT: TEMPORARY ACCOMMODATION - RURAL AND SPECIAL  
RURAL AREAS - ex F40907, E41206, E40610,  
G41011, H40605

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In December 1990 Council endorsed the service of 21 orders on properties in rural and special rural areas requiring that illegally occupied sheds and caravans be vacated within a period of six months.

Council has extended the date for compliance with the orders. The most recent extension of time expired on 23 December 1994.

Attachment 1 shows the current situation. Five families are still residing in sheds without the relevant authorisation. Three of these hope to commence construction of permanent dwellings in the near future. The remaining two families are unlikely to be able to build in the foreseeable future.

It is submitted that Council has allowed sufficient time (three years) for compliance with the notices. A further period of six months may be considered to be reasonable in order to allow for preparation of plans and commencement of building. An extension of time beyond this is not considered appropriate as it compromises Council's Policy on occupation of temporary accommodation.

It may be necessary for those families who do not intend to build to find rental accommodation.

RECOMENDATION

That Council:

- 1 extends the moratorium on enforcement of Health Notices issued on 14 January 1991 for a further six (6) months ending on 9 August 1994 in respect of those persons shown on Attachment 1 who have not yet commenced construction of a permanent dwelling; and
- 2 in accordance with the provisions of the Health Act 1911 instigates legal proceedings against those persons shown on Attachment 1 if still in occupation of unauthorised temporary accommodation after 9 August 1994.

G A FLORANCE  
City Environmental Health Manager

hre02009  
mcp:rej

CITY OF WANNEROO REPORT NO: I40209

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES  
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 009-1

SUBJECT: WHITFORD BALLET IN THE PARK

---

A request has been received from the Whitford City Shopping Centre requesting sponsorship of \$5,000.00 from Council to assist with the staging of the Whitford Ballet in the Park scheduled for Friday, 11 March 1994.

The event features the West Australian Ballet Company. Organisers are negotiating with the West Australian Symphony Orchestra for them to also appear.

The organisers anticipate an audience of up to 10,000 people.

Council assisted with the staging of the 1993 performance at which 5,000-6,000 people attended by:

- Waiving of hire fees for two days use of James Cook Park being \$132.00. (Report H30311 refers)
- Coordination of park lights and water reticulation system.
- Supply of rubbish bins and their collection.
- Distributed promotional material through the Recreation Centres and Libraries.

No funds have been allocated in the 1993/94 municipal budget for this purpose. To divert funds already allocated to existing and planned cultural projects would jeopardise their success.

## RECOMMENDATION

That Council:

62Declines to sponsor the Whitford Ballet in the Park in 1994.

63Waives the hire fee for use of James Cook Park for the "Ballet in the Park" to be held on 11 March 1994. Such waiver to be made from account number 29439, Recreation Control - Facilities Subsidy.

64Supplies an adequate number of rubbish bins to cater for the anticipated audience.

D INGARFIELD  
Acting City Recreation and  
Cultural Services Manager

MS:GH  
rre4205

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES  
MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 930-17

SUBJECT: OCEAN RIDGE TENNIS CLUB - CLUB RESTRICTED  
LIQUOR LICENCE

---

Council has received a request from the Ocean Ridge Tennis Club to apply for a Club Restricted Liquor Licence. The licence is for the Guy Daniels Clubroom, Sail Terrace, Heathridge.

The days and times requested are:

Tuesday	7.00pm to midnight
Thursday	7.00pm to midnight
Saturday	12.00 noon to midnight
Melbourne Cup Day	10.00am to 7.00pm

The Club has exclusive use of Guy Daniels Clubrooms throughout the year.

The Club has stated that it will not be storing alcohol on the premises.

As Council is aware, for a Club Restricted Liquor Licence to be granted, the Liquor Licencing Division requires written endorsement from Council stating that the Club in question has full and exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no persons, other than the authorised Club, may utilise the premises on the dates or at the times approved on the licence.

RECOMMENDATION

That Council:

65approves the application by the Ocean Ridge Tennis Club to apply for a Club Restricted Liquor Licence for the Guy Daniels Clubrooms, Sail Terrace, Heathridge on Tuesdays, (7.00pm to midnight), Thursdays (7.00pm to midnight) and Saturdays (12.00 noon to midnight) throughout the year and Melbourne Cup Day (10.00am to 7.00pm); and

66informs the applicants that:

- (i) no structural alterations are to be made to the building without Council approval;
- (ii) in the event of any noncompliance with Council's policy relating to the storage of alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

D INGARFIELD  
Acting City Recreation and  
Cultural Services Manager

CI:GH  
rre4206

I40211

CITY OF WANNEROO REPORT NO: I40211

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 323-4

SUBJECT: RE-APPOINTMENT OF HONORARY BEACH INSPECTOR  
MR DENNIS CLUNING

---

Council at its meeting on 24 February 1993 resolved to approve the appointment of Mr Dennis Cluning of 5 Packett Place, Yanchep as an Honorary Beach Inspector attached to the Yanchep Districts Surf Club for a 12 month period.

As there is no impediment to Mr Cluning's re-appointment, it is recommended that Council again approve Mr Cluning's authorisation as an Honorary Beach Inspector for Yanchep over the next 12 month period.

RECOMMENDATION

That Council approves the re-appointment of Mr Dennis Cluning as an Honorary Beach Inspector attached to the Yanchep Districts Surf Club, subject to the provision of the By-laws Relating to the Safety, Decency, Convenience and Comfort of Persons (No. 14) for a further period of 12 months.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

21 January 1994

tmt/dw/02004

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 3466/133/18

SUBJECT: DOG ACT APPEAL - MR F ROS, 18 AGONIS PLACE,  
WANNEROO

---

On 29 October 1993 Council refused an application by Mr & Mrs Ros of 18 Agonis Place, Wanneroo to keep three dogs at their residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mr Ros 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 Mr Ros under Section 26(5) of the Dog Act to keep three dogs at his premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION



---

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

14 January 1994

dw/02002

CITY OF WANNEROO REPORT NO: I40213

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 514/162/16

SUBJECT: DOG ACT APPEAL - MR J GAUNT, 16 QUARKUM STREET, WANNEROO

---

On 14 October 1993 Council refused an application by Mr J Gaunt of 16 Quarkum Street, Wanneroo to keep three dogs at his residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mr Gaunt 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 Mr Gaunt under Section 26(5) of the Dog Act to keep three dogs at his premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

---

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

14 January 1994

dw/02001

I60200

CITY OF WANNEROO

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BUSINESS FOR INFORMATION SECTION

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REPORTS FOR COUNCIL MEETING

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9 FEBRUARY 1994

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I60201CITY OF WANNEROO REPORT NO I60201

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 201-2

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 21 January 1994. The updated 1993/94 Construction Programme is shown at Attachment 1.

**A COUNCIL WORKS**

## 67 MAJOR WORKS

.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)

During December all drainage crossings were installed across the northbound carriageway while southbound traffic was shifted onto the new eastern carriageway.

Linemarking and signing of both carriageways were then undertaken thereby allowing full utilisation of both carriageways by Christmas.

The outstanding kerbing and mulch stabilisation of the verges were carried out during January. Some outstanding drainage will be undertaken during the next report period and asphalt resurfacing and linemarking of the western carriageway is programmed during April.

SECWA proposes to have the street lighting of the dual carriageway, between Lakeside Drive south and Wedgewood Drive, completed by mid February. Landcorp will install the Joondalup City Centre lighting to the section of Joondalup Drive to the north of Lakeside Drive in February.

.2Perry Road

The spray seal was applied to the newly reconstructed section at the end of November 1993. It is envisaged that revegetating of degraded areas can be programmed during early winter 1994 which will effectively complete this stage of the project.

## 68DRAINAGE

.1Javez Drive, Quinns Rocks

The majority of this drainage project was completed during December with minor outstanding verge reinstatements programmed for completion by the end of January.

.2Ariti Avenue Drainage, Wanneroo

The majority of this drainage project was completed during December with minor outstanding verge repairs programmed for completion by the end of January.

.3Kempenfeldt Avenue Drainage, Sorrento

This project involves upgrading the drainage between the sump north of Hood Terrace and Martin Road. Work was undertaken between the sump and Hood Terrace prior to the Christmas stand-down and work will resume at the beginning of February.

Upon completion of main drainage works, the section of Kempenfeldt Avenue, between Raleigh Road and Hood Terrace, will be raised by approximately 400mm.

## 69 PEDESTRIAN AND CYCLE FACILITIES

.1Private

Currambine	Dual Use Path	Bergalia Mews (Lot 805 to Lot 836)
"	Dual Use Path	Clermont Gardens (Lot 821 to Lot 828)
"	Public	Marco Polo Mews

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	Accessway	(Wilcannia Elbow to Lot 806)
"	Footpath	Santa Ana Mews (Oakland Hills Boulevard to Lot 385)
Iluka	Dual Use Path	Ocean Gate (Naturalist Blvd to Marmion Ave)
"	Dual Use Path	Shenton Ave (Naturalist Blvd to Marmion Avenue)
Illuka	Dual Use Path	Marmion Avenue (Shenton Avenue to Ocean Gate)
"	Dual Use Path	Naturalist Boulevard (Shenton Ave to Ocean Gate)
Kinross	Dual Use Path	Burns Beach Road (Connolly Drive to Lot 856 Inc)
"	Dual Use Path	Selkirk Drive (Lot 856 to Lot 878)
"	Dual Use Path	Burns Beach Road (Underpass to Sunlander Drive)
Landsdale	Pedestrian Accessway	Trove Land to Warradale Terrace
Merriwa	Dual Use Path	Hester Avenue (Connolly Drive to Underpass)
"	Dual Use Path	Connolly Drive
"	Dual Use Path	Hester Avenue (Merriwa B adj L 1)
"	Dual Use Path	Baltimore Parade (Greyhound Dr to Dalvik Avenue)
"	Footpath	Dalvik Avenue

		(Baltimore Parade to Hakata Place)
"	Dual Use Path	Baltimore Parade (Dalvik Avenue to Coldstream Circuit)
Mindarie	Dual Use Path	Anchorage Drive (Rothsay Hts to Alexandria View) Ocean ReefDual Use PathShenton Avenue (Ocean Reef to Constellation Drive)
"	Pedestrian Accessway	Volante Elbow to Rambler Glen
Quinns Rocks	Dual Use Path	Morialta Avenue (Tapping Way to Lot 136)
.2	Council Contractor	
Hillarys	Dual Use Path	Mawson Park
Marmion	Footpath	Cliff Street (Bettles St to Gull Street)
Greenwood	Footpath	Wahroonga Way
Girrawheen	Footpath	Calvert Way

## 70 TRAFFIC MANAGEMENT

.1Dorchester Avenue Roundabouts, Warwick

All minor outstanding works, including landscaping and linemarking, have been undertaken and this project is now complete.

.2Quinns Road/Ocean Drive Car Park Intersection, Quinns Rocks



All installation works are now complete. The stabilisation of disturbed dunes will be undertaken during January 1994 to finalise this project.

.3Hepburn Avenue/Kingsley Drive Intersection Modifications

The improvement works at the intersection were undertaken and completed during December 1993.

.4Trappers Drive, Woodvale

Installation of pedestrian refuge islands to improve the safety of school children crossing Trappers Drive commenced mid January. The outstanding works include installation of kerb ramps, brick paving of the islands, signing and linemarkings. This project is anticipated to be completed by the end of February.

.5Kerbside Parking Embayments - Chichester Drive, Woodvale

Formalisation work of kerbside parking embayments started mid January with the installation of kerbing. Outstanding works include brick paving the nibs, line marking and verge reinstatement works. This project will be completed early February.

71CAR PARKS

.1Carramar Golf Course Access Road and Car Park

It is proposed to construct the Wanneroo Road deceleration and passing lane at the Carramar Golf Course entrance road during February. Final finishing works to the car park will be undertaken when the clubhouse project is complete.

.2Warwick Open Space Access Road and Car Park, Warwick

The brick wall bin enclosure and gate have now been erected and the footpath was constructed during December. Parks Department will undertake the landscaping works shortly. After further assessment of the expenditure to

date, the provision of an access connection to the northern end of the car park will be considered. Car bay marking is programmed during February.

Eight speed humps have been programmed to be installed during early February along the access road, between Warwick Road and Beach Road, to limit speeding along this secluded road.

#### .3Santiago Car Parks, Ocean Reef

The two car parks on Santiago Park are completed and incorporate comprehensive bollard installations to restrict vehicle access into the reserve. Landscaping has been deferred until the winter planting period.

#### .4Mullaloo Point Access Road and Car Park

During December the car park was constructed to limestone standard and was dust stabilised with magnesium chloride.

The loop road to the south of the access road was also built to limestone standard. The main access road was constructed to kerbed asphalt standard. Although funding dictated that only the southern third of the ultimate car park could be built to limestone standard, the parking area is of a similar capacity to the pre-existing car park. Extensive mulch stabilisation was undertaken on the earthworked area in late December. These earthworks were undertaken to provide for the ultimate car park finished levels.

The left turn lane and passing lane in Whitford Avenue at the access road entrance were completed in December and SECWA will provide intersection lighting during February.

#### .5Elliot Reserve Car Park

The construction of a 40 bay car park, off Paltara Way in Elliot Reserve, commenced on 29 November 1993. The car park was finished to asphalt standard prior to Christmas and upon the return of the day labour workforce at the beginning of February, the trimming and rockspall embayment works will be carried out. Concrete commercial

crossover installations and lighting are also programmed for early February.

.6Kingsley TAB Car Park

Work commenced on a 22 bay car park extension on 17 January 1994. This extension involved clearing and filling the area east of the Kingsley Tavern. Limestone base course construction has been completed to date. Kerb and asphalt will be undertaken during late January.

.7Sorrento Beach Car Park

This project involves the provision of an additional 13 bays at Sorrento Surf Club (south of the existing car park).

The extension was completed to asphalt standard during December 1993. Relocation of the shower with an extensive brick paving treatment at the south end has been undertaken together with drainage works. Landscaping and linemarking are programmed for completion in February.

.8Lexcen Park Car Park

Work commenced on a 41 bay car park off Venturi Drive in Lexcen Reserve, Ocean Reef on 30 November 1993.

Basecourse construction was undertaken during December and it is proposed to complete the car park during early February.

.9Blackmore Park, Girrawheen

The construction of a 34 bay car park in Blackmore Reserve commenced on 6 December 1993 and completed by 17 January 1994. Landscaping will be undertaken by Parks Department during the winter planting season.

.1Pathway in Trigonometric Park, Duncraig

The installation of a 2.1m coloured asphalt pathway through Trigonometric Park, in accordance with the concept plan, is programmed for completion by the end of January 1994.

.2Woodvale Tennis Courts, Woodvale

Work commenced on the provision of two additional courts, east of the existing courts, during the first week of December 1993.

The project was completed to a fenced asphalt surface stage by Christmas.

Lighting installation has been completed and court furniture is installed. The final surface coatings will be undertaken during the last week of January and the courts will be in service by February 1994.

.3Old Yanchep Road

A 500 metre section of Old Yanchep Road was stabilised in late November with the application of magnesium chloride to suppress the limestone dust.

Results were that impressive, that the limestone bound into a suitable surface to receive a direct application of a spray seal. A 70 metre trial section was consequently spray sealed with initial success.

The stabilised limestone has remained firm reducing the future need for frequent maintenance grading. The  $\text{MgCl}_2$  product costs 60c/m<sup>2</sup> and the promising trial results will be monitored and investigated further.

731993/94 ROAD RESURFACING PROGRAMME

The 1993/94 Road Resurfacing Programme commenced on 27 October 1993 and the following roads have been resurfaced:

Road

Locality

---

Valkrie Place	Two Rocks
Galatea Grove	" "
Chester Avenue	" "
St Ives Drive	Yanchep
Totnes Grove	"
Newquay Close	"
Lynton Court	"
Hartland Place	"
Redruth Court	"
Mousehole Crescent	"
Bennett Road	Quinns Rocks
Pelsart Place	Heathridge
Channel Drive	"
Poseidon Road	"
Tellen Street	Mullaloo
Anemone Way	"
Gardinia Place	"
Volute Place	"
Mussel Place	"
Scaphella Avenue	"
Cowlie Place	"
Livonia Place	"

74

## STREET LIGHTING

The works orders for the following projects have been placed accordingly to designs and quotations received from SECWA.

Hartman Drive	Gnangara Road to Ocean Reef Road
Marmion Avenue	South of Diablo Way to north of Anchorage Drive
Connolly Drive	Burns Beach Road to Kinross Drive.
Connolly Drive	Shenton Avenue to Medobreak Prom
Mirrabooka Avenue	Marangaroo Drive to north of Errina Road
Hester Avenue	Baltimore Parade to Merriwa Blvd

Shenton Avenue

Delamer Avenue to Ocean Reef Road

It is anticipated that the installation works will commence early February 1993 and be completed by mid June 1994.

**B WASTE MANAGEMENT**

The Waste Management Section was kept busy over this holiday period with an extra route commenced in the Merriwa/Clarkson/Kinross area. Delivery of 240 litre carts to new residents is in excess of 300 per month.

Expansion of the recycling programme has progressed and it is anticipated that the entire municipality will be serviced by early February. An additional five people were employed in December to operate the expanded recycling service.

Modifications are about to commence on the material recycling facility to accommodate this growth in the recycling service.

The bulk collection has functioned smoothly and continues on schedule.

The commercial collection services continues to expand with a total of 17 new services achieved in January.

A number of repaired 240 litre carts are being trialed in parks and Ocean Reef Boat Harbour. Carts are being provided to those parks with a history of syringes and needles to minimise the need to manually handle the rubbish.

**C SUBDIVISIONAL DEVELOPMENT**

The status of subdivisional development within the City of Wanneroo is shown on Attachment 2. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1992 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY  
City Engineer

PWC:GR:AT  
Bere0203

CITY OF WANNEROO REPORT NO I60202

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 8 DECEMBER 1993

FILE REF: 208-063-92/93

SUBJECT: CARRAMAR GOLF COURSE DEVELOPMENT  
PROGRESS REPORT

---

75Construction of Carramar Golf Course - Tender No 063-92/93

The specification for this tender provided for the construction of the Golf Course to the grassed stage and allowed for all grassed areas to be maintained until 31 October 1994.

The contract was awarded to Ertech Pty Ltd with signing of the contract agreement and possession of site occurring on 25 May 1993. The time for completion of the contract is 31 weeks (end of December). The final stage of grassing the greens is currently taking place with the practical completion date likely for early December.

76Electrical Services - Tender No 06-93/94

The provision of electrical services to the Golf Course is complete.

77Potable Water Supply - Tender No 25-93/94

The installation of a potable water supply system for the supply of water to the various building projects and drinking fountains was completed by the end of October.

78Maintenance Shed - Tender No 05-93/94

The Practical Completion certificate for this building was finalised on 23 November.



**79Perimeter Fencing - Tender No 15-93/94**

The installation of perimeter fencing is complete. Additional fencing may be required around the pump station and potable water control facilities. This will be assessed when the grass is established.

**80Parking Area and Entrance Road**

The main parking area and entrance road are complete to the asphalt kerb stage.

Extension of the entrance road and provision of storage/turning areas to the maintenance shed commenced on 23 November.

**81Access Road from Wanneroo Road**

The Wanneroo Road intersection is programmed for construction in February/March to complete the access road to the golf course.

**82Caretaker's Residence - Tender No 24-93/94**

The construction of the caretaker's residence by Homestead Constructions Pty Ltd commenced on 18 November.

**83Clubhouse, Entry Statement and On Course Toilets - Tender No 23-93/94**

The construction of the clubhouse has progressed quickly since commencement on 13 October and is reaching plate height.

The limestone wall component of the entry statement is nearing completion. Outstanding works include the construction of brick pavers and installation of sliding gate.

The brickwork on the on course toilets is complete. The remaining works will be undertaken in conjunction with the clubhouse.

**84Management and Provision of Golfing Services**

The tender for the management and provision of golfing services closes on 10 December 1993.

Submitted for information.

R T McNALLY  
City Engineer

DRB:EMT  
Aerel204

I60203

CITY OF WANNEROO REPORT NO: I60203

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 30/2831

SUBJECT: FAILURE TO OBSERVE CONDITIONS OF APPROVAL  
LIMESTONE QUARRY, PT LOT 6 WESCO ROAD,  
NOWERGUP BY NEWMARKET LIMESTONE

---

Council will recall that at its meeting on 10 February 1993 (H20229) and following debate it resolved to commence legal proceedings against Mr J Fazio trading as Newmarket Limestone for non-compliance with conditions of development approval for a limestone quarry at the above location.

Since then almost constant communication has been maintained with Mr Fazio who has proved to be quite hot tempered and , not particularly co-operative. He only co-operated following receipt of a summons requiring his appearance at Joondalup Court on 29 October 1993.

Mr Fazio entered a plea of not guilty through his solicitors and the matters were adjourned for a subsequent hearing on 20 December 1993.

As a consequence of the actual commencement of legal proceedings, Mr Fazio completed formalities prior to the issue of a further development application approved by Council at its meeting on 10 November 1993 (H91120).

Council's legal advisers are of the opinion that in view of the renewed development approval with more stringent conditions applying, that it would have been unwise to continue with the originally proposed prosecution as there are definite grounds for technical legal argument which could possibly be in favour of the defendant when probable costs of prosecution could have been awarded against the prosecuting body.

Counsel for Mr Fazio offered to pay the sum of \$1,100 towards the Council's costs in this matter. The advice from McLeod & Co, acting for Council, confirms that in the circumstances, this is substantially more than would have been achieved had the matter proceeded to litigation. In view of this advice, Counsel was instructed to accept payment on behalf of the City of Wanneroo and the matters before Court withdrawn.

In the event that Newmarket Limestone per Mr J Fazio fails to comply with the new stringent conditions of approval (which are phrased in a manner less likely to permit legal argument) I will again recommend Council to prosecute.

SUBMITTED FOR COUNCIL'S INFORMATION.

A C SHEPPARD  
Acting City Planner

jhw:gm  
pre93205  
7.1.94

CITY OF WANNEROO REPORT NO: I60204

TO: TOWN CLERK

FROM: ACTING CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 730-8-1

SUBJECT: JOONDALUP CITY CENTRE - HEIGHT CONTROLS

---

METRO SCHEME: Central City Area  
LOCAL SCHEME: Joondalup City Centre

## BACKGROUND

At its meeting on 8 December 1993 Council resolved that 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.

## DEVELOPMENT CONTROL

Development in the Joondalup City Centre is subject to the approval of both Council and LandCorp and under Council's Town Planning Scheme No 1 is required to be in accordance with the Joondalup City Centre Development Plan and Manual. The maximum height of buildings is governed by two controls: a street front height limit and a plot ratio limit.

The main body of any building is limited to a height of 13.5 metres above the midpoint of the street boundary at natural ground level and should not penetrate a plane inclined toward the site at 60 degrees above that point. The plot ratio limit addresses the total area of floor space that can be accommodated on any particular site and ranges from 1.5:1 for the blocks adjacent to the retail site to 0.5:1 for areas further away.

The result of these controls, together with a requirement for most buildings to be constructed up to the front and side boundaries will be that the Joondalup City Centre streets should

eventually be contained by buildings approximately three or four storeys in height.

#### ASSESSMENT

This is considered to be a satisfactory limit from the point of view of the comfort and amenity of people using the streets while still leaving a degree of design flexibility. An absolute height limit of three storeys is seen as being unnecessary in these circumstances and would encourage a less interesting townscape. Council's existing offices would exceed this level.

#### CONCLUSION

It is considered that the existing controls administered by Council and LandCorp provide appropriate safeguards to ensure the creation of a pleasant and comfortable streetscape in the Joondalup City Centre and that the introduction of a specific height control would be unlikely to result in an improvement to the City Centre.

SUBMITTED FOR COUNCIL'S INFORMATION.

A C SHEPPARD  
Acting City Planner

db:gm  
pre94216  
12.1.94

I60205

C I T Y   O F   W A N N E R O O   R E P O R T   N O : I60205

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 office 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 the 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 \$1,073,8 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	3,920,685	3,674,807	
Estate			
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 represents 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
Total	\$ 66,211	\$186,379

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
Total	\$	\$213,879

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.

W B TURKINGTON  
City Treasurer

WBT:CB  
13 January 1994  
cre0004

**I60206****CITY OF WANNEROO : REPORT NO I60206**

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

CITY OF WANNEROO REPORT NO: I60207

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 an increase of 81425 or 30.8% over that achieved in the corresponding period of 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 inclusive. This obviously impacted on the lower attendance figures in December 1992.

The operating position for the complex for the 6 months ended 31 December 1993 was as follows:-

	Centre Subsidy	Surplus \$
	Control	
	Pool	
46,768	Sports Hall	
3,179	Fitness Room	58,974
	Aerobics Room	6,766
	Kiosk	471



26,432	Creche	
	<b>Total</b>	\$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	Kio
	\$	\$	\$	\$	\$	\$
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
<u>147,899</u>	<u>17,715</u>	<u>991,341</u>			

The year to date turnover comparison for previous years for each centre as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kio
	\$	\$	\$	\$	\$	\$
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 w follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kio
	\$	\$	\$	\$	\$	\$
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	(6,9
32,825) (28,867)					
1993/94	(146,768)	(13,179)	58,974	6,766	47
(26,432) (120,168)					

It should be noted that this year depreciation is reflected in the final statements. At the 31/12/93 the total cost was \$122,571. Taking cognizance 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	Budget 31/12/93	Actual 31/12/93
Income	189,300	94,650	116,300
Expenditure	236,818	118,410	129,479

Subsidy	\$ 47,518	\$23,760	13,179
	<u>          </u>	<u>          </u>	<u>          </u>

This area is performing above budget expectations and officers consider trend should continue.

### Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/12/93	Actual 31/12/93
Income	372,650	186,324	179,182
Expenditure	<u>286,743</u>	<u>143,371</u>	<u>120,208</u>
Surplus	\$ 85,907	\$42,953	\$ 58,974

The trading surplus on this operation is encouraging and early trend 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
Income	151,800	75,900	66,039
Expenditure	<u>110,477</u>	<u>55,238</u>	<u>59,273</u>
Surplus	\$ 41,323	\$20,662	\$ 6,766

This area is performing below budget expectations with revenue down 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 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
	<hr/>	<hr/>	<hr/>
Subsidy	\$58,454	\$29,227	\$26,432
<hr/>	<hr/>	<hr/>	

Given that the creche attendance figures for the 6 months ended 31 Dec 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	6,711
Income	\$17,715	\$ 8,311
Expenses	\$44,147	\$41,147
Subsidy	\$26,432	\$32,827
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 3.

Submitted for information.

J B TURKINGTON  
City Treasurer

FBT:CB  
12 January 1994

cre0042

CITY OF WANNEROO REPORT NO: I60208

TOWN CLERK  
 1: CITY TREASURER  
 MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
 MEETING DATE: 9 FEBRUARY 1994  
 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 3.0%.

The operating financial position for the complex for the 6 months ended 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
Total	\$	\$213,879

The subsidy is \$213,879.

The Council's budget provides for an annual subsidy to this complex of \$330,000 including \$75,650 depreciation.



the corresponding period in previous years the net subsidy was:-

1992/93	\$141,391
1991/92	\$213,293
1990/91	\$139,592

er taking cognisance of the asset depreciation charge of \$41,670 the tr  
tion is approximately \$30,818 down on that achieved last year.

	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

efully a bumper January will reverse this trend.

#### Business Room

financial scenario for this operation for the first 6 months of the year  
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

#### Recreation Room

Annual Budget	Budget 31/12/93	Actual 31/12/93
------------------	--------------------	--------------------

PORT 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/>

the

financial scenario for this centre for the first 6 months is as follows

	Annual Budget	Budget 31/12/93	Actual 31/12/93
	<hr/>	<hr/>	<hr/>
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/>	<hr/>

cil will recall that this facility was privatised for a trial six  
od commencing 25/10/93.

financial details are shown as Attachment B.

mitted for information.

TURKINGTON  
y Treasurer

CB  
January 1994

043

I60209

CITY OF WANNEROO : REPORT NO I60209

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

I60210

CITY OF WANNEROO REPORT NO: I60210

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 061-231 & 061-285-6

SUBJECT: MINISTRY OF SPORT AND RECREATION GRANTS

---

On 24 December 1993 two Ministry of Sport and Recreation cheques totalling \$72,000.00 were presented to Council by Mr Wayde Smith, MLA.

One Cheque for \$45,750.00 was the final payment of the \$185,000.00 grant approved for the McDonald Park Community Facilities and the other \$26,250.00 was the first progress claim of 75% of the \$35,000.00 grant approved for the Undercroft Bridge Club clubrooms.

Submitted for information.

J B TURKINGTON  
City Treasurer

JBT:CB  
25 January 1994

tre0175

I60211

CITY OF WANNEROO REPORT NO: I60211

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 851-7, 30/853-6

SUBJECT: HEALTH ACT 1911 - FOOD COMPLAINTS PROSECUTIONS  
- ex H40802, H40703

---

Council is advised of the results of two recent prosecutions resulting from consumer complaints and routine sampling of food.

- 1 Choi Sun Chinese Restaurant - Complaint No 860  
(K and W Chan)

On 11 November 1993 at the Perth Court of Petty Sessions Mr K and Mrs W Chan entered a plea of guilty to a charge that they were responsible for the sale of a take-away meal which contained a cockroach.

Mr and Mrs Chan were fined a total of \$1000 with costs of \$159.

Council's legal costs in this case amounted to \$419.90.

- 2 Tarnash Meat Supplies - Samples No'd 9105 and 9106  
(P and J Brennan)

On 6 December 1993 at the Joondalup Court of Petty Sessions Mr P and Mrs J Brennan entered a plea of guilty to charges that they were responsible for the sale of savoury patties and pork mince which were adulterated with sulphur dioxide.

Mr and Mrs Brennan were fined a total of \$1300 with costs of \$880.

Council's legal costs in this case amounted to \$420.

Submitted for information.

G A FLORANCE  
City Environmental Health Manager

hre02002  
mn:rej

CITY OF WANNEROO REPORT NO: I60212

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 851-1

SUBJECT: LOCAL HEALTH AUTHORITIES ANALYTICAL COMMITTEE  
- ANNUAL REPORT 1992/93

---

Council is advised of receipt of the Annual Report of the Local Health Authorities Analytical Committee for 1992/93, which reports on the food sampling programmes of all Councils in Western Australia.

In a covering letter accompanying the Report, the Secretary advises that:

"The Committee has requested that all Councillors be made aware of the contents of the report and the endeavours of the Analytical Committee. These are shown in the informative brochure which has been prepared and I am enclosing a number, and would be grateful if you would arrange distribution to your elected members and others who may be interested in this important aspect of public health in relation to the work of the Analytical Committee."

The Report consists of 205 pages and is very comprehensive giving details under the four headings of:

- 1 Report to the Minister.
- 2 Financial Statements.
- 3 Details of samples submitted by local authorities.
- 4 Summary of samples analysed.

In the Report to the Minister it was advised that the total number of samples submitted increased by 353 this year to 5603, representing a 6.7% increase over the previous year. Sixty-five certificates for prosecution were issued being 1.16% of all samples submitted. This number of prosecution certificates issued is the lowest number for a decade or more. Given the



increased number of units submitted and the considerable reduction in substandard samples, a conclusion could be drawn that there is a general improvement in the compliance with food standards.

The highest number of samples were submitted by:

1	City of Perth	(13775)
2	City of Stirling	( 8357)
3	City of Wanneroo	( 4963)

In comparing the Cities of Stirling and Wanneroo numbers of samples it must be highlighted that while population figures and retail food outlets are somewhat similar, the number of food manufacturers in Stirling greatly exceed the few located in Wanneroo.

The City's Environmental Health Department submitted a total of 526 samples of food for analysis during 1992/93, in increase of 195 on last year's figures. Fifty-seven sub-standard samples resulted in 14 prosecution certificates being issued. In addition, 26 samples containing foreign matter were submitted for identification where Health staff required confirmation. In most cases objects such as glass, wire, insects, band-aids and cigarette butts are not submitted.

The 526 samples submitted were grouped under the general classification of:

- Cereal and Bread Products
- Ice cream and Related Products
- Cheese
- Milk
- Yoghurts
- Fish and Fish Products
- Cordials, Fruit Juices, Fruit Juice Drinks
- Nuts and Related Products
- Spices, Condiments and Sauces
- Vegetable and Related Products
- Meat and Meat Products
- Edible Fat and Oils
- Snacks, Crisps, Special Purpose Foods
- Infants and Young Children Food
- Tea, Coffee and Cocoa Products.

The City's Health staff are continuing to participate in the coordinated group sampling in liaison with Stirling, Swan and

Bayswater which was initiated by Wanneroo over five years ago. This has the beneficial effect of each Council not sampling the same products as each other, the sharing of results of analysis and a greater range of foods being checked and a more effective use of sampling costs.

The Food section of Council's Environmental Health Department has completed another successful year of food sampling and is to be commended on its initiative in progressively reviewing sampling procedures, increasing the variety of food being submitted for analysis for compliance with the Western Australian (Food Standard) Regulations and participating in State food surveillance programmes..

This involvement in State wide surveys such as pesticide residue in vegetables, soft serve ice cream, cooked rice, potatoes for alkaloids, hot chicken rolls, lead and cadmium in water heaters, has been appreciated by the Health Department of Western Australia. It is considered that the food monitoring programme of the City's Environmental Health Department is one of the major services provided by Council to ensure that food quality is maintained within the City of Wanneroo.

G A FLORANCE  
City Environmental Health Manager

hre02004  
gaf:rej

I60213

CITY OF WANNEROO REPORT NO: I60213

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 240-2

SUBJECT: STANDING COMMITTEE ON PUBLIC LIBRARIES  
MEMBERSHIP

---

The Standing Committee on Public Libraries was established in 1990 to assist the Library Board to consider matters pertinent to public libraries at the wider forum.

The Standing Committee examines issues referred to it by the Library Board of Western Australia as well as placing issues before the Board.

The Western Australian Local Government Libraries Association has nominated the City Librarian as one of two metropolitan public librarian members on the Standing Committee. The term of membership is two years.

Submitted for information.

N CLIFFORD  
City Librarian

nfc:mdp  
whre010194

CITY OF WANNEROO REPORT NO: I60214

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 FEBRUARY 1994

FILE REF: 905-1

SUBJECT: MUNICIPAL LAW & FIRE SERVICES DEPARTMENT -  
ACTIVITIES FROM 1 OCTOBER 1993 TO 31 DECEMBER  
1993

The following is a report covering the Municipal Law & Fire Services Department's activities from 1 October 1993 to 31 December 1993.

## 1. COURTS

There were 7 prosecutions dealt with in the Court of Petty Sessions, Joondalup, comprising:

Litter Act	-
Bushfire Act	-
Reserves & Foreshores By-laws	1
Control of Vehicles Act (Off Road)	-
Parking Facilities By-laws	1
Disabled Parking By-laws	-
Dog Act 1976	2
City of Wanneroo By-laws Relating to Dogs	-
Court matters dismissed by Magistrate	-
Court matters adjourned to next Court date	3

## 2. INFRINGEMENT NOTICES

There were 608 infringement notices issued, comprising:

Control of Vehicles (Off Road Areas) Act	3
Commercial Vehicles - Parking on Verges	4
Dog Act 1976	119
Litter Act	11
Bushfires Act	298
Parking & Reserves & Foreshores	151

Disabled Parking 22

3. INREP REGISTRY

There were 33 infringement notices lodged with the INREP Registry, comprising:

Dog Act 1976	16
Parking	4
Disabled Parking	13

4. COMPLAINTS AND OTHER MATTERS

There were 425 complaints and requests for service to this Department, comprising:

General complaints including abandoned motor vehicles, rubbish dumping and hooliganism at City buildings and reserves	219
Off road vehicle complaints	16
Commercial vehicle parking complaints	36
Parking complaints	72
Investigations into theft and vandalism	5
Fire hazard investigations	60
Special duties	7
Disabled parking complaints	10

5. DOG AND CATTLE COMPLAINTS

There were 767 dog and stock complaints received from City residents, comprising:

General (dogs wandering and stray dogs, including horses and cattle on roads)	631
Barking dog nuisances	106
Dog bites and attacks	30

6. DOGS IMPOUNDED 239

7. DOGS CLAIMED AND SOLD 110

8. DOGS PUT DOWN 129

9. CATTLE IMPOUNDED 2

10. TELEPHONE CALLS

- received at Main Office during office hours - 6,872

11. DELIVERIES AND ESCORTS

There were 300 deliveries and escorts by Patrol Officers and Rangers, comprising:

Council Agendas	296
Other Deliveries	4

12. HALL AND RESERVE PATROLS - PRIVATE FUNCTIONS - 170

13. FIRE REPORTS AND CALL OUTS

There were 37 call outs attended by Patrol Officers and Brigade Volunteers, comprising:

Grass fires	13
Bush fires	9
Vehicle fires	4
Rubbish fires	-
Property fires	-
False alarms	3
Not described	8

14. NEIGHBOURHOOD WATCH

During this quarter 6 meetings were held within the City and were attended by residents, the Crime Prevention Bureau of the Police Department and the Council's Neighbourhood Watch Liaison Officer.

The meetings covered topics such as home security and self protection against physical attack by intruders.

15. WANNEROO STATE EMERGENCY SERVICE

There were 284½ hours expended on operations by the Wanneroo State Emergency Service, as follows:

Search	-
Storm Damage Assistance	64½
Mass Rescue	-

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Support Operations	10
Training	-
Community Service	207
Fire Assistance	3

During this period, 332 kilometres were travelled.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

21 January 1994

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