CITY OF WANNEROO

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP, ON WEDNESDAY, 23 FEBRUARY 1994

ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR - JP, May P NOSOW - Deputy Ma H M WATERS W H MARNICK A V DAMMERS B A COOPER L A EWEN-CHAPPELL M J GILMORE B J MOLONEY from 7. K H WOOD I D MACLEAN F D FREAME G W CURTIS	УO	pm	South-West South North Central Central Central Central South South South South South South-West South-West	Ward Ward Ward Ward Ward Ward Ward Ward
Town Clerk: City Treasurer			F COFFEY B TURKINGTO	N	
City Planner:			G DRESCHER		
Acting City En			BLAIR		
Acting City Recreation and			BUAIN		
		D	INGARFIELD		
Acting City Environmental		D	INGARFIELD		
		м	AUSTIN		
			FISCHER		
Deputy City Building Surveyor:					
			GRIFFIN		
Manager - Municipal Law &			GRIFFIN		
Fire Service:		T	TREWIN		
City Librarian:			CLIFFORD		
			STUART		
			CURRALL		
			CARROLL		
Minute Clerk:			HOSSACK		
An analogy for change upg tondered by On Device					

An apology for absence was tendered by Cr Davies.

There were 28 $\,$ members of the Public and 3 members of the Press in attendance.

190234 PETITION SUPPORTING PROPOSED SHOPPING CENTRE - CORNER FLINDERS AVENUE AND WATERFORD DRIVE, HILLARYS -[30/4107]

A 17-signature petition has been received from the residents of the RSL Villas in Angove Drive, Hillarys supporting the proposed shopping centre on the corner of Flinders Avenue and Waterford Drive, Hillarys.

This petition will be referred to Town Planning Department for action.

MOVED Cr Rundle, SECONDED Cr Freame that the petition from residents of the RSL Villas, Angove Drive, Hillarys supporting the proposed shopping centre on the corner of Flinders Avenue and Waterford Drive, Hillarys be received and referred to Town Planning Department for action.

CARRIED

190235 PETITION OPPOSING DEVELOPMENT OF LAND IN CROMER GROVE, KALLAROO - [30/1763]

A 6-signature petition has been received from residents opposing the development of land in Cromer Grove, Kallaroo on the grounds that the development will affect property values, increase traffic and parking in the locality.

This petition will be considered in conjunction with Item 120250.

MOVED Cr Rundle, SECONDED Cr Freame that the petition from residents opposing the development of land in Cromer Grove, Kallaroo be received and considered in conjunction with Item 120250.

CARRIED

190236 PETITION OBJECTING TO SALE OF RESERVE BETWEEN LANARK MEWS AND WATTEN PLACE, DUNCRAIG - [061-212]

A 13-signature petition has been received from residents objecting to the sale of the reserve between Lanark Mews and Watten Place, Duncraig.

This petition will be referred to Town Planning Department for action.

MOVED Cr Rundle, SECONDED Cr Freame that the petition from residents objecting to the sale of the reserve between Lanark Mews and Watten Place, Duncraig be received and referred to Town Planning Department for action.

PRESENTATION - COUNCIL FOR ABORIGINAL RECONCILIATION

Cr Freame advised that she had attended that launch of the Council for Aboriginal Reconciliation and presented to Council a pack containing a selection of booklets, together with posters and video.

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

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"

Alexander and Alexander Limited have advised that Council has a general "duty of disclosure" and a "reasonable precautions" warranty in insurance policies to satisfy.

A practical demonstration was attempted at Daihatsu Australia Pty Ltd, Canning Vale on 17 February 1994, but it was unsatisfactory. The applicant has arranged a further demonstration with Council's solicitors. It is expected that a report will be submitted to the next meeting of Council.

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

A meeting was held with the owner of Lot 24 Kingsway on 4 February to discuss the proposal for a temporary drainage disposal facility on his property. A revised proposal is currently being prepared for further discussions with the owner. A report will be submitted on receipt of a response to this revised 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."

CITY ENGINEER'S REPORT I10212

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."

CITY ENGINEER'S REPORT 160215

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.

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."

Further test results have indicated that the laterite asphalt complies with the specification for void ratio and compaction. A single high void ratio result does not warranty any further action.

CAR PARK - TOM WALKER PARK - ex 190225

"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."

CITY ENGINEER'S REPORT I10210

CAR PARK - CHICHESTER PARK - ex 190226

"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."

A number of options are being evaluated with Parks Department. A report will be presented on completion of this evaluation.

MITCHELL FREEWAY EXTENSIONS - ex 190227

"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."

A programme of works and estimated costs for construction are being sought from Main Roads WA. On receipt of this information and a review of the previous funding arrangements, a report will be presented to Council.

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.

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 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.

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

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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 420407

> "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.

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.

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."

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"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"

CITY PLANNER'S REPORT 120266

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 Priets for the subdivision of Lot 4 Priest Road, Landsdale pending resolution of the Gnangara Road widening requirements"

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

REQUEST FOR VARIATION TO CAR PARKING STANDARDS, KINROSS LOCAL CENTRE, LOTS 1255 AND 1256 EDINBURGH AVENUE, KINROSS - ex 120202

"consideration of this matter be deferred and a further report submitted to Council at its meeting on 9 March 1994."

A report will be submitted to Council at its meeting on 9 March 1994.

PROPOSED MEDICAL CONSULTING ROOMS, LOT 261 (23) ARNISDALE ROAD, DUNCRAIG - ex 120204

> "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 report will be submitted to Council once its Consulting Rooms Policy has been reviewed.

PROPOSED MEDICAL CONSULTING ROOMS, LOT 65 (48) BELGRADE ROAD, WANNEROO - ex 120205

"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 report will be submitted to Council upon receipt of an application for a corner store.

PROPOSED EXTENSION TO MEDICAL CONSULTING ROOMS: LOT 1 (44) ARNISDALE ROAD, DUNCRAIG - ex 120206

"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 report will be submitted to Council once its Consulting Rooms Policy has been reviewed.

PROPOSED SUBDIVISION OF LOT 1 (500) BADGERUP ROAD, GNANGARA - ex 120217

"consideration of the subdivision of Lot 1 (500) Badgerup Road, Wangara be deferred pending discussions with the owners regarding road widening requirements."

A meeting is being arranged with the owners; a report will be submitted to Council in due course.

PROPOSED VODAFONE TELECOMMUNICATION FACILITY, RESERVE 32734 PADBURY - ex 120245

"consideration of this matter be deferred and a further report be submitted to Council at its meeting on 23 February 1994."

Additional information is awaited; a report will be submitted to Council in due course.

TRAFFIC ISSUES AND ASSESSMENT - QUINNS/ALKIMOS - ex I20248

"consideration of this matter be deferred and a further report submitted to council at its meeting on 9 March 1994."

A report will be submitted to Council at its meeting on 9 March 1994.

PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2) LYELL GROVE, WOODVALE - ex 190229

"the application together with additional information be resubmitted to Council for further consideration."

A report will be submitted to Council when revised plans are received.

PROPOSED EXPANSION OF POULTRY PROCESSING PLANT, LOT 30 (162) GIBBS ROAD, NOWERGUP - ex I90230

"the application together with additional information be resubmitted to Council for further consideration."

Additional information is awaited; a report will be submitted to Council in due course.

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"

Initial discussions have taken place with the West Australian Lawn Tennis Association and a series of meetings will take place to formulate recommendations. A report will be submitted to Council in due course.

DOG DEFECATION PROBLEMS - CITY OF WANNEROO RESERVES - ex H40506

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

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT 160233

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."

ACTING CITY TREASURER'S REPORT 160225

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. Submissions close on 28 February 1994. A report will be compiled for Council's consideration following that date.

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.

MOVED Cr Wood, SECONDED Cr MacLean 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 BURNS BEACH RECREATION MANAGEMENT COMMITTEE Meeting held 20 December 1993
- B MILDENHALL SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE Meeting held 1 February 1994
- C GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE Meeting held 2 February 1994

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

CARRIED

ADVISORY COMMITTEES

A HISTORICAL SITES ADVISORY COMMITTEE Meeting held 15 December 1993

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

CARRIED

OTHER COMMITTEES

- A JACK KIKEROS COMMUNITY HALL COMMITTEE Meeting held 13 January 1994
- B WHITFORD RECREATION ASSOCIATION (INC) Meeting held 17 January 1994
- C BURNS DISTRICTS COMMUNITY RECREATION ASSOCIATION Meeting held 20 January 1994
- D MARMION SORRENTO DUNCRAIG PROGRESS AND RATEPAYERS ASSOCIATION Meeting held 8 February 1994

MOVED Cr Marwick, SECONDED Cr Nosow that the Minutes listed at Items A to D 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 23 February 1994:

Q1 Who is using the cul-de-sac head of Griffiths Road, for large load of chipping?

- Q2 Are the double gates adjacent to the footpath on West side of Griffiths Road situated in the safest place feasible, in public interest?
- Q3 When Lots 17 and 50 (G R or Vincent) were sold by the City who was consulted publicly? When was it dealt with by Council? Where can the documentation be seen by the public? What price did that land sell for? How much profit did Council make?

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

The Town Clerk answered Questions 4 - 8 as follows:

- Q4 Do we need FOI for such things?
- A4 (a) Section 188(3) of the Act provides:

"The council shall cause the book in which the minutes are so recorded to be kept at the office or usual place of meeting of the council available for inspection by members of the council, and ratepayers and electors of the district, during office hours on application to the clerk."

- (b) In my opinion, no, with the qualification that as Council business is conducted in open meetings documentation relating to any item presented to Council with very few exceptions, would be available for inspection by members of the Community through Section 188(3).
- Q5 What is the standard procedure expected from an employee of the City in a senior position of keeping documentary evidence. When there is only his or her word against a member of the public?
- A5 I am not aware of any requirement for Officers of Council to maintain documentary evidence of discussions with members of the public.
- Q6 What protection have the public got when such doubts are printed in the Minutes? And spoken publicly in Council meetings?
- A6 Whilst I have not taken legal advice it would be my opinion that any members of the public who believe they

have been defamed or their honesty or integrity has been reflected upon in a report presented in open Council, would have the right to pursue a private legal action against any officers of the Council through the Court system.

In addition, Clause 206 of the Standing Order By-laws states:

"Any complaint concerning the performance of duties, or conduct of a senior officer as defined in By-law 197, shall:

- (a) be in writing addressed to the Mayor;
- (b) be signed by the person or persons making the complaint, and;
- (c) contain such details as are available in order that the complaint may be investigated.

The Mayor may refer any such complaint to the Clerk for investigation and appropriate action, may personally investigate the matter or refer it to the Finance and Community Services Committee."

Cr Moloney left the Chamber at this point, the time being 7.50 $\ensuremath{\mathsf{pm}}$.

- Q7 What is the proper procedure for Council in the recording in the Minutes, when a Special Council Meeting has been held? ie Meetings called suddenly, if public or media have no way of knowing of such meetings (except for a scrap of paper for the daily callers?)
- A7 Section 188 of the Local Government Act states:

"The Council shall cause minutes of the proceedings of the council to be recorded and kept in a book, and shall cause to be so entered and kept:

- (a) the names of the members attending each meeting;
- (b) the time at which any member enters or officially withdraws from the meeting room during the course of the meeting;
- (c) the names of the members voting on each question of which there is a division;

- (d) resolutions, orders and other proceedings of the council; and
- details of any motions moved at each meeting, whether it is passed, defeated or has lapsed;

and shall cause the minutes of the proceedings of a meeting to be read at the next ordinary meeting of the council, and if found to be correct the mayor or president, or other chairman, shall sign and date each page of the minutes in confirmation of the fact that they have been found correct."

- Q8 Re Agenda is the date of Item 140215 Welfare correct? (date mentioned 13/2/94) Could these deserving families be helped a little more than recommended?
- A8 (a) No, the correct date should be 13/2/93.
 - (b) I am unable to answer that because I was not on the committee allocating the monies.
- Q9 How many parks in total do Council propose selling off? Can full disclosure be given to the media of each park to be sold and developed and how many building blocks on each park and how much the proposed price could be attained individually, where that money will be spent?

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

DECLARATIONS OF PECUNIARY INTEREST

Cr Dammers declared an interest in Item I30211.

Cr Gilmore declared an interest in Item I30211.

Cr Wood declared an interest in Item I30211.

BUSINESS REQUIRING ACTION

190237 TECHNICAL SERVICES

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

CARRIED

REPORTS

I10210 TOM WALKER RESERVE - PROPOSED CAR PARK - [510-1843, 061-346, 30/1372]

CITY ENGINEER'S REPORT 110210

In November 1993 Council resolved not to proceed with the construction of a 10 bay carpark on Tom Walker Park (Item H1111 refers).

A submission from the proprietors of the Seacrest Medical Centre expressed a willingness to contribute to the cost of construction of the carpark which would provide an extension of the car parking capacity for the medical centre.

The City Engineer provides details of the Seacrest Medical Centre's further proposal and gives reasons why he does not support construction of the carpark.

RECOMMENDATION

That Council reiterate its previous decision to not approve construction of a car parking facility on Tom Walker Park.

MOVED Cr Moloney, SECONDED Cr MacLean that Council approves the construction of a 10-bay carpark on Tom Walker Park.

LOST

MOVED Cr Rundle, SECONDED Cr Dammers that Council reiterate its previous decision to not approve construction of a car parking facility on Tom Walker Park.

CARRIED

110211 VERGE PARKING PROHIBITION - EDDINGTON ROAD - WARWICK POLICE COMPLEX - [910-4]

CITY ENGINEER'S REPORT I10211

The Senior Sergeant at Warwick Police Complex has requested the installation of parking prohibition signs on the Eddington Road frontage of the complex to provide safe access for pedestrians and motorists.

The City Engineer supports this request.

RECOMMENDATION

That Council:

1 installs "NO STANDING ANY TIME ON VERGE" signs along the southern side of Eddington Road, adjacent to the Warwick Police Complex, as shown on Attachment 1 to Report No 110211;

2 notifies the affected parties accordingly.

MOVED Cr Waters, SECONDED Cr Gilmore that Council does not install "NO STANDING ANY TIME ON VERGE" signs along the southern side of Eddington Road.

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

WITHDRAWN

MOVED Cr Freame, SECONDED Cr Wood that Council:

- 1 installs "NO STANDING ANY TIME ON VERGE" signs along the southern side of Eddington Road, adjacent to the Warwick Police Complex, as shown on Attachment 1 to Report No Il0211;
- 2 notifies the affected parties accordingly.

CARRIED

Appendix I refers.

110212 DUAL USE CAR PARK - LITTORINA PARK - [510-609]

CITY ENGINEER'S REPORT 110212

In 1993 Council allocated \$60,000 in the Budget for construction of a 50 bay dual use carpark in Littorina Park south of Eddystone Primary School. The Ministry of Education had given an undertaking "in principle" to jointly fund the project.

The City Engineer reports on advice received from the Ministry of Education that payment for this project be invoiced after June 1994.

MOVED Cr Marwick, SECONDED Cr Curtis that Council:

- 1 constructs the car park in Littorina Park, as shown at Attachment 1 to Report No I10212, with the 50% contribution from the Ministry of Education to be invoice in June 1994;
- 2 advises all interested parties accordingly.

CARRIED

Appendix II refers.

I10213 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

CITY BUILDING SURVEYOR'S REPORT I10213

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

MOVED Cr Marwick, SECONDED Cr Curtis that Council:

- 1 endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report I10213;
- 2 instigates prosecution proceedings under Section 374(1)(a) of the Local Government Act against the owners of Lot 914 (11) Merion Place, Connolly for failing to obtain a building licence for the pergola structure.

CARRIED

Appendix III refers.

110214 ALEXANDER HEIGHTS/MARANGAROO COMMUNITY HALL - [208-055-93/94, 635-15]

CITY BUILDING SURVEYOR'S REPORT I10214

Tenders have been called for the construction of the Alexander Heights/Marangaroo Community Hall.

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

MOVED Cr Marwick, SECONDED Cr Curtis that Council with respect to Tender 055-93/94:

- 1 accepts the tender sum of \$477,474.00 from Southdown Construction Company Pty Ltd for the construction of the Alexander Heights Community Hall;
- 2 authorises the signing of contract documents.

CARRIED

110215 CATA DISABLED GROUP - COMMUNITY DROP-IN CENTRE - [853-4]

MANAGER, WELFARE SERVICES' & CITY BUILDING SURVEYOR'S REPORT 110215

The CATA Disabled Group is proposing to establish a "drop-in" style facility in the Marangaroo area for people with disabilities with particular emphasis on young people.

Assistance is being sought from Council and the Home and Community Care Programme for provision of a community purpose site and financial assistance.

The Manager Welfare Services provides background details of the group and states that the Welfare Department fully supports the service.

The City Building Surveyor reports that a suitable site is available adjacent to the proposed Community Hall in Mirrabooka Avenue and provides details of the cost of construction of the proposal.

He suggests that savings could be achieved if this project were tendered with the proposed Alexander Heights Hall.

MOVED Cr Marwick, SECONDED Cr Curtis that Council:

- 1 agrees to the establishment of a Community Drop-in Centre for disabled persons adjacent to the proposed Alexander Heights Hall in Mirrabooka Avenue;
- 2 makes a submission to the Lotteries Commission seeking a grant of \$45,000-\$55,000 towards the project;
- 3 accepts the schematic design as a basis for development of a proposal and authorises the commitment of "in-kind" architectural services towards the project;
- 4 offers CATA a license for the use of the property, the details to be determined to the satisfaction of the City Planner and Manager, Welfare Services.

CARRIED

110216 TIMBERLANE PARK HALL: TOILET STORE ROOM ADDITION - [061-390-2]

CITY BUILDING SURVEYOR'S REPORT I10216

The Woodvale Family Playgroup utilises the facilities at the Timberlane Park Hall and is seeking an additional toilet area to cater for its special needs.

The City Building Surveyor reports on the extent of the works and states that \$25,000 is available in the Budget for the additions. MOVED Cr Marwick, SECONDED Cr Curtis that Council:

- 1 endorses the sketch plan for additions to the Timberlane Park Hall;
- 2 authorises the preparation of contract documents and calling of select tenders for the toilet store room additions to the Timberlane Park Hall;
- 3 authorises the acceptance of the lowest tender and signing of contract documents for the toilet store room additions to the Timberlane Park Hall subject to the lowest tender received being below the Budget sum of \$25,000.00.

CARRIED

110217 PROPOSED OUTBUILDING: LOT 983 (50) FLEETWOOD CIRCUIT, WOODVALE - [2226/983/50]

ACTING CITY BUILDING SURVEYOR'S REPORT I10217

The owners of Lot 983 (50) Fleetwood Circuit, Woodvale are seeking Council approval to construct an outbuilding which exceeds 60 square metres in area and will be used as a hobby workshop.

The Acting City Building Surveyor provides details of the proposed outbuilding and the responses received from adjoining owners who have submitted objections to the proposal on the grounds of size and possible noise.

MOVED Cr Marwick, SECONDED Cr Curtis that Council approves the proposed outbuilding to be erected at Lot 983 (50) Fleetwood Circuit, Woodvale.

CARRIED

I10218 PROPOSED OUTBUILDING: LOT 860 (38) FARNLEY WAY, DUNCRAIG - [693/860/38]

ACTING CITY BUILDING SURVEYOR'S REPORT I10218

The owners of Lot 860 (38) Farnley Way, Duncraig are seeking Council approval to construct an outbuilding which exceeds 60 square metres in area.

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.

RECOMMENDATION

That Council:

- approves the proposed outbuilding at Lot 860 (38)
 Farnley Way, Duncraig;
- 2 approves the proposed face brick wall on the side boundary subject to it being constructed not less than 1500 high above the higher ground level.

MOVED Cr Curtis, SECONDED Cr Rundle that:

- 1 ACTING CITY BUILDING SURVEYOR'S REPORT I10218 be received;
- 2 Council:
 - (a) approves the proposed outbuilding at Lot 860 (38) Farnley Way, Duncraig;
 - (b) approves the proposed face brick wall on the side boundary subject to it being constructed not less than 1500 high above the higher ground level;
- 3 in view of the changes to the Residential Codes, a report reviewing Council's policy relating to Outbuildings be submitted to Policy and Special Purposes Committee.

CARRIED

110219 JOONDALUP CITY SOCCER CLUB - GUMBLOSSOM PARK, QUINNS ROCKS - [472-1]

CITY PARKS MANAGER'S REPORT I10219

The Joondalup City Soccer Club has requested that Council give consideration to the provision of extra lighting and a water heater at Gumblossom Park, Quinns Rocks.

The City Parks Manager advises that funds for the provision of additional lighting on Gumblossom Park have been included in the 1994/95 draft Budget.

The City Building Surveyor advises that it is Council Policy to provide hot water if the user group agrees to accept the running costs. Funds are not available in the current Budget for the provision of a hot water service and additional showers.

MOVED Cr Marwick, SECONDED Cr Curtis that Council:

advises the Joondalup City Soccer Club that:

1

- (a) Council is aware of the club's requirement for additional lighting for training purposes on Gumblossom Park and the estimated sum of \$10,000 for the required 2 poles and 4 lights is not available on the current Budget;
- (b) Council's policy in regard to providing hot water for showers in change rooms is that the user group must agree to accept all maintenance and running costs;
- (c) it has been estimated that to provide gas powered hot water to the present shower and three future showers to be provided by the club, is in the order of \$12,700 and funds are not available on the current Budget;
- 2 authorises the sum of \$10,000 and \$12,700 respectively to be placed on the 1994/95 draft Budget for the provision of additional floodlights and a gas powered hot water system to the showers on Gumblossom Park, Quinns Rocks.

CARRIED

110220 VICTORSEN PARK, CLARKSON - DEVELOPMENT PROPOSAL BY LANDCORP - [740-37, C061-445]

CITY PARKS MANAGER'S REPORT I10220

Landcorp has lodged with Council, a proposal to jointly develop Victorsen Park, Clarkson, an area of 6.651ha.

The City Parks Manager provides details of the proposal which is similar to the development of Aldersea Park, Clarkson whereby LandCorp funded the capital works initially with Council undertaking the annual maintenance and deducting the costs from the capital.

MOVED Cr Marwick, SECONDED Cr Curtis that Council:

- 1 accepts the proposal as submitted by LandCorp;
- 2 lists development funds of \$110,000 for Victorsen Park within the forward plan for 1997/98;
- 3 advises LandCorp of Council's acceptance of the proposal CARRIED

I10221 RELOCATION OF HALF COURT BASKETBALL SITE - [061-430]

CITY PARKS MANAGER'S REPORT I10221

In the 1993/94 Budget Council approved expenditure of \$19,880 for the construction of a half court basketball area at Alexander Heights Park.

The City Parks Manager seeks Council approval for the transfer of this facility to Highview Park, Alexander Heights which will provide a more central location within the suburb.

MOVED Cr Marwick, SECONDED Cr Curtis that Council approves the relocation of a half court basketball area from Alexander Heights Park to Highview Park, Alexander Heights.

CARRIED

190238 TOWN PLANNING

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

CARRIED

REPORTS

I20250 PROPOSED ADDITIONS TO MEDICAL CENTRE, LOT 979 (13) DAMPIER AVENUE AND LOT 951 (7) CROMER GROVE, KALLAROO -[30/4418]

CITY PLANNER'S REPORT 120250

B J Service Drafting on behalf of Dr S Jarvis seek Council approval to construct additions to the existing Whitfords Medical Centre on Lot 979 (13) Dampier Avenue, Kallaroo.

The City Planner reports on the background relating to the subject site and advises that the application has been advertised for a 30 day period for public comment with a closing date of 9 February 1994.

He gives details of one submission received from a local resident objecting to the proposal.

ADDITIONAL INFORMATION

The close of advertising for the above application was 9 February 1994. Since the report was written a total of three additional objections to the proposal have been received; one objection having been signed by six people. The points of objection are as follows:

- such an approval will reduce the value of properties and will increase contamination, will be a health and hygiene issue and will reduce the safety of properties;
- the proposal will increase traffic and parking in residential streets.

One submission was received from a tenant within the existing medical centre stating the following points:

- the additions will deprive a main suite within the centre of its existing window thus its natural light;
- the proposed additions will also remove access to the surgical compressor room. This room contains the surgical evacuation system and medical gases, all of which gain access from the external wall of the suite which would be made inaccessible with this proposal.

It is evident that the owners of the existing medical centre have not made their tenants aware of the proposed additions to the centre; as a result, this type of objection has occurred.

The local residents have objected to additional traffic and parking in residential streets, however, as indicated in the report there is no access proposed from Cromer Grove, all access and parking is to be obtained through the existing medical centre parking area via Dampier Avenue. The proposal has also been designed sympathetically to the residential area to reduce the impact on the streetscape.

The subject application has been recommended for approval and these additional submissions do not alter the recommendations as outlined in the report.

RECOMMENDATION

That Council grants approval to the additions to the existing Whitfords Medical Centre on Lot 979 (13) Dampier Avenue and Lot 951 (7) Cromer Grove, Kallaroo subject to:

- 1 Lot 979 (13) Dampier Avenue and Lot 951 (7) Cromer Grove, Kallaroo being amalgamated or an appropriate access agreement being arranged to the satisfaction of the City Planner prior to completion of the building;
- 2 no vehicular access being permitted from Cromer Grove to Lot 951 (7) Cromer Grove;
- 3 standard and appropriate development conditions.

MOVED Cr Rundle, SECONDED Cr Curtis that:

- 1 CITY PLANNER'S REPORT I20250 be received;
- 2 Council:
 - (a) grants approval to the additions to the existing Whitfords Medical Centre on Lot 979 (13) Dampier Avenue and Lot 951 (7) Cromer Grove, Kallaroo subject to:
 - (i) Lot 979 (13) Dampier Avenue and Lot 951 (7) Cromer Grove, Kallaroo being amalgamated or an appropriate access agreement being arranged to the satisfaction of the City Planner prior to completion of the building;
 - (ii) no vehicular access being permitted from Cromer Grove to Lot 951 (7) Cromer Grove;
 - (iii) standard and appropriate development conditions;
 - (b) liaises with the developers to retain the significant tree within the carparking area.

CARRIED

120251 PLANNING CONVENTION 1994 - [202-1-1]

CITY PLANNER'S REPORT 120251

The City Planner reports that the National Planning Convention is to be held in Hobart, Tasmania from 6 - 10 March 1994.

He seeks a nomination from Council to attend the conference and advises that Budget provision has been made for the registration of a Councillor if the Council wishes a Councillor to attend.

RECOMMENDATION

That Council:

- 1 authorises the registration of a Councillor to attend the National Planning Convention 1994 in Hobart, Tasmania from 6-10 March 1994;
- 2 approves payment of fees from conference expenses account number 20006;

3 nominates a Councillor to attend.

MOVED Cr Waters, SECONDED Cr Rundle that:

- 1 CITY PLANNER'S REPORT I20251 be received;
- 2 City Planner's Recommendation NOT BE ADOPTED Item I20251A refers.

CARRIED

120251A PLANNING CONVENTION 1994 - [202-1-1]

MOVED Cr Waters, SECONDED Cr Rundle that Council does not authorise the attendance of a Councillor at the National Planning Convention 1994 in Hobart, Tasmania from 6-10 March 1994.

CARRIED

I20252 PROPOSED REZONING, MINDARIE CENTRAL NEIGHBOURHOOD CENTRE, PORTION LOT 960 MARMION AVENUE, MINDARIE - [790-671]

CITY PLANNER'S REPORT 120252

Taylor and Burrell have submitted an application to rezone Lot 960 Marmion Avenue, Mindarie, in accordance with the Centre Structure Plan for the proposed Mindarie Central Neighbourhood Centre. The proposed Neighbourhood Centre is located on the southern intersection of Anchorage Drive and Rothesay Heights.

The City Planner gives details of the Centre Structure Plan and Council Departments' comments with regard to the Community Centre and its relationship to the remainder of the Centre.

He advises that a draft Planning Policy for Mindarie Central Neighbourhood Centre has been prepared for the meeting of the Policy and Special Purposes Committee on 2 March 1994.

MOVED Cr Dammers, SECONDED Cr Freame that Council:

- 1 initiates Amendment No 671 to Town Planning Scheme No 1
 to:
 - (a) rezone the Mindarie Central Neighbourhood Centre land being portion of Lot 960 Marmion Avenue, Mindarie from "Residential Development" to "Commercial, Civic, Service Station, Special Zone (Restricted Use) Fast Food" in accordance with the Centre Structure Plan (being Plan No 91/08/109 dated September 1993);

- (b) amend Schedule Five to include a figure of 1610m² being the gross leasable area that will be used for retail purposes;
- (c) include reference to the Special Zone (Restricted Use) Fast Food in Part 2 of Schedule 2 of the Scheme Text;
- 2 forwards the documentation for Amendment No 671 to the Hon Minister for Planning for preliminary approval to advertise.

CARRIED

120253 PROPOSED REZONING, MINDARIE NORTH NEIGHBOURHOOD CENTRE, PORTION LOT 962 MARMION AVENUE, MINDARIE - [790-584]

CITY PLANNER'S REPORT 120253

Taylor and Burrell, on behalf of Gumflower Pty Ltd, have submitted a revised Centre Structure Plan for Mindarie North Neighbourhood Centre, and request that Council modifies Amendment No 584. The purpose of Amendment No 584 was to rezone a portion of Lot 962 Marmion Avenue, Mindarie, from "Residential Development" to "Commercial, Mixed Business, Service Station, Civic, Special Zone (Restricted Use) Medical Centre, Special Zone (Restricted Use) Fast Food".

The City Planner reports on the background relating to Amendment No 584 and gives details of the revised Centre Structure Plan together with Council Departments' comments.

MOVED Cr Dammers, SECONDED Cr Freame that Council:

- 1 modifies the documents for Amendment No 584 in accordance with the revised Centre Structure Plan (being Plan No 91/08/108 dated September 1993) by:
 - (a) zoning the proposed neighbourhood centre site to "Commercial, Civic, Special Zone (Restricted Use) Medical Centre, Special Zone (Restricted Use) Fast Food, Mixed Business and Service Station";
 - (b) including reference to the Special Zone (Restricted Use) Medical Centre and Special Zone (Restricted Use) Fast Food in Part 2 of Schedule 2 of the Scheme Text;
 - (c) amending the Fifth Schedule of the Scheme Text to include a figure of 500m² being the gross leasable area that will be used for retail purposes;

2 forwards the documentation for Amendment No 584 to the Hon Minister for Planning for preliminary approval to advertise.

CARRIED

120254 PROPOSED RECODING FROM R20 TO R40: PT LOT 2 CONNOLLY DRIVE, KINROSS - [790-673]

CITY PLANNER'S REPORT 120254

An application has been received from Russell Taylor & William Burrell, on behalf of the Burns Beach Property Trust, requesting Council to initiate an amendment to its Town Planning Scheme to recode portion of Pt Lot 2 Connolly Drive, Kinross from R20 to R40.

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

MOVED Cr Dammers, SECONDED Cr Freame that Council, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) initiates Amendment No 673 to Town Planning Scheme No 1 to recode portion of Pt Lot 2 Connolly Drive, Kinross, generally as shown on Attachment No 1 to Report 120254 from "R20" to "R40".

CARRIED

Appendix IV refers.

120255 SETBACK RELAXATION: LOT 221 (35) MAREE PLACE, GNANGARA [30/3630]

CITY PLANNER'S REPORT 120255

The City Planner reports on an application for a front setback relaxation to a single residence on Lot 221 (35) Maree Place, Gnangara.

He advises that the proposed setback will have no detrimental effect on the adjoining properties as it is in keeping with the adjoining properties' alignment to the street.

Given the large lot sizes in the locality and the consent of the adjoining land owners, the variation would not adversely affect the amenity of the area and approval is recommended.

MOVED Cr Dammers, SECONDED Cr Freame that Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow a reduction of the front setback at Lot 221 (35) Maree Place, Gnangara from 25m to 15m.

CARRIED

I20256 SUBDIVISION CONTROL UNIT FOR MONTHS OF DECEMBER 1993 AND JANUARY 1994 - [740-1]

CITY PLANNER'S REPORT 120256

The City Planner submits a resumé of the subdivision applications processed by the Subdivision Control Unit during the month of January 1994. All applications have been considered in accordance with Council's adopted policy.

MOVED Cr Dammers, SECONDED Cr Freame that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I20256.

CARRIED

Appendix V refers.

120257 CLOSE OF ADVERTISING: AMENDMENT NO 550, PT LOCATION 887 SYDNEY ROAD, GNANGARA - [790-550]

CITY PLANNER'S REPORT 120257

Amendment No 550 was initiated by Council at its September 1990 meeting (Item E20935 refers). The purpose of Amendment No 550 was to amend the text of Town Planning Scheme No 1 to accommodate a new Development Guide Plan, and a new set of Special Provisions for the Special Rural Zone located on Pt Location 887, Sydney Road, Gnangara.

The City Planner advises that advertising of Amendment No 550 closed on 1 February 1994 and one submission was received from the Water Authority, advising that it did not object to the rezoning.

MOVED Cr Dammers, SECONDED Cr Freame that Council:

- 1 as a prerequisite to final adoption of Amendment No 550, requires that the owner provides a letter of undertaking to the City, agreeing to cede, free of cost to the Crown, the land shown as Public Open Space on the revised Development Guide Plan, notwithstanding that the subject land may be reserved for Parks and Recreation under the Metropolitan Region Scheme;
- 2 subject to 1 above, finally adopts Amendment No 550 to Town Planning Scheme No 1 to:

- (a) delete Part Swan Location 887 Sydney Road from the Description of Locality given for Special Rural Zone No 7 in Part 2 of Schedule 4 of the Scheme Text;
- (b) include in Part 2 of Schedule 4 of the Scheme Text, Special Rural Zone No 25, with a Description of Locality being Part Swan Location 887 Sydney Road, Gnangara and with the Special Provisions as contained in Attachment No 2 to Report 120257;
- 3 authorises affixation of the Common Seal to, and signing of, the amending documents;
- 4 forwards the amending documents to the Minister for Planning for final approval.

CARRIED

Appendix VI refers.

I20258 CLOSE OF ADVERTISING: AMENDMENT NO 642 TO TOWN PLANNING SCHEME NO 1 - NON-AUTOMOTIVE RELATED SALES FROM SERVICE STATIONS - [790-642]

CITY PLANNER'S REPORT 120258

Council, at its meeting on 25 August 1993 (Item H20837 refers) resolved to initiate Amendment No 642 to Town Planning Scheme No 1, which seeks to accommodate non-automotive related sales from service stations. The amendment effectively will allow up to $300m^2$ of retail shopping floor area by expanding the existing Service Station definition.

The City Planner reports that advertising of the amendment closed on 25 January 1994 and no submissions were received.

ADDITIONAL INFORMATION

Council is advised that two late letters of objection have been received following public advertising of Amendment No 642.

One objection is from the operator of a Neerabup market garden sales business, the other from the Ezyplus store in Woodvale.

The basis of objection primarily relates to the impact general service station sales will have on established retail premises.

The Ezyplus submission also states that its decision to establish in this area was based on retail floorspace

restrictions at the adjacent shopping centre and present service station zoning restrictions which prevent general retail sales. It suggests that Council should enforce its present scheme requirements rather than seek modifications to accommodate illegal activities.

This objection purely relates to modifying rules applicable to established service stations and requests the amendment be modified to exclude these. It also requests Council investigates zoning contraventions in respect of the existing Woodvale BP service station which is currently selling general convenience items.

In recent years service stations have increased the range of goods and the size of the premises set aside for sale and display. This has been encouraged by deregulated service station trading hours which enable 24 hour trading.

Sales are normally limited to compulsive or convenience purchases and therefore may not constitute a serious threat to many shop proprietors. It is, however, acknowledged that general service station sales may directly threaten existing corner stores, delicatessens and the like, which also offer extended convenience shopping services.

Cr Ewen-Chappell left the Chamber at this point, the time being $8.45\ {\rm pm}.$

In the case of the Woodvale Ezyplus, the zoning of the immediately adjacent shopping centre could also accommodate a similar business and while the City's town planning scheme seeks to control the amount of retail floorspace, it does not purport to control the number of similar types of uses in the one location. The distribution of individual uses will eventually be determined by market forces. The City's town planning scheme should concentrate on location and design of service stations rather than address the question of what service stations may or may not retail.

A similar argument can be directed to Neerabup market garden sales outlet. Although in this case it should be noted that market garden sales are restricted to fresh fruit and vegetables and the town planning scheme already provides for the incidental sale of refreshments from rural service stations.

Emerging trends in service station sales have been occurring nationally and Council has the option of amending its scheme to cope with this or embark on a series of prosecutions against numerous service stations currently contravening scheme provisions. In the absence of land use planning or general public objection to the changing characteristics of service stations, prosecutions do not appear to service any useful long-term purpose. On this basis it is considered the recommendation should remain.

Cr Ewen-Chappell entered the Chamber at this point, the time being 8.48 pm.

RECOMMENDATION

That Council:

- 1 finally adopts Amendment No 642 to Town Planning Scheme
 No 1;
- 2 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

MOVED Cr Nosow, SECONDED Cr Rundle that Council:

- 1 finally adopts Amendment No 642 to Town Planning Scheme
 No 1;
- 2 modifies the amendment to reduce the retail floor space to a maximum of 150m² g.l.a.;
- 3 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

LOST

MOVED Cr Freame, SECONDED Cr Dammers that Council:

- 1 finally adopts Amendment No 642 to Town Planning Scheme
 No 1;
- 2 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

CARRIED

Crs Nosow and MacLean dissented.

I20259 CLOSE OF ADVERTISING: AMENDMENT NO 660 TO TOWN PLANNING SCHEME NO 1, LOT 55 (14) ITEA PLACE, MINDARIE - [790-660]

CITY PLANNER'S REPORT 120259

Amendment No 660 which was initiated by Council in August 1993 (Item H20827 refers), proposes to modify Town Planning Scheme No 1 by:

- 1 modifying the Residential Density Code Map to recode Lot 55 Itea Place, Mindarie from R20 to R60;
- 2 modifying the Development Guide Plan for the Mindarie Keys Marina Development Zone by deleting the term "Restaurant" from Lot 55 and replacing it with the term "Grouped/Multiple Dwelling R60".

The City Planner advises that advertising of the amendment closed on 11 February 1994. At the time of writing this report, no submissions had been received.

ADDITIONAL INFORMATION

The amendment essentially aims at changing the proposed use of the land from Restaurant to Residential and increasing the residential density by recoding the land from R20 to R60.

At the time of writing the report, no submission had been received. Subsequently, a submission has been received from the Water Authority of W A (WAWA) and from the owners of a grouped housing development on the adjoining land.

WAWA advises that prior to the creation of Lot 55 a single headworks contribution was made.

Lot 55 is within the North West Corridor Special Agreement Area where a special funding arrangement is in place. This funding requires that residential lots greater than R25 contribute headworks at a rate of 11.5 standard headworks contributions per hectare.

Being presently coded R20, Lot 55 cannot qualify under the funding arrangement unless an adjustment of the headworks contribution is made.

Therefore, WAWA objects to the amendment.

WAWA further advises that the objection will be withdrawn if the recoding is made conditional on the headworks contribution for water and sewerage being adjusted in line with the North West Corridor Agreement.

WAWA's concerns are considered important and can be resolved prior to finalisation of the amendment.

The applicant will be advised to liaise with WAWA to achieve a satisfactory solution.

The submission from the owners of the adjoining units 1-12, 8 Toulon Circle, requests that Council suggests to the landowners

that future development be compatible with existing structures in the vicinity. This request will be forwarded to the applicant after Council's meeting.

Council will have further control over the proposed design at the development application stage.

MOVED Cr Dammers, SECONDED Cr Freame that Council:

- 1 finally adopts Amendment No 660 to Town Planning Scheme
 No 1;
- 2 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

CARRIED

120260 LOT 100 (360) WANNEROO ROAD, WANGARA: PROPOSED DISPLAY AND SALE OF PAVING - [30/564]

CITY PLANNER'S REPORT 120260

Koltasz Smith and Partners on behalf of Urbanstone Pty Ltd seek Council support for the display and retail sale of paving slabs and accessories from portion Lot 100 (360) Wanneroo Road, Wangara.

The City Planner advises that the subject site forms part of the Noranda Hills Nursery and as Council is aware the business, subject of this application, has already been established without the necessary approvals.

He reports on the background relating to the subject site and gives details of the current proposal.

RECOMMENDATION

That Council refuses the application submitted by Koltasz Smith & Partners on behalf of Urbanstone Pty Ltd for the display and retail sale of paving slabs and accessories on Portion Lot 100 (360) Wanneroo Road, Wangara for the following reasons:

- 1 Urbanstone Pty Ltd is a separate company which is not the owner or operator of the retail nursery approved on Lot 100 and the nature and intensity of the proposal is not considered an appropriate incidental use under the interpretation of a retail nursery;
- 2 the proposed use represents an intensification of Commercial/Industrial type activities which is unacceptable to Council along Wanneroo Road;

3 any approval/support for the proposal would set a precedent for the proliferation of similar activities along Wanneroo Road.

MOVED CT Dammers, SECONDED CT Wood that CT Nosow 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 MacLean, SECONDED Cr Wood that Council approves the application submitted by Koltasz Smith & Partners on behalf of Urbanstone Pty Ltd for the display and retail sale of paving slabs and accessories on Portion Lot 100 (360) Wanneroo Road, Wangara.

LOST

A Division was called with the following result:

In Favour of the MOTION: Crs MacLean, Wood.

Against the MOTION:

Crs Nosow, Major, Curtis, Rundle, Freame, Moloney, Gilmore, Cooper, Dammers, Waters, Ewen-Chappell, Marwick.

The Mayor declared the MOTION

LOST BY DIVISION

MOVED Cr Rundle, SECONDED Cr Dammers that Council refuses the application submitted by Koltasz Smith & Partners on behalf of Urbanstone Pty Ltd for the display and retail sale of paving slabs and accessories on Portion Lot 100 (360) Wanneroo Road, Wangara for the following reasons:

- 1 Urbanstone Pty Ltd is a separate company which is not the owner or operator of the retail nursery approved on Lot 100 and the nature and intensity of the proposal is not considered an appropriate incidental use under the interpretation of a retail nursery;
- 2 the proposed use represents an intensification of Commercial/Industrial type activities which is unacceptable to Council along Wanneroo Road;
- 3 any approval/support for the proposal would set a precedent for the proliferation of similar activities along Wanneroo Road.

CARRIED

MOVED Cr Gilmore, SECONDED Cr Moloney that the meeting adjourn for 5 minutes, the time being 9.25 pm.

CARRIED

Cr Waters left the Chamber at this point, the time being 9.25 $\ensuremath{\text{pm}}$.

MOVED Cr Gilmore, SECONDED Cr Ewen-Chappell that the meeting resume, the time being 9.31 pm.

CARRIED

120261 PROPOSED BEER GARDEN, CARINE GLADES TAVERN, LOT 12 (493) BEACH ROAD, DUNCRAIG - [30/196]

CITY PLANNER'S REPORT 120261

The City Planner reports on a development application to fence the existing garden area of Carine Glades Tavern to create a beer garden.

He advises that the application is to enclose the entire garden area however, only to licence portion of the enclosure. The licenced area, which will generate a car parking requirement, totals approximately 685m².

No objections are raised to the proposed beer garden, however, it is important to ensure that car parking requirements have been sufficiently catered for.

MOVED Cr Dammers, SECONDED Cr Freame that Council approves the application submitted on 23 December 1994 by Sistaro Pty Ltd to create a beer garden at Carine Glades Tavern on Lot 12 (493) Beach Road, Duncraig, subject to the following conditions:

1the extension to the licenced area is to be a maximum of $685 m^2;$

2the provision of an additional 30 car parking bays designed, constructed and marked to the specification and satisfaction of the City Engineer;

3the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before commencing any works whatsoever;

4all car bays to be 5.5 metres long and end car bays to be 2.75 metres wide;

5landscaping to be established and thereafter maintained to the satisfaction of the City Parks Manager;

6all doors must open in the direction of egress and shall not open onto vehicular accessways unless either recessed or protected by a raised footpath;

7a legal agreement, at the applicant's expense (including legal expenses incurred by the City) and to the satisfaction of the City and its solicitors, to facilitate reciprocal vehicular access and car parking between lots in which Council interests are protected;

8all fencing shall be installed to the specification and satisfaction of the City Building Surveyor;

9the proposal is to comply with the Health (Public Building) Regulations 1992;

10the licenced area is to be restricted to the garden area to the west of the existing tavern building. Council does not support licencing of the garden area to the north of the existing tavern.

CARRIED

120262 PROPOSED MINI AMUSEMENT CENTRE, LOT 1 (925) WANNEROO ROAD, WANNEROO - [30/207]

CITY PLANNER'S REPORT 120262

The City Planner reports on a development application for a mini amusement centre on Lot 1 (925) Wanneroo Road, Wanneroo.

He gives details of Council's Policy for amusement machines (G3/O3) which states that installation will only be permitted in certain categories of "acceptable locations".

The subject site does not fall within any of the "acceptable locations" and the proposal is considered to be contrary to the policy.

MOVED Cr Dammers, SECONDED Cr Freame that Council refuses the application for proposed mini amusement centre received on 20 December 1993 for Lot 1 (925) Wanneroo Road, Wanneroo submitted by J Zammit, A Strong, J Zammit and L Dawson for the following reasons:

1 the proposal is contrary to Council's policy on the locatio of amusement machines; 2 approval of the proposal could set a precedent for the establishment of amusement machines in locations not appropriate, as specified in Council's policy.

CARRIED

120263 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN SEWELL PLACE AND ABSOLON WAY, HILLARYS - [510-809]

CITY PLANNER'S REPORT 120263

The City Planner reports on an application received from the owners of Lot 506 Sewell Place to close the pedestrian accessway between Sewell Place and Absolon Way, Hillarys. The application is made on the grounds of excessive vandalism, theft and graffiti associated with the accessway. Used syringes have also been found in the accessway by a ten year old child.

He advises that the only service that will be affected if closure proceeds is a WAWA water main which can be cut and capped for approximately \$3,000.00.

The accessway is not part of a network and if it was closed the residents in the vicinity will not be inconvenienced as alternative access routes through the area are more than adequate.

MOVED Cr Dammers, SECONDED Cr Freame that Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Sewell Place and Absolon Way, Hillarys subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

CARRIED

120264 <u>APPLICATION TO LEASE LOT 13 JORDAN STREET, TWO ROCKS -</u> TWO ROCKS VOLUNTEER SEA RESCUE GROUP - [940-4, 571/1/3/31]

MOVED Cr Nosow, SECONDED Cr Marwick that CITY PLANNER'S REPORT 120264 be considered later in the meeting, following Item 120267.

CARRIED

120265 ALFRESCO DINING POLICY FOR THE JOONDALUP CITY CENTRE [702-1]

CITY PLANNER'S REPORT 120265

At its meeting on 8 December 1993 Council adopted a draft Alfresco Dining Policy (Item H51215 refers) for the Joondalup City Centre.

The policy was prepared following several enquiries from developers of City Centre lots as to whether alfresco dining will be an acceptable use and whether the City had any guidelines in place concerning this type of activity.

The City Planner advises that the draft policy was advertised in both the "Wanneroo Times" and "The West Australian" in accordance with the requirements of Council policy, up to and including 26 January 1994, and no submission was received. Final adoption of the policy is therefore recommended.

MOVED Cr Dammers, SECONDED Cr Freame that Council finally adopts the following Alfresco Dining Policy and inserts it into its Policy Manual:

"ALFRESCO DINING POLICY

- OBJECTIVES: 1 To establish guidelines for alfresco dining facilities to ensure a consistency of form and function.
 - 2 To allow for the operations of alfresco dining in such a manner that will not conflict with, or prejudice, the adjacent businesses and/or residential activities or other normal functions of the area.
- AREA: These guidelines apply to all alfresco dining facilities located within the Joondalup City Centre Zone.
- STATEMENTS: 1 Alfresco dining areas should be appropriate to the character and functions of the area in which they are proposed to be located.
 - 2 Alfresco dining areas will not be approved where, in the opinion of Council, the gathering of customers or the elements of design will impede pedestrian or vehicular movements, or cause conflicts with other activities.
 - 3 Applications to establish alfresco dining areas will also need to comply with specific requirements of any

relevant policy relating to the location and/or type of activity proposed, unless the Council considers such compliance is not necessary in a particular instance.

- 4 An alfresco dining area will only be approved where the proposal is part of an application to establish an eating house within an adjacent building, or is proposed as an extension of an existing eating house already operating within an adjacent building.
- 5 The establishment of alfresco dining facilities should not conflict with or inconvenience other adjacent activities.
- 6 Structures associated with alfresco dining areas, including tables and chairs, will not generally be able to be fixed in any manner to the footpath or to any other structure; unless specifically agreed to by the Council.

Structures and furniture must be stable under windy conditions and provision must be made for out of sight storage when not in use.

- 7 The operator shall not, without the prior approval of the Council:
 - (a) make use of any method of noise making (ie live music, record, tape, radio, etc);
 - (b) carry out any specific functions (ie fashion parades, art exhibitions, etc);
 - (c) prevent the public from using the alfresco area, whether paying customers or not.
- 8
- The operator shall keep the alfresco area clean and free from rubbish to the satisfaction of the Council.

- 9 The alfresco dining area is to be designed to accommodate disabled access.
- 10 The exits from the adjoining building the alfresco area is attached to, are not to be impeded in any way.
- 11 The alfresco areas will need to be designed to accommodate emergency vehicle movements to the satisfaction of the Council.
- 12 Any relocation of existing street furniture, trees or services shall not be removed or modified without the prior approval of the Council. All costs associated with any such works will be totally at the applicant(s) expense.
- 13 Failure to comply with this policy will result, upon resolution of Council, in the revocation of the development approval for alfresco dining.
- IMPLEMENTATION: 1 Applications for alfresco dining will be treated as Development Applications (Form 1) and considered in accordance with Council's Development Assessment Unit Policy. The application will need to be renewed on a twelve monthly basis.
 - 2 Applications must be accompanied by plans, drawn to scale, indicating the number and location of proposed tables, chairs and any other proposed and existing structures and their relationship to the building in which the eating house is located.
 - 3 A condition of approval for alfresco dining will require that the licence holder make adequate insurance arrangements to the satisfaction of the Council, in the joint names of the Council and the operator, for public liability insurance cover of not less than five million dollars (\$5,000,000) in respect of any one event to provide

indemnity in respect to both injury to persons and damage to property. A copy of the policy will need to be provided to the City prior to the commencement of trading. The City shall be advised directly by the insurance company of any possible changes to the policy.

FEES: Development Application Fee \$100.00 Renewal Fee \$100.00 Alfresco dining fee \$10.00 (per person/seat accommodated p.a)"

CARRIED

120266 CITY OF WANNEROO RURAL STRATEGY - [290-7]

CITY PLANNER'S REPORT 120266

Council has resolved that a Draft Rural Strategy for East Wanneroo be submitted for consideration to Council's meeting on 13 April 1994 (Item H91253 refers).

The City Planner reports that preliminary work on the strategy has commenced.

He gives an outline of the programme for the development of the strategy and seeks Council's endorsement of the programme.

Cr Waters entered the Chamber at this point, the time being 9.37 $\,\mathrm{pm}.$

RECOMMENDATION

That Council endorses the programme for the preparation of its Rural Strategy as outlined in Report I20266.

MOVED Cr Curtis, SECONDED Cr Marwick that:

- 1 CITY PLANNER'S REPORT I20266 be received;
- 2 Council endorses the programme for the preparation of its Rural Strategy as outlined in Report I20266;
- 3 the second phase of community consultation outlined in Report I20266 be extended to four weeks.

CARRIED

Appendix VI refers.

120267 MODEL AEROPLANE AND INTERNAL COMBUSTION CRAFT NOISE NUISANCE AT LAKE GNANGARA - [750-9]

CITY PLANNER'S REPORT 120267

In June 1993 (Item H40623 refers) Council resolved to grant approval for the Wanneroo Aeromodellers to fly their radio controlled model seaplanes at Lake Gnangara on the third Sunday of every month between the hours of 10.00 am and 3.00 pm subject to a number of conditions being observed.

The City Planner advises that in response to several complaints from a nearby resident, Council's Environmental Health Department has been monitoring the noise levels in the area.

He gives details of the noise levels measured and Council's Environmental Health Department recommendations.

RECOMMENDATION

That Council:

- 1 revokes resolution H40623 which granted Wanneroo Aeromodellers Club Inc approval to operate model aeroplanes at Lake Gnangara, on the grounds that the Club has failed to comply with Conditions (d) and (f) of its approval, and advises the Club accordingly;
- 2 prohibits the use of all internal combustion craft on Reserves 8399, 27279 and 27278 and uses By-law R3 Relating to Reserves and Foreshores to enforce this;
- 3 erects signs at Lake Gnangara advising that all internal combustion craft are prohibited.

MOVED Cr Rundle, SECONDED Cr Dammers that:

- 1 CITY PLANNER'S REPORT I20267 be received;
- 2 Council:
 - revokes resolution H40623 which granted Wanneroo Aeromodellers Club Inc approval to operate model aeroplanes at Lake Gnangara, on the grounds that the Club has failed to comply with Conditions (d) and (f) of its approval, and advises the Club accordingly;
 - (b) prohibits the use of all internal combustion craft on Reserves 8399, 27279 and 27278 and uses

By-law R3 Relating to Reserves and Foreshores to enforce this;

- (c) erects signs at Lake Gnangara advising that all internal combustion craft are prohibited;
- 3 a report be submitted to Council outlining possible alternative sites suitable for the flying of radio controlled model planes.

CARRIED

120264 <u>APPLICATION TO LEASE LOT 13 JORDAN STREET, TWO ROCKS -</u> TWO ROCKS VOLUNTEER SEA RESCUE GROUP - [940-4, 5771/1/3/31]

CITY PLANNER'S REPORT 120264

The City Planner reports on an application received from the Two Rocks Volunteer Sea Rescue Group Inc to set up its headquarters on Lot 13 Jordan Street, Two Rocks.

He gives details of the development application and advises that the group wishes to house equipment relevant to sea rescue such as radios, radar and a boat on the site and, hold their group meetings in the premises.

RECOMMENDATION

That Council:

- 1 does not agree to the Two Rocks Volunteer Sea Rescue Group Inc utilising Lot 13 Jordan Street, Two Rocks for its headquarters;
- 2 requests the Department of Land Administration to consider allocating a portion of the Two Rocks Marina to the Two Rocks Volunteer Sea Rescue Group Inc when it negotiates the new lease with the Lessee of the Marina;
- 3 advises the Two Rocks Volunteer Sea Rescue Group Inc accordingly.

MOVED Cr Waters, SECONDED Cr Dammers that:

- 1 CITY PLANNER'S REPORT 120264 be received;
- 2 City Planner's Recommendation NOT BE ADOPTED Item I20264A refers.

CARRIED

120264A APPLICATION TO LEASE LOT 13 JORDAN STREET, TWO ROCKS -TWO ROCKS VOLUNTEER SEA RESCUE GROUP - [940-4, 571/1/3/31]

MOVED Cr Waters, SECONDED Cr Dammers that Council:

- 1 requests the Department of Land Administration to consider allocating a portion of the Two Rocks Marina to the Two Rocks Volunteer Sea Rescue Group Inc when it neootiates the new lease with the Lessee of the Marina;
- 2 if a satisfactory site is not found within either the Marina or Part Lot 50, supports the Two Rocks Volunteer Sea Rescue Group Inc utilising Lot 13 Jordan Street, Two Rocks for its headquarters.

CARRIED

190239 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I30214 HUMAN RESOURCES MATTERS - [404-0]

TOWN CLERK'S REPORT I30214

The Town Clerk gives details of staff appointments and resignations.

MOVED Cr Freame, SECONDED Cr Curtis that Council, in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in Report I30214.

CARRIED

Appendix VIII refers.

I30215 LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE [050-0]

TOWN CLERK'S REPORT I30215

At its meeting on 28 April 1993, Council considered options for the future use of premises situated at Lot 935 Wanneroo Road, Wanneroo which became available after the disbanding of the Wanneroo Tourism Council, and resolved to establish a working party to consider options for the shared use of those premises.

The Town Clerk reports that the working party endorsed the location of the Wanneroo and Districts Historical Society (Inc) in the office space vacated by the former Tourism Council and the accommodation of the Ruby Benjamin Animal Foundation for Sterilization in the area currently used as a common room by other tenants.

He gives details of comments submitted by the City Building Surveyor and the estimated costs for minor alterations to the premises.

RECOMMENDATION

That Council:

- 1 endorses the proposed minor alternations to the premises situated at Lot 935 Wanneroo Road, Wanneroo as indicated on the sketch plan forming Attachment 1 to Report I30215, at a cost of approximately \$2,000;
- 2 authorises, BY ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$2,000 from Account 21350 Security Control, Legal Expenses, to a newly created Capital Account within the Animal Control Location, in order to effect the alterations;
- 3 executes a Licence to Occupy with the Wanneroo and Districts Historical Society (Inc) for the occupation of the former Wanneroo Tourism Council room, and the Ruby Benjamin Animal Foundation for Sterilization (Inc) for the occupation of the former Common Room, each at a peppercorn annual rental.

Appendix IX refers.

MOVED Cr Cooper, SECONDED Cr Dammers that consideration of this matter be deferred and referred to Council at its meeting on 9 March 1994.

CARRIED

I30216 USE OF CREDIT FACILITIES AT RECREATION CENTRES AND SWIMMING POOLS - [330-0]

ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 130216

In August 1991 Council agreed to endorse the use of credit card facilities (Bankcard, Mastercard and Visa) to pay for memberships to Aquamotion (Item F70807 refers).

The Acting City Recreation and Cultural Services Manager recommends that the use of credit card facilities be extended to cover all transactions at Aquamotion Wanneroo and Craigie Leisure Centre. The five recreation centres (Wanneroo, Girrawheen-Koondoola, Ocean Ridge, Warwick Leisure Centre and Sorrento-Duncraig) would also benefit from the introduction of credit card facilities, to pay for leisure courses only.

He advises that in order for this proposal to be viable, a minimum limit of \$20 per transaction will be applied and the sale of all merchandise (ie bathers) with a value of \$100 and over will be subject to a credit authorisation check.

MOVED Cr Freame, SECONDED Cr Curtis that Council:

- 1 endorses the use of credit card facilities for all transactions at Craigie Leisure Centre and Aquamotion;
- 2 endorses the use of credit card facilities for leisure courses at Warwick Leisure Centre, Wanneroo, Girrawheen-Koondoola, Ocean Ridge and Sorrento-Duncraig Recreation Centres;
- 3 sets a minimum limit of \$20 per credit card transaction;
- 4 seeks credit authorisation checks for sale of all merchandise with a value of \$100 and over;
- 5 approves the expenditure of the credit fee on all Bankcard, Mastercard and Visa transactions.

CARRIED

I30217 RECREATION FACILITIES REQUEST FOR WAIVER OF HIRE CHARGES - [261-2-1]

ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 130217

The Acting City Recreation and Cultural Services Manager reports on the following requests for waiver/reduction of hire charges for recreation facilities;

- Arthritis Foundation, request for a reduction of the hire fees for the use of Activity room 5 at Ocean Ridge Community Centre and Kingsley Clubrooms.
- Sun City Christian Outreach, request for a waiver of the hire fees for the use of the sports hall at the Yanchep-Two Rocks Recreation Centre.
- Quinns Ladies Badminton Club, request for a reduction of the hire of Gumblossom Hall.

MOVED Cr Freame, SECONDED Cr Curtis that Council:

- 1 reduces the hire fees to \$3.80 and \$7.60 for the Arthritis Foundation's use of Activity Room 5 at Ocean Ridge and Kingsley Clubrooms (respectively) on an ongoing basis;
- 2 does not waive the hire fee of \$22.70 per hour for the Sun City Christian Outreach's use of the sports hall at Yanchep-Two Rocks for a "World Prayer Day" meeting;
- 3 reduces the hire fee to \$5.00 per court per hour for the Quinns Ladies Badminton Club's use of Gumblossom Hall for Badminton, and allows the badminton club to be charged on a "court used" basis.

CARRIED

130218 OUTSTANDING GENERAL DEBTORS - JANUARY 1994 - [020-0]

ACTING CITY TREASURER'S REPORT 130218

The Acting City Treasurer reports on the outstanding general debtors at the end of January 1994. He makes comments on the action being taken with long outstanding accounts and recommends the write off of debts totalling \$27.45 which are considered to be irrecoverable.

ADDITIONAL INFORMATION

Councillors will recall that the Sorrento Soccer, Sports and Social Club Inc was to make payment of \$2,500 by 15 February 1994, and the Olympic Kingsway Sports Club Inc was to settle its account - currently \$57,388.83 - prior to 15 February 1994.

Sorrento Soccer, Sports and Social Club Inc provided \$2,000 on 14 February 1994 representing its October, November, December 1993 and January 1994 payments and a post dated cheque (dated 28/02/94) for the \$500 due for February 1994. Olympic Kingsway Sports Club Inc has finalised its account with Council.

MOVED Cr Freame, SECONDED Cr Curtis that Council writes out of its general debtors ledger an amount of \$27.45 representing a debt considered irrecoverable as detailed in Attachment B to Report 130218.

CARRIED

Appendix X refers.

I30219 DRAFT 1994/95 BUDGET/FORWARD FINANCIAL PLAN - [006-3]

ACTING CITY TREASURER'S REPORT 130219

The Acting City Treasurer reports on the preparation of the Draft 1994/95 Budget and submits a copy of the proposed timetable showing each functional stage and its respective deadline.

MOVED Cr Freame, SECONDED Cr Curtis that Council:

- adopts the timetable for preparation of the 1994/95 Annual Budget and Forward Financial Plan as detailed in Attachment A to Report I30219;
- 2 adopts the financial parameters as shown in Attachment B to Report I30219 as broad guidelines for the preparation of the 1994/95 Annual Budget and Forward Financial Plan.

CARRIED

Appendix XI refers.

I30220 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

ACTING CITY TREASURER'S REPORT 130220

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

The net result of these reallocations and adjustments is a Budget deficit of \$45,973.00.

MOVED Cr Marwick, SECONDED Cr Ewen-Chappell 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 - 23 February 1994.

CARRIED BY AN

ABSOLUTE MAJORITY

Appendix XII refers.

I30221 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 JANUARY 1994 - [021-1]

ACTING CITY TREASURER'S REPORT 130221

The City Treasurer submits a Warrant of Payments for the period ending 31 January 1994, covering Voucher Nos 108334 - 109386 relating to Treasurer's Advance Account No 1, Voucher Nos 002956 - 002961C relating to Municipal Fund and various vouchers relating to Trust and Town Planning Scheme Nos 5, 6, 7 and 21, the total sum expended was \$14,860,483.04.

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

MOVED Cr Nosow, SECONDED Cr Freame that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 January 1994, certified by the Mayor and City Treasurer, and totalling \$14,860,483.04:

<u>Funds</u> \$	Vouchers	Amount	
Advance Account No 1 5,660,392.73 Municipal 9,001,968.60 Trust 4,011.21	108334-109386	\$	
	002956-002961C		
	013703A only		
TPS No 5 3.50	000092D only		
TPS No 6 3.50	000107C only		
TPS No 7A Stage 2 3.80	000381B only		
TPS No 7A Part B 190,007.30	287597B-287597C		

Stage 4 TPS No 21 4,092.40

000218 only

\$14,860,483.04

CARRIED

Appendix XIII refers.

Crs Dammers, Gilmore and Wood abstained from voting.

I30222 DISPOSAL OF SURPLUS ASSETS - [010-0-2]

ACTING CITY TREASURER'S REPORT 130222

The Acting City Treasurer submits a list of items surplus to requirements.

MOVED Cr Freame SECONDED Cr Curtis that Council:

- 1 offers Items 1 to 6 inclusive of Report I30222 at no cost and Items 7 to 9 inclusive at market value to local clubs or organisations;
- 2 makes the necessary entries in the asset register to reflect the disposal of these items.

CARRIED

Appendix XIV refers. 190240 COMMUNITY SERVICES

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

CARRIED

REPORTS

I40214 APPLICATION TO KEEP OSTRICH LOT 34 (529) NEAVES ROAD, MARIGINIUP LOT PT 1 (444) JOYCE ROAD, GNANGARA -[475/34/529, 1666/1/44]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT 140214

Mr and Mrs M Hade of Lot 34 (529) Neaves Road, Mariginiup and Mr and Mrs K Pipe of Lot Pt 1 (44) Joyce Road, Gnangara are seeking Council approval to keep ostrich. The City Environmental Health Manager supports these applications subject to adjoining owners' consent and a permit being obtained from the Agriculture Protection Board.

MOVED Cr Gilmore, SECONDED Cr MacLean that:

- 1 Council approves the following applications to keep ostrich:
 - Mr and Mrs Hade of Lot 34 (529) Neaves Road, Mariginiup - up to a maximum of three (3) pairs;
 - (b) Mr and Mrs K Pipe of 130 Berkeley Road, Marangaroo - up to a maximum of six (6) pairs, at Lot Pt 1 (44) Joyce Road, Gnangara;
- 2 before any ostrich are installed the above applicants should:
 - (a) furnish written evidence of their neighbours' consent;
 - (b) obtain a permit from the Agriculture Protection Board to keep ostrich.

CARRIED

140215 CHARITY DINNER TRUST FUNDS - [703-1-6]

MANAGER WELFARE SERVICES' REPORT 140215

The Manager Welfare Services advises that an amount of \$4,349.00 is held in the Charity Dinner Trust Fund following the purchase of approved items for children with disabilities in the City of Wanneroo.

The Trust Committee has recommended a number of additional purchases with the remaining funds to be donated to the Burbridge Special School for the acquisition of play equipment which can be accessed by children with disabilities in the proposed playground on Koondoola Park.

Correction

Paragraph 1 in Report I40215 incorrectly reported the date as "13 February 1994". The date should read "13 February 1993".

MOVED Cr Gilmore, SECONDED Cr MacLean that Council:

1 approves the purchase of equipment items as detailed in Attachment 2 to Report I40215; 2 approves the donation of funds remaining after the purchase of items detailed in Attachment 2 to Report I40215 to the Burbridge School for the purchase of playground equipment for Koondoola Park.

CARRIED

Appendix XV refers.

140216 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT 140216

The Acting City Recreation and Cultural Services Manager reports on matters arising from the meetings of the Historical Sites and Art Collection Advisory Committees and the Management Committees of Gloucester Lodge and the Wanneroo Eisteddfod.

MOVED Cr Gilmore, SECONDED Cr MacLean that:

1

- (a) Council advises the Department of Conservation and Land Management that it is interested in investigating the relocation of the old Wanneroo School Annexe to Perry's Paddock to compliment the existing school building;
 - (b) at the time when Council wishes to relocate the building, it will be further negotiated and moved to the City Depot at that stage;
 - (c) a decision will not be able to be made until April 1994;
- 2 Council:
 - (a) requests the Ministry of Education to take into account and accommodate within the design of the future school site, the huge almond tree and two rows of olive trees associated with the original Clarkson homestead;
 - (b) writes to Mrs Barbara Arthur of Quinns Rocks suggesting that she undertakes to have these trees recorded on the Heritage List and that she nominates them for listing on Council's Register of Significant Trees;
 - (c) informs Mr Werner Herrmann of Quinns Rocks of the possibility to nominate the Mindarie kiln

for inclusion in the Inventory of Heritage Places;

- 3 Council reimburses the Wanneroo and Districts Historical Society the sum of \$52.50 for half the cost of the marquee hired for displays at the Wanneroo Show;
 - (a) Council requests that a draft Integrated Cultural Policy framework be written;
 - (b) a workshop be held with the three (cultural) committees to outline the process involved in developing a cultural policy, discuss the draft Integrated Cultural Policy, and plan the next stages in the adoption and implementation of this Integrated Cultural Policy by Council.

CARRIED

I40217 WANNEROO YOUTH ACTIVITIES CENTRE - REQUEST FOR CEILING FANS - [854-1]

ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT 140217

The Wanneroo Youth Activities Centre is seeking financial assistance from Council for the installation of ceiling fans at the Centre.

The Centre is a State funded programme and the land on which the Centre is situated is leased from Council on a ten year lease.

The Acting City Recreation and Cultural Services Manager reports on the activities of the Centre and gives reasons why this request should be refused.

RECOMMENDATION

4

That Council declines to assist the Wanneroo Youth Activities Centre with the installation of ceiling fans at the Wanneroo Youth Activities Centre.

MOVED Cr Freame, SECONDED Cr Waters that:

- 1 ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 140217 be received.
- 2 Acting City Recreation and Cultural Services Manager's Recommendation NOT BE ADOPTED - Item I40217A refers.

140217A WANNEROO YOUTH ACTIVITIES CENTRE - REQUEST FOR CEILING FANS - [854-1]

MOVED Cr Freame, SECONDED Cr Waters that Council lists for consideration in the draft 1994/95 Budget provision for the installation of ceiling fans at the Wanneroo Youth Activities Centre.

CARRIED

I40218 APPLICATION FOR VARIATION IN HOURS AND LOCATION OF RESTRICTED CLUB LIQUOR LICENCE - WANNEROO BASEBALL CLUB INC - [930-17]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT 140218

The Wanneroo Baseball Club currently has Council's approval to hold a Club Restricted Liquor licence at the baseball clubroom, Kingsway Sporting Complex, Landsdale on Thursdays (6.00 - 8.00 pm), and Sundays (11.30 am - 8.00 pm) throughout the year.

A request has been received from the Club seeking a variation in hours to include the following:

Tuesdays	5.00	pm	-	10.00	pm
Thursdays	5.00	pm	-	10.00	pm
Saturdays	12.00	pm	-	6.00	pm
Sundays	11.30	am	-	8.00	pm

The Club also seeks Council's permission to extend the licence to cover the newly built pergola next to the clubrooms.

The City Recreation and Cultural Services Manager advises that the Wanneroo Baseball Club has exclusive occupancy of the clubrooms at the times requested.

MOVED Cr Gilmore, SECONDED Cr MacLean that Council:

- 1 approves the application by the Wanneroo Baseball Club to apply for a variation of hours to the Club's Restricted Liquor Licence to Tuesdays (5.00 pm - 10.00 pm); Thursdays (5.00 pm to - 10.00 pm); Saturdays (12.00 pm - 6.00 pm) and Sundays (11.30 am - 8.00 pm) through the year;
- 2 approves the inclusion of the pergola into the existing Club Restricted Liquor Licence.

CARRIED

140219 1994 LOCAL GOVERNMENT RECREATION PERSONNEL CONFERENCE [260-0]

ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT 140219

The Institute of Recreation (WA) and Ministry of Sport and Recreation have organised the 1994 Local Government Recreation Personnel Conference to be held at Rottnest Island from Sunday, 20 March to Wednesday, 23 March 1994. The theme of this year's conference is "Recreation and Tourism - Impact and Opportunities".

The Acting City Recreation and Cultural Services Manager provides details of the conference programme and costs including travel, accommodation, meals and registration.

RECOMMENDATION

That Council nominates an elected member to attend the 1994 Local Government Recreation Personnel Conference to be held at Rottnest Island from Sunday, 20 March to Wednesday 23 March 1994.

Cr Freame nominated Cr Rundle. Cr Rundle declined the nomination.

Cr Rundle nominated Cr Gilmore. Cr Gilmore declined the nomination.

Cr Cooper nominated Cr Ewen-Chappell. Cr Ewen-Chappell declined the nomination.

MOVED Cr Waters, SECONDED Cr Rundle that:

- 1 ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 140219 be received;
- 2 Acting City Recreation and Cultural Services Manager's Recommendation NOT BE ADOPTED - Item I40219A refers.

CARRIED

140219A 1994 LOCAL GOVERNMENT RECREATION PERSONNEL CONFERENCE [260-0]

MOVED Cr Waters, SECONDED Cr Rundle that Council:

- 1 does not nominate an elected member to attend the 1994 Local Government Recreation Personnel Conference to be held at Rottnest Island from Sunday, 20 March to Wednesday 23 March 1994.
- 2 authorises the attendance of an additional Officer at the 1994 Local Government Recreation Personnel Conference to be held at Rottnest Island from Sunday, 20 March to Wednesday 23 March 1994;
- 3 writes to the Conference Chairperson of the Annual Recreation Conference requesting consideration to the relocation of the marquee on the Rottnest Island Lodge Quadrangle to respect the aboriginal burial site.

CARRIED

140220 LIBRARY BOARD 1993/94 DEVELOPMENT PROGRAMME - [212-7]

CITY LIBRARIAN'S REPORT 140220

The City of Wanneroo submitted an application to the Library Board of Western Australia's 1993/94 Development Programme as follows:

- * 2,471 additional volumes for the Woodvale Library.
- * 2,240 additional volumes for the Yanchep/Two Rocks Library.
- * 20,000 volumes as the first of three annual allocations for the Joondalup Library.

Correspondence has now been received from the State Librarian advising only 5,000 new volumes will be provided for the Joondalup Library.

The City Librarian highlights the problems which will occur with the proposed schedule for the Joondalup Library if full funding is not received from LISWA in the 1994/95 and 1995/96 Budgets and considers this matter should be raised with the Minister for the Arts and Local Members of Parliament.

RECOMMENDATION

That Council corresponds with the Minister for the Arts and local Members of Parliament:

1 expressing concern that commencement of the Joondalup Library stock selection schedule has been delayed 18 months until January 1995; 2 highlighting the importance of receiving full funding for the Joondalup Library in the LISWA 1994/95 and 1995/96 budgets.

MOVED Cr Nosow, SECONDED Cr Marwick that:

- CITY LIBRARIAN'S REPORT 140220 be received.
- 2 Council seeks a deputation with the Minister for the Arts to:
 - (a) express concern that commencement of the Joondalup

Library stock selection schedule has been delayed 18 months until January 1995;

(b) highlight the importance of receiving full funding for the Joondalup Library in the LISWA 1994/95 and 1995/96 Budgets.

CARRIED

190241 BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

160215 SPEED HUMPS - [510-0-1]

CITY ENGINEER'S REPORT 160215

Council requested a report be submitted examining the ongoing installation of speed humps, in view of the possibility of injury of ambulance patients travelling across these traffic control measures.

The City Engineer reports on the current use of "Watts Profile", "Flat top" or "Plateau" humps to reduce vehicle speeds in car parks and on some residential local streets. They create minimal discomfort to passengers if traversed at the appropriate speed (up to 20 km/h) and are successful in reducing vehicle speeds where there is a high number of pedestrians.

He has not been able to establish research findings on injuries being aggravated when ambulances travel across speed humps at the appropriate speeds. This matter will be further investigated with road research and medical authorities.

MOVED Cr Nosow, SECONDED Cr Marwick that CITY ENGINEER'S REPORT 160215 be received.

CARRIED

160216 MONTHLY REPORT FOR DECEMBER 1993/JANUARY 1994 - PARKS DEPARTMENT - [201-5]

CITY PARKS MANAGER'S REPORT 160216

The City Parks Manager reports on the major areas of work carried out by the department's ground staff during December 1993 and January 1994.

MOVED Cr Nosow, SECONDED Cr Marwick that CITY PARKS MANAGER'S REPORT 160216 be received.

CARRIED

160217 DEVELOPMENT ENQUIRIES: DECEMBER 1993 AND JANUARY 1994 - [290-0]

CITY PLANNER'S REPORT 160217

The City Planner lists the development enquiries received during December 1993 and January 1994, together with a resume of advice given to the enquirer.

MOVED Cr Nosow, SECONDED Cr Marwick that CITY PLANNER'S REPORT 160217 be received.

CARRIED

160218 APPEAL DETERMINATION: LOT 21 (56) CARMIGNANI ROAD/ROSS STREET, GNANGARA - [30/4283]

CITY PLANNER'S REPORT 160218

The City Planner reports that the Hon Minister for Planning has upheld an appeal in part for a proposed wholesale nursery and turf farm on Lot 21 Ross Street/Carmignani Road, Gnangara.

The applicant appealed against Condition No 1:

"deletion of landscape supplies component which is not approved"

and against a standard Condition No 13:

"the submission of an acoustic consultant's report demonstrating to the satisfaction of the City Environmental Health Manager that the proposed development is capable of containing all noise emissions in accordance with the Environmental Protection Act 1986".

The Minister has upheld the appeal in part by the deletion of Condition 13 from Council's approval. With respect to Condition 1, the Minister's view is that Council's stance on landscape supplies was soundly based and accordingly the appeal against Condition 1 was dismissed.

MOVED Cr Nosow, SECONDED Cr Marwick that CITY PLANNER'S REPORT 160218 be received.

CARRIED

160219 APPEAL DETERMINATION : RETAIL NURSERY LOT 30 (27) LANDSDALE ROAD, LANDSDALE - [30/4160]

CITY PLANNER'S REPORT 160219

The City Planner reports that the Hon Minister for Planning has upheld an appeal against conditions of approval for a retail nursery on Lot 30 (27) Landsdale Road, Landsdale.

He gives details of the conditions of approval and the current situation relating to Council's approval (Item H20509 refers).

MOVED Cr Nosow, SECONDED Cr Marwick that CITY PLANNER'S REPORT 160219 be received.

CARRIED

160220 INCREASED GENERATING CAPACITY PINJAR GAS TURBINE POWER STATION - [319-2-1]

CITY PLANNER'S REPORT 160220

In 1991 the State Energy Commission of Western Australia (SECWA) obtained approval to increase generating capacity at the Pinjar Power Station. The staged installation of plant in accordance with the 1991 approval is underway, but will not be completed until 1996. SECWA is now proposing a further increase in generating capacity at the power station and has referred its proposal to the Environmental Protection Authority (EPA). This proposal is being formally assessed by the EPA under the provisions of the Environmental Protection Act relating to the variation of environmental conditions applied to an already approved proposal. The City Planner gives details of SECWA's latest proposal and outlines important environmental issues.

MOVED Cr Nosow, SECONDED Cr Marwick that CITY PLANNER'S REPORT 160220 be received.

CARRIED

160221 AQUAMOTION MONTHLY REPORT - JANUARY 1994 - [690-1]

ACTING CITY TREASURER'S REPORT 160221

The Acting City Treasurer gives details of the financial aspects of operations at Aquamotion during the month of January 1994.

MOVED Cr Nosow, SECONDED Cr Marwick that ACTING CITY TREASURER'S REPORT 160221 be received.

CARRIED

I60222 <u>CRAIGIE LEISURE CENTRE MONTHLY REPORT - JANUARY 1994 -</u> [680-1]

ACTING CITY TREASURER'S REPORT 160222

The Acting City Treasurer gives details of the financial aspects of operations at Craigie Leisure Centre during the month of January 1994.

MOVED Cr Nosow, SECONDED Cr Marwick that ACTING CITY TREASURER'S REPORT 160222 be received.

CARRIED

160223 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

ACTING CITY TREASURER'S REPORT 160223

The Acting City Treasurer submits a comparison between committed expenditure and adopted Budgets relating to Major 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 ACTING CITY TREASURER'S REPORT 160223 be received.

CARRIED

Cr MacLean left the Chamber at this point, the time being 10.10 pm.

160224 MINDARIE REGIONAL COUNCIL - 1992/93 ANNUAL FINANCIAL STATEMENTS - [508-5-5]

ACTING CITY TREASURER'S REPORT 160224

The Acting City Treasurer submits a copy of the Auditors Report, the Balance Sheet, Fund Summaries and Notes to the Accounts for the Mindarie Regional Council and advises that a copy of the Financial Statements has been placed in the Councillor's lounge and a copy will be tabled at the meeting for perusal.

Correction

It was noted that in Schedule 1 - Loan Fund, Current Liabilities read "162,478" which should be corrected to read "162,748".

MOVED Cr Nosow, SECONDED Cr Marwick that ACTING CITY TREASURER'S REPORT I60224, amended as above, be received.

CARRIED

160225 COUNCIL EMPLOYEES' SUPERANNUATION FUND - [017-1]

ACTING CITY TREASURER'S REPORT 160225

Council, (Item H91157 refers), resolved that a report be submitted investigating another form of investment for Council's employees and better relocation of funds regarding superannuation.

The Acting City Treasurer reports on the history of the WA Local Government Superannuation Plan and the reasons for the relatively low rate of return.

MOVED Cr Nosow, SECONDED Cr Marwick that ACTING CITY TREASURER'S REPORT 160225 be received.

CARRIED

IG0226 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 31 JANUARY 1994 - [002-3]

ACTING CITY TREASURER'S REPORT 160226

The Acting City Treasurer submits financial statements for the period 1 July 1993 to 31 January 1994.

He advises that 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.

MOVED Cr Nosow, SECONDED Cr Marwick that ACTING CITY TREASURER'S REPORT 160226 be received.

CARRIED

I60227 STAFF AND OUTSIDE WORKERS' OVERTIME - JANUARY 1994 [404-10]

ACTING CITY TREASURER'S REPORT 160227

The Acting City Treasurer reports on staff overtime for the month of January 1994, 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 160227 be received.

CARRIED

Cr MacLean entered the Chamber at this point, the time being 10.15 $\ensuremath{\mathsf{pm}}$.

160228 HEALTH ACT 1911 - FOOD SAMPLING PROSECUTIONS - [30/423, 851-7, 30/582-A7]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT 160228

The City Environmental Health Manager reports on the results of two recent prosecutions resulting from routine food sampling.

Franlori Pty Ltd trading as Cheapfoods Wanneroo pleaded guilty to a charge that it was responsible for the sale of hamburgers which were adulterated and was fined \$1,500.00 with costs of \$288.77.

Michael Rees trading as Mike's Meats, Craigie pleaded guilty to a charge that he was responsible for the sale of mince which was adulterated and was fined \$250.00 with costs of \$250.50.

MOVED Cr Nosow, SECONDED Cr Marwick that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT 160228 be received.

CARRIED

160229 INCREASED FUNDING - COMMUNITY AGED CARE PACKAGES [880-8-8]

MANAGER WELFARE SERVICES' REPORT 160229

The Commonwealth Government has recently informed the City of Wanneroo of its success in being granted increased funding for its Community Aged Care programme. The increase represents:

- \$49,169.00 in additional recurrent funding, effective from 1 July 1994;
- \$34,600.00 in one-off monies for the purchase of two service vehicles.

The Manager Welfare Services advises that the funds will be used to provide additional support services to frail aged people who have opted to stay at home rather than be admitted to an institution.

MOVED Cr Nosow, SECONDED Cr Marwick that MANAGER WELFARE SERVICES' REPORT 160229 be received.

CARRIED

160230 MOBILE LIBRARY OFF-ROAD 1994 - [240-8]

CITY LIBRARIAN'S REPORT 160230

The City Librarian reports that the Mobile Library will be out of service for two weeks from Monday 28 February to Friday 11 March inclusive for its annual thorough servicing and overhaul.

Appropriate advertising and notices will be provided so that the public is informed.

MOVED Cr Nosow, SECONDED Cr Marwick that CITY LIBRARIAN'S REPORT 160230 be received.

CARRIED

I60231 RECREATION AND CULTURAL SERVICES DEPARTMENT - MONTHLY ACTIVITIES REPORT - [260-0]

ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 160231

The City Recreation and Cultural Services Manager reports on the major activities of the Recreation and Cultural Services Department for the month of January 1994. Response to the new Leisure Course Programme advertisement has been positive with an increase in enrolments.

Warwick Leisure Centre conducted an "Aquafest" programme for children aged 10-15 years. 76 children participated in the week's programme which included a variety of water based activities.

The Warwick Open Space clubroom was officially opened on 15 January by the Mayor.

Over 3,000 residents attended the Ocean Ridge Recreation Association's Annual Carols by Candlelight at Heathridge Park on 11 December 1993. Included in the event was a sausage sizzle and fireworks display.

Major renovations and upgrading of Sorrento Duncraig Recreation Centre are about complete. General feedback from users has been extremely positive.

The January Vacation Swimming Programme at Aquamotion operated successfully with 900 children attending the programme. The Spring/Summer Fitness Programme is currently being reviewed as part of the six monthly evaluation schedule.

As part of Cultural Services, negotiations for the 1994 Music programme have been finalised. The first event, a classical recital, is scheduled for Sunday 15 May at the Warwick Leisure Centre.

A number of successful holiday programmes were conducted at Craigie Leisure Centre and 2,000 children took part in the Department of Education Swimming Classes.

MOVED Cr Nosow, SECONDED Cr Marwick that ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 160231 be received.

CARRIED

160232 HERITAGE WEEK 17-24 APRIL 1994 - [050-0]

ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 160232

The National Trust Heritage Week is an annual event co-ordinated by the National Trust of Australia (WA) and has become a landmark in the heritage calendar since its inception in this State ten years ago. This year, Heritage Week is being held from 17/24 April 1994, with the theme being "Heritage on the Move". The Acting City Recreation and Cultural Services Manager reports on the anticipated programme of events for Heritage Week 1994.

MOVED Cr Nosow, SECONDED Cr Marwick that ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT 160232 be received.

CARRIED

160233 DOG DEFECATION PROBLEMS - CITY OF WANNEROO RESERVES [903-2-3]

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT 160233

The Manager, Municipal Law and Fire Services advises that 40 adhesive health warning sticker signs will be affixed on all Dog Defecation Prohibited signs on City's Parks and Reserves.

MOVED Cr Nosow, SECONDED Cr Marwick that MANAGER - MUNICIPAL LAW AND FIRE SERVICES' REPORT 160233 be received.

CARRIED

190242 REPORT OF OCCASIONAL COMMITTEE

MOVED Cr Nosow, SECONDED Cr Marwick that the Report of the Golf Course Occasional Committee held on Monday 14 February 1994 be received.

CARRIED

I70201 <u>CARRAMAR GOLF COURSE DEVELOPMENT PROGRESS REPORT -</u> [622-0]

CITY ENGINEER'S REPORT 170201

The City Engineer reports on the following:

Construction of Carramar Golf Course;

Electrical Services;

Portable Water Supply;

Maintenance Shed;

Perimeter Fencing;

Parking Area and Entrance Road;

Access Road from Wanneroo Road;

Caretaker's Residence;

Clubhouse, Entry Statement and On Course Toilets;

Management and Provision of Golfing Services;

Gazettal of Golf Course By-law.

MOVED Cr Nosow, SECONDED Cr Marwick that CITY ENGINEER'S REPORT 170201 be received.

CARRIED

170202 CARRAMAR GOLF COURSE LOGO - [622-0]

The Town Clerk tabled a number of logo design options for the Carramar Golf Course prepared by the Council's Graphic Designer and a consultant engaged by the course controllers, Messrs Duncan and Crosbie. After considerable debate and modification of one of the options, a logo covering the range of "marketing" requirements had been agreed upon and was recommended for approval.

MOVED Cr Nosow, SECONDED Cr Marwick that the logo design, forming Appendix XVI hereto, be adopted for Carramar Golf Course.

CARRIED

Appendix XVI refers

170203 CARRAMAR GOLF COURSE - OFFICIAL OPENING - [622-0]

Suggestions were made regarding the options available for the official opening of Carramar Golf Course.

MOVED Cr Nosow, SECONDED Cr Marwick that Council:

- 1 hosts an Official Opening of the Carramar Golf Course on a date to be fixed (possibly during May/June 1994);
- 2 in conjunction with the course controllers, Messrs Duncan and Crosbie, stages a "Pro Am" Event on a date to be fixed during June/July 1994; Messrs Duncan and Crosbie to arrange the necessary sponsorship trophies etc with the City providing marquee, refreshments etc. CARPIED

170204 MARANGAROO GOLF COURSE - [620-0]

Messrs Duncan and Crosbie reported on a patron at Marangaroo Golf Course who had been behaving in an unacceptable manner.

RECOMMENDATION

That the Town Clerk be authorised to take appropriate action to prohibit entry by the patron to the Marangaroo Golf Course until further notice.

MOVED Cr Rundle, SECONDED Cr Ewen-Chappell that consideration of this matter be held behind Closed Doors.

CARRIED

190243 TOWN CLERK'S REPORT

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

CARRIED

190244 <u>SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE</u> COMMON SEAL - [200-0-1]

Document: Parties: Description: Purpose: Date:	Deed City of Wanneroo and N & E Vlahos, K Trandos 231 Carabooda Road, Carabooda Second Dwelling Agreement 14.2.94
Document: Parties: Crosbie Description: Purpose: Date:	Lease City of Wanneroo and C W Duncan and T M Marangaroo Golf Course Golf Course Operation 15.2.94
Document: Parties: Description: Purpose: Date:	Withdrawal of Caveat City of Wanneroo and S & K J Halversen Lot 179 (150) Waterford Drive, Hillarys To permit land transactions 15.2.94
Document: Parties: Description: Purpose: Date:	Deed City of Wanneroo and M Conti and Slondia Nominees Pty Ltd Lots 104 and 105 Berkley Road, Marangaroo Proposed TPS No 22 15.2.94
Document: Parties:	By-laws City of Wanneroo and Delegate of Executive Director Public Health

Description: Amendments to By-laws Relating to Eating Houses Date: 15.2.94

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

CARRIED

190245 DEVELOPMENT ASSESSMENT UNIT - [290-1]

The City Planner submits a resumé of the development applications for the period 4 February 1994 to 17 February 1994.

ADDITIONAL INFORMATION

The following application has been received and due to the urgency of the project requires to be added to the list of development applications:

File No	Owners Name	Devel Description	Recommend
Received Approval	Application Name	Location/Locality	For

30/4667 Homeswest 27 Residential Units Recommended 16/2/94 Sandover Architects Lot 855 (6) Kyle Court, Joondalup

MOVED Cr Gilmore, SECONDED Cr MacLean that Council adopts the recommendations in the list of development applications processed for the period 4 February 1994 to 17 February 1994 as outlined on Appendix XVII, together with additional application above and approves the applications, subject to standard and appropriate conditions of development.

CARRIED

Appendix XVII refers.

I90246 PROPOSED ADDITIONS: LOT 119 (19) MARINE TERRACE, MARMION - [12/119/19]

APPLICATION

An application for approval in principle for proposed additions at Lot 119 (19) Marine Terrace, Marmion has been submitted for approval (Appendix XVIII refers).

BACKGROUND

The applicant wishes to build a double garage right up to the front boundary of the property and construct a deck on the second storey level on the western side of the dwelling.

RESIDENTIAL PLANNING CODES

Clause 1.5.5 of the Residential Planning Codes states that a carport may, with the approval of Council, be constructed up to the street alignment. It also states that a garage or the like may be built up to a boundary abutting a private street or right of way or secondary street provided that adequate manoeuvring space for any vehicle is provided. This clause indicates that a garage cannot be constructed up to the street alignment.

The Codes require that a balcony or deck in this instance must not be closer than 3200 to the side boundary, the applicant is requesting a setback of 2000.

COMMENTS

The applicant has provided the written favourable comments of the adjoining owners. Clause 1.5.7 states that notwithstanding the minimum setbacks specified elsewhere in the Codes the Council may, in a particular case, allow a lesser setback, provided that in so doing the Council shall have regard to:

- (a) the objectives as set out in Clause 1.2 (Appendix XIX refers),
- (b) the effect of such variations on the amenity of any adjoining lot,
- (c) the existing and potential future use and development of any adjoining lots, and
- (d) existing setbacks from the street alignment in the immediate locality, in the case of setback from the principal street alignment.

Council has the authority to approve or refuse the application. In the event of refusal the applicant has the right of appeal to the Minister for Planning.

MOVED Cr Gilmore, SECONDED Cr MacLean that Council approves the proposed additions and alterations to the dwelling at Lot 119 (19) Marine Terrace, Marmion.

CARRIED

Appendices XVIII and XIX refer.

190247 PROPOSED USE CONSULTING ROOMS, LOT 167 (52) BEARING PARADE, MULLALOO - [30/4635]

METRO SCHEME:	Urban
LOCAL SCHEME:	Residential Development R20
APPLICANT/OWNER:	Marian Oude-Meilink
CONSULTANT:	Greg Rowe & Associates

INTRODUCTION

An application has been received from Greg Rowe & Associates on behalf of Mrs M Oude-Weilink seeking Council approval for a change of use of Lot 167 (52) Bearing Parade, Mullaloo from a residential dwelling to consulting rooms.

PROPOSAL

The proposal is to convert the existing residence to consulting rooms. The layout of the rooms has not been determined and one practitioner has been nominated to locate on site. The subject site has a lot area of $692m^2$ and is located at the head of a cul-de-sac. On the eastern side boundary there is a pedestrian accessway dividing Lot 167 from Marmion Avenue.

On the western side boundary there is an access leg to Lot 1 Linear Avenue, however access to the consulting rooms thereon is from Linear Avenue only. The access leg is actually closed off via a gate at the northern end.

ASSESSMENT

In the assessment of this application, reference needs to be made to Council's Medical Facilities/Consulting Rooms Policy adopted by Council at its meeting in January 1991 and reviewed in December 1993 (H51208). One of the objectives of the policy is to encourage consulting rooms in or adjacent to shopping centres or in locations where they will provide suitable buffers to protect residential amenity.

In this instance, the development is located at the head of a residential cul-de-sac, with no access to a major road. Due to this, all traffic generated by the consulting rooms will have to traverse a minimum of three residential streets to obtain entry and egress to the proposal.

Six parking bays have been provided on site in accordance with the policy, however, the area of the lot is $692m^2$. The policy states that the minimum area for a lot containing consulting rooms is $800m^2$ with a frontage of 20m. The frontage of Lot 167 is 18m. Modifications to Council's policy state that where a lot is opposite/adjacent to a shopping centre and does not have the required 800m² but can satisfactorily accommodate the requirements of consulting rooms then Council may consider relaxing the area. The subject lot is not opposite/adjacent a shopping centre and therefore does not fulfil this requirements.

Due to the scale and location of this application it is not recommended that Council approves it, however, if Council does consider approval, the application would require a 30 day on-site advertising period in accordance with the policy.

MOVED Cr Gilmore, SECONDED Cr MacLean that Council refuses the application by Greg Rowe & Associates on behalf of Mrs M Oude-Meilink for the use of consulting rooms on Lot 167 (52) Bearing Parade, Mullaloo on the grounds that it contravenes Council's policy for medical facilities/consulting rooms in terms of location and lot size and is likely to detract from the amenity of nearby residents.

CARRIED

Appendix XX refers

190248 PROPOSED SERVICE STATION AND COMMERCIAL DEVELOPMENT, PORTION LOT 4 (380) JOONDALUP DRIVE, JOONDALUP -[30/4518]

METRO SCHEME:	Central City Area
LOCAL SCHEME:	Joondalup City Centre
APPLICANT/OWNER:	LandCorp
CONSULTANT:	Greg Rowe & Associates

INTRODUCTION

Greg Rowe and Associates have submitted an application on behalf of LandCorp for a service station and commercial development on portion of Lot 4 (380) corner of Joondalup Drive and Moore Drive. LandCorp proposes to subdivide three lots, with a total area of 7,555m², at the corner, and have contracted to sell the land to Swancave Pty Ltd.

SITE

The proposed site is a portion of Lot 4 which extends from Joondalup Drive to the Freeway Reserve between Shenton Avenue and Moore Drive. Lot 4 contains the Arena Regional Sporting Complex, Stage 1 of which is near completion. The land the subject of this application is currently a grassed open area between the corner and the oval. The land is included in the Central City Area Zone under the Metropolitan Region Scheme and the Joondalup City Centre Zone under Council's Town Planning Scheme No 1.

PROPOSAL

Appendix XXI hereto shows the proposed subdivision and identifies the proposed lots as 1, 2 and 3. Lot 3 is proposed to be developed with a take-away food outlet, Lot 2 with a petrol filling station and Lot 1 with seven separate tenancies. The only uses identified for these tenancies are a restaurant and a deli, however, the report accompanying the application indicates that there will be a restrictive covenant on the site prohibiting the use of the land for a list of retail and service uses.

The take-away food outlet proposed for Lot 3 has Gross Leasable Area (GLA) of 280m² and is proposed to provide for 16 parking spaces and a drive-through stack for 14 cars. The petrol filling station proposed for Lot 2 has a GLA of 150m² and provides for 30 parking spaces. The commercial tenancies proposed for Lot 1 have a combined GLA of 1490m², 29 parking spaces and a service area to the rear of the building. Elevation details from Moore Drive and Joondalup Drive (except for the take-away food outlet) are provided (Appendix XXIII refers) and show the use of vaulted roof lines and other detail to compliment the sporting complex buildings.

Access to the development is proposed by way of an entry only crossover from Joondalup Drive approximately 100 metres south of Moore Drive and from two crossovers to Moore Drive.

METROPOLITAN REGION SCHEME

Under the Clause 32 Resolution of the MRS it is necessary to consult with the Department of Planning and Urban Development (DPUD) prior to determining this application because it proposes access from the Important Regional Roads, Joondalup Drive and Moore Drive. The Department has advised that there has not been an opportunity for public input with regard to the proposed use, that it is important to ensure that this development does not conflict with convenience shopping in the locality but that it supports the application subject to:

- 1 access crossovers are to be redesigned to meet the road at 90 degrees;
- 2 the eastern access to Moore Drive being deleted.

TOWN PLANNING SCHEME NO 1

Clause 5.42 of Council's Town Planning Scheme refers to the Joondalup City Centre Zone and requires that a Joondalup City Centre Development Plan and Manual be prepared by LandCorp and approved by Council and that when approved, shall form part of the Scheme. The current Development Plan and Manual were approved in 1990 and show the whole of Lot 4 as Sporting Complex and do not indicate any commercial development in the subject area.

The Scheme requires Council to consult with LandCorp prior to considering granting approval and for the development to be in accordance with the approved Plan and Manual. The Scheme also gives Council discretion with the agreement of LandCorp to modify particular requirements of the Scheme and the Plan and Manual where it considers a proposed development is consistent with orderly and proper planning and will preserve the amenity of the centre.

The Scheme also provides that where an application is not determined within sixty days "the application shall be deemed to have been refused."

LANDCORP

LandCorp has been advised of the application and the apparent discrepancy between it and the Development Plan and Manual. LandCorp has replied that it intends showing this land as "Commercial - Excluding Offices" in the revised Development Plan and Manual and preparing specific guidelines in conjunction with the City of Wanneroo over the next three months. It also advised that conditions of sale relating to the use of the site, and the amount and distribution of floor space, will ensure that the proposal will not jeopardise the development of the Central Business District.

AMENDMENT 679

At its meeting on 9 February 1994, Council resolved (Item 120223 refers) to initiate an amendment to control access to and from District Distributor Roads. Both Joondalup Drive and Moore Drive are identified as District Distributor Roads and the amendment proposes to limit access to full local distributor standard at not less than 200 metre spacing. This access requirement will preclude the proposed development at this location.

ASSESSMENT

The issues relevant to this proposal are:

11the use of the site in relation to the provisions of the Joondalup City Centre Plan and Manual;

12access to and from the site from Joondalup Drive and Moore Drive;

13possible detrimental effect on the provision of retail and other services from the nearby local centre;

14possible conflict with community expectations for the area;

15parking provision for the proposed uses;

16the deemed refusal provisions in Council's Scheme.

SCHEME PROVISIONS

The proposal is clearly contrary to the provisions of the Development Plan and Manual and Council's general expectations for the area. Although LandCorp has indicated that it intends to include provisions in the revised Plan and Manual to allow the proposed use, Council officers have been involved with LandCorp in the review of the Plan and Manual for more than 12 months and this issue was not discussed in that context until advice was formally sought. The Plan and Manual provide for a number of non-commercial areas including educational uses, Central Park, and residential uses and it is not anticipated that these areas should be subdivided and developed for commercial purposes.

Although the Scheme provides discretion in this matter, it is not considered that the prerequisites of orderly and proper planning and preservation of amenity have been met. The proposed development is an intrusion into an area expected to contain recreational uses and does not appear to be related in any way to the orderly and proper planning of the City Centre.

ACCESS

For traffic safety reasons, Council has initiated an amendment to its Scheme that will prohibit access as proposed for this development. The application is however accompanied by a report on traffic and access by Uloth and Associates Pty Ltd which finds that Moore Drive will operate at a high level of service in the short and long term and that in the long term the signalised intersection will be congested regardless of the proposed development. The proposed development is in accordance with the recommendations of the Uloth report.

The Department of Planning and Urban Development recommended that the eastern crossover to Moore Drive be deleted and the remaining crossovers be aligned at 90 degrees to the roads. Notwithstanding the recommendations from DPUD and contained in the Uloth report it is considered the proposal should not be supported because it does not comply with Council's proposals for access to District Distributor Roads as set out in Amendment 679.

Furthermore, considerable measures to control access from Joondalup Drive have been put in place by the maintenance of a landscaping strip in the form of a 4m to 6m wide pedestrian accessway adjacent Joondalup Drive where subdivision has occurred. A similar pedestrian accessway would be necessary to preclude access from any future subdivision of Lot 4 adjacent to Joondalup Drive.

AMENITY

The nearby Joondalup Neighbourhood Centre has been located to provide a suitable level of service to the residential neighbourhood and provide a high level of vehicular, pedestrian and bicycle access. If the proposed development proved to be to the detriment of any of the services provided at the shopping centre it would not preserve the amenity of the area. LandCorp has indicated that conditions on the sale of the land will safeguard against conflict with the Joondalup City Centre and it is possible that these or other conditions could limit to some degree conflict with the local centre. If this was the only issue then suitable conditions could probably be devised to allow the development to proceed.

PUBLIC PARTICIPATION

Residents in the area will have viewed the land use plans for the City Centre showing the subject land as "sporting complex" and watched the construction of the Arena facility without any indication that a completely different use could be implemented. Such a proposal, if supported by Council, should be advertised for public comment before determination and should not be approved without ample opportunity for public comment.

PARKING

The applicants calculate that a total of 78 parking bays are required for the development and 86 have been provided (89 spaces are shown on the plans). As mentioned previously, there are no specific provisions in Council's Scheme or the Development Plan and Manual covering this particular area and the applicant has made a number of assumptions regarding parking requirements. Scheme parking requirements can only be applied if the land uses are known. In this case a Take-Away Food Outlet, a Restaurant and a Delicatessen and a Petrol Filling Station are known, the other areas are only addressed by a claim that particular uses will not be permitted. Using the same rationale as the applicant (but with correct assumptions) the parking requirements comes to 112 spaces. An alternative approach would be to treat the proposed development as a small shopping centre, in which case the parking requirement would be 141 spaces. Any parking rationale developed for other areas of the Joondalup City Centre Zone could not be applicable to this location because of its isolation, difficult pedestrian access, and primary orientation to passing traffic. It is considered that there is insufficient parking available for the proposed development.

DEEMED REFUSAL

As mentioned above, Council's Scheme provides that an application shall be deemed to have been refused if not determined within sixty days. The applicant has indicated an intention to exercise this option to have the application determined on appeal. The application was lodged on 15 December 1993 but without an administration fee. The necessary fee was received on 29 December 1993. Depending on which date is taken as a starting point, the application will be deemed refused on either the 13 February 1994 or 27 February 1994.

Cr Dammers wished to be recorded that he opposed this proposal at Landcorp Board level.

MOVED Cr Dammers, SECONDED Cr Rundle that Council:

- 1 refuses the development application submitted by Greg Rowe and Associates on behalf of the Western Australian Land Authority for a Petrol Filling Station and Commercial development on portion of Lot 4 corner of Joondalup Drive and Moore Drive, Joondalup because:
 - the proposed development is not in accordance with the Joondalup City Centre Development Plan and Manual incorporated in Council's Town Planning Scheme No 1;
 - (b) the provision for access to and from the proposed development from Joondalup Drive and Moore Drive is not considered acceptable from a traffic safety point of view;
 - (c) there is a risk that the proposed development could affect the provision of services at the nearby Joondalup Neighbourhood Centre and thereby the amenity of the residential area;
 - (d) the proposed development is not in line with community expectations for the area and has not allowed any public participation in the decision making;

- (e) the proposed development does not provide an adequate amount of parking;
- 2 does not support the subdivision application submitted by Greg Rowe and Associates on behalf of the Western Australian Land Authority for the subdivision of portion of Lot 4, corner of Joondalup Drive and Moore Drive Joondalup because:
 - (a) the proposed subdivision is not in accordance with the Joondalup City Centre Development Plan and Manual incorporated into Council's Town Planning Scheme No 1;
 - the proposed access to the lots from Joondalup (b) Drive and Moore Drive is not in accordance with Council's requirements and is not considered satisfactory from a traffic safety point of view;
- 3 seeks an urgent deputation with the Minister for Lands to discuss LandCorp's unexpected proposals for this portion of Lot 4, and the serious concerns that the Council has for such commercial development.

CARRIED

Appendices, XXI, XXII and XXIII refer

190249 HOSTING OF RUBY BENJAMIN/WAMA SEMINAR - [202-1-5]

As delegate to the North Metropolitan Zone of the Local Government Association, Cr Freame has been involved in discussions with Zone members, WAMA representatives, Steven Tweedie of the Minister for Local Government's office, and Mrs Ruby Benjamin relating to dog and cat control.

Arising out of those discussions, an initiative has been developed to encourage local government industry support for animal sterilization. The Western Australian Municipal Association will co-ordinate a morning seminar on 31 March 1994 during which Mrs Ruby Benjamin of the Ruby Benjamin Animal Foundation for Sterilization will discuss her experience in this method of control. A representative of the Department of Local Government will also present detail in respect of cat control legislation.

WAMA has asked that Council host the seminar at the Joondalup Administration Centre and provide refreshments at the conclusion in the forms of drinks and finger foods. Although numbers are not known at this stage, it is considered that up to one hundred delegates may attend.

In order that approaches may be made to all local authorities in the State, it was necessary to provide an early indication of Council's willingness to host the seminar and accordingly such an undertaken has been given. Endorsement is now sought for that approval.

MOVED Cr Gilmore, SECONDED Cr MacLean that Council advises the Western Australian Municipal Association of its willingness to host a half day seminar on the morning of Thursday 31 March 1994 to facilitate a forum on animal control measures, and provides light refreshments at the conclusion of the seminar.

CARRIED

190250 ANNUAL AND EXTRAORDINARY ELECTIONS - 7 MAY 1994 -APPOINTMENT OF POLLING PLACES - [801-1-94]

At its meeting on 9 February 1994 (Item I30201A refers) Council resolved that the schedule of polling places for the 1994 Annual Elections be re-examined with a view to providing additional polling facilities at:

- (a) a site in Wangara in close proximity to Wanneroo Markets;
- (b) a location in the Kinross/Currambine area.

A suitable location for a polling place (transportable building) exists at the corner of Prindiville Drive and Irwin Road, Wangara on Council owned vacant land. This site is adjacent to Wanneroo Markets.

In the Kinross/Currambine area, the most suitable location for a polling place (transportable building) is considered to be within the northern car park of Currambine Railway Station (off Burns Beach Road). Transperth and Westrail have agreed in principle to the proposal.

If Council decides to establish a polling place at Currambine Railway Station it may wish, due to its close proximity to Burns Beach, not to set up polling facilities at the Community Hall, Burns Beach.

MOVED Cr Marwick, SECONDED Cr Cooper that Council 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 YANCHEP

NOWERGUP

QUINNS ROCKS Way

CENTRAL WARD

MULLALOO HEATHRIDGE

OCEAN REEF

BELDON

WANNEROO

CURRAMBINE

EDGEWATER

SOUTH WARD WANGARA

WOODVALE WARWICK GREENWOOD

MARANGAROO KOONDOOLA

GIRRAWHEEN

KINGSLEY

ALEXANDER HEIGHTS GIRRAWHEEN

SOUTH-WEST WARD

Recreation Centre, Lisford Avenue Yanchep District High School, Lagoon Drive Gull Service Station, 2624 Wanneroo Road (Caravan) Craft Room, Gumblossom Park, Tapping

Pre-school, Koorana Road Shopping Centre, Caridean Street (transportable building) Shopping Centre, Marina Boulevard and Venturi Drive (transportable building) Shopping Centre, Gunter Grove (transportable building) Civic Centre, Senior Citizens' Centre, Wanneroo Road Car Park, Currambine Railway Station off Burns Beach Road (transportable building)

Primary School, Treetop Avenue

Corner Prindiville Drive/Irwin Road, adjacent to Wanneroo Markets (transportable building) Primary School, Timberlane Drive Child Day Care Centre, Dugdale Street Calectasia Hall, Cnr Coolibah Drive and Calectasia Street Primary School, Giralt Road Child Health Centre/Pre-school Burbridge Avenue Liddell Reserve, near Butterick Place (transportable building) Kingsley Clubrooms, Kingsley Reserve, Kingslev Drive Alexander Heights Park, Car Park (transportable building) Senior Citizens' Centre, Patrick Court

DUNCRAIG	Sorrento/Duncraig Recreation Centre, Warwick Road
SORRENTO	
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

CARRIED

190251 OFFICIAL OPENING - YANCHEP COMMUNITY CENTRE - [703-4]

A request has been received from the Co-ordinator of the Yanchep Community Centre in Lagoon Drive for Council to host the official opening of the Centre on Wednesday 9 March 1994 and to provide morning tea for invited guests at the conclusion of the opening ceremony.

Approximately one hundred guests, together with Councillors and officers of the City, will be invited to attend the ceremony.

Council officers supervised the design documentation and tendering of the project, developed on land provided as a community purpose site by the Tokyu Corporation. Council also provided a \$15,000 contribution to ancillary project costs.

Council's policy in respect of Official Openings details protocol that ensures recognition of the City's contribution, together with other funding sources, and provides that the Mayor shall officiate at such openings. However, Council approval is required for the provision of refreshments at a cost of approximately \$300.00.

MOVED Cr Gilmore, SECONDED Cr MacLean that Council hosts the official opening of the Yanchep Community Centre on Wednesday 9 March 1994 and provides morning tea for invited guests at the conclusion of the ceremony.

CARRIED

190252 MAYORAL RECEPTION - SPIRITUAL LEADERS - [703-4]

Council approval is sought for the conduct of a Mayoral Reception on Monday 21 March 1994 in recognition of the work of spiritual leaders in the community of Wanneroo. It is proposed that the reception commence at 5.00 pm with an opening address by the Mayor, followed by perhaps an hour of fellowship during which drinks and finger foods will be served. Numbers invited would be in the order of 65/70.

MOVED Cr Rundle, SECONDED Cr Nosow that Council conduct a Mayoral Reception on Monday 21 March 1994 in recognition of the work of spiritual leaders in the community of Wanneroo.

CARRIED

190253 HUMAN RESOURCES MATTERS - [404-0]

This report seeks approval for gratuity payments to the following employees:

 Mr D Prosser, Rubbish Assistant in the Waste Management Section of the Engineering Department who has tendered his resignation effective 18 February 1994.

> He has been employed by Council since 1 December 1980 and in accordance with adopted policy, the City Engineer has recommended a gratuity payment of \$500 nett value.

As Mr Prosser's contract of employment was being terminated prior to Council meeting, I approved payment of the gratuity and now seek Council's endorsement of this action.

2 Mr W Mather, Horticultural Curator and Leading Hand, within the Parks Department resigned from Council's employ on 21 January 1994 having commenced employment on 21 March 1983.

> The City Parks Manager advises that due to an oversight, authorisation was not sought earlier for Mr Mather to receive a gratuity payment, in accordance with adopted policy.

It is now requested that the oversight be rectified and it is recommended that Mr Mather be paid in accordance with adopted policy a gratuity payment of \$500 nett value.

MOVED Cr Gilmore, SECONDED Cr MacLean that Council:

1 endorses the Town Clerk's action in approving, in accordance with adopted policy, a gratuity payment of \$500 to Mr D Prosser of the Engineering Department on his resignation on 18 February 1994; 2 in accordance with adopted policy, approves a gratuity payment of \$500 to Mr W Mather.

CARRIED

190254 DISPOSAL OF SURPLUS ASSETS - [010-0-2]

At its March 1993 meeting, Council resolved to dispose of two Regethermic Commercial Ovens (Item H30330 refers). These ovens were surplus to requirements, as pre-heated meals are no longer available through the Meals on Wheels programme.

Extensive enquiries have been made to locate a buyer for these items; however, they are generally considered to be obsolete in the catering industry. Only one firm offer has been received from Anglicare Homes Incorporated, for a total of \$5,000 for the two ovens and \$350 for a steam boiler currently located at the Meals on Wheels kitchen.

Details regarding the ovens are as follows:

		Asset Current	Acquisition	Original	
		No	Date	Cost	Asset Value
1.	Regethermic Oven (ex Duncraig kitchen)	1692	1980	\$ 1,200	Nil
2.	Regethermic Oven (ex Wanneroo Senior Citizens Centre)	6033	1989	\$13,368	\$7,241
Details of the steam boiler are:					
3.	Waldorf Steam Boiler (ex Duncraig kitchen)	1695	1978	\$ 500	Nil
-				1	

Report I30222 lists various fixed assets surplus to Council's requirements; incorporated within this list is a steam boiler originally purchased in 1978 for \$500 and now fully depreciated.

MOVED Cr Gilmore, SECONDED Cr MacLean that Council:

- 1 accepts the offer of \$5,350 from Anglicare Homes Incorporated to purchase and remove the Regethermic Commercial ovens and the stock pot;
- 2 amends the Asset Register to reflect the disposal of these items.

CARRIED

190255 TRAFFIC ISSUES AND ASSESSMENT - QUINNS/ALKIMOS [510-0-5, 790-566]

INTRODUCTION

Council, at its meeting on 9 February 1994 (I20248) resolved to defer consideration of this issue and requested that a further report be submitted to Council at its meeting on 9 March 1994. Since then, however, the Department of Planning and Urban Development (DPUD) has advised that its Statutory Committee will be considering this matter prior to 9 March. As a result, should Council wish its recommendation on this matter to be considered by the Committee, then it will need to consider this matter at its February 23 meeting and forward its formal resolution to DPUD prior to 1 March 1994.

Council's decision to defer was because of the uncertainties about this issue and the need for clarity in respect of the City Planner's recommendation.

Rather than address in detail the background and all the arguments for and against the extension of Lukin Drive in this report, I have forwarded to Councillors an additional memorandum which discusses in more detail these matters.

Briefly then, I would like to appraise the relative merits of the different arguments on this matter.

The issue is whether or not Lukin Drive, a major east-west district distributor roadway in the Clarkson/Butler District should be extended westwards of Marmion Avenue and into Lot 2 Quinns. The existing base structure planning design has been shown to be very inefficient producing considerable traffic delays and wastage. Two options have been proposed to remedy the situation, one is the extension of Lukin Drive (Revision 1 Network) and the other is the signalising of two T junction intersections abutting Marmion Avenue (Revision 2 Network). (See Appendices XXIV and XXV hereto).

The main arguments in favour of an extension are:

1 the 'Quinns-Alkimos Traffic Study', a \$20,000 study prepared by Ove Arup Transportation Planning Consulting Engineers, recommends that the extension provides the best traffic engineering solution to the traffic needs of the Quinns and Jindalee areas. It has 6% fewer vehicle-hours and 1.8% fewer vehicles-kms than the next best traffic engineering option.

- From a regional traffic perspective, that it makes good regional planning sense to extend Lukin Drive westward possibly as part of a loop road which might reconnect to an east-west roadway connecting Marmion Avenue to Connolly Drive further north. Lukin Drive is the sole (at present) east-west artery for traffic linking the suburbs of Quinns, Quinns North and Jindalee to the regional destinations (ie Proposed Railway station, proposed Mitchell Freeway entrances/exits, proposed District Shopping Centres, High Schools and Regional Recreation Centres). In hindsight, it is perhaps unfortunate that Lukin Drive was not extended westwards as part of previous District Structure Planning as I am confident that land owners and consultants would agree with this point of view.
- 3 Main Roads Department favours the extension based on the overall traffic management viewpoint and on safety grounds. The City's Engineering Department also favours this option.
- 4 As yet, no development has occurred on the area affected by the extension although earthworking has occurred immediately to the south based on the approved subdivision. There is the opportunity for re-design based on the extension of Lukin Drive.
- 5 Once the land has been developed, it will be locked in place for the long term. Some basic calculations suggest that over a 50 year period, the extension of Lukin Drive will result in traffic and environmental savings of millions of dollars.

The main arguments submitted against the extension are:

- The proposed signalisation of the two T-junctions option has been shown to produce acceptable intersection delays and is a workable option.
- Further to this, there is no statistical difference between the efficiency of each network when considering that estimated traffic volumes can only be expected to fall within 10-20% of the actual traffic volumes which will eventuate.

- The road hierarchy (ie the vertical hierarchy from higher to lower order roads) would be compromised by inclusion of a four-way options.
- That the extension of Lukin Avenue will have adverse social, environmental and planning impacts on Lot 2 and surrounds. This includes:
 - the extension of a roadway through Lot 2 will result in the severance of the original subdivision particularly the primary school and local shops;
 - (b) there is likely to be a significant visual intrusion created by the higher volume roadway;
 - (c) the district distributor would introduce higher speeds into the locality, and the distributor road will form a barrier to the safe cycle pedestrian network.

APPRAISAL

Critical to this matter is the validity of this model to measure a significant difference between the two options. Advice from Ove Arup is that the difference between the two is measurable and that the 1.8% and, in particular the 6% difference is significant.

The extension of Lukin Drive will mean that a re-design of the northern portion of Lot 2 will be required. This will compromise the present coherence of the design and a new design would have to be prepared which would take into account the higher volumes, the visual intrusion and its effect on pedestrian movement. The original design, a design supported by Council, which was based on "Green Street Principles" would require considerable modifications which may in effect change its character.

But, there is still the opportunity for re-design (as there is for landholdings immediately abutting to the north). Whilst late in the planning process, no development has yet taken place, and any development that does will be set in place for many years.

From a regional planning perspective the extension of Lukin Drive is preferable. It has been shown to be the most efficient option and in the long term it will result in quite significant economic and environmental benefits. Main Roads has supported this option as preferred in the long term as have the City's Engineering Department. While both arguments have merit, on balance, I lean toward the extension of Lukin Drive as the preferred option and recommend that Council advises the Department of Planning and Urban Development of its support for Option 1, the extension of Lukin Drive into Lot 2 Quinns.

ADDITIONAL INFORMATION

The City Planner submitted a paper which addressed in more detail the background to the Quinns/Alkimos Traffic Study and arguments put forward in relation to the possible extensions of Lukin Drive.

MOVED Cr Gilmore, SECONDED Cr MacLean that:

- 1 Council advises the Department of Planning and Urban Development that:
 - (a) 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
 - (b) the Department of Planning and Urban Development should consider further extending Lukin Drive further north into Lot 5 and Lot 12 or possibly Lot 10 Jindalee as part of a loop road which might link with an east/west road further north.
- (2) Cr Curtis' document be circulated to all Councillors for consideration at later date.

CARRIED

Appendices XXIV and XXV refer

190256 PROPOSED VODAFONE TELECOMMUNICATION FACILITY, RESERVE 32734 PADBURY - [770-25, 30-4248]

Further to Report I20245 presented at Council's meeting on 9 February 1994 advising Council of the proposed use of Reserve 32734 for the construction of facilities to establish the cellular network, information was received and is submitted for Council's consideration. The following points were provided:

- Opportunities to share such structures, however, are sometimes constrained by lack of technical compatibility, loading capacity or space.
- 2 The first tower which was erected at the Padbury Reserve carries equipment operated by various telecommunications companies, including Telecom MobileNet. This structure is effectively fully loaded and not capable of taking Vodafone's equipment.
- 3 The more recent erection on site is a lattice tower, owned by Optus Communications Pty Ltd. Vodafone submitted an application to share the structure on 27 October 1993 and by reply of 10 November 1993, Optus advised that they were unable to accommodate any Vodafone antenna on their tower.
- 4 Vodafone as a matter of policy when erecting new towers deliberately specifies towers which are able to accommodate other carriers' equipment. Experience in the United Kingdom, where Vodafone has over 1,000 sites in-service, is that a substantial number of those sites will attract third party applications and the establishment of a structure which is able to take third party equipment is normally actively encouraged by a planning authority.
- 5 Towers proposed for multiple use, however, do tend to be lattice structures rather than single monopoles. A lattice structure is capable of carrying considerably more antenna due to the greater surface area available and greater loading capacity. The current Vodafone proposal was specifically put forward as a monopole with a view to minimising its visual intrusion, but if the required Vodafone is prepared to fund the development of a lattice structure, which would have the potential to accommodate a greater number of future multiple users. The actual appearance would be very similar to the existing Optus tower already erected on the subject site.
- 6 The subject site is deemed by Vodafone engineers to be the only site which gives the required coverage to the area for this particular cell. The very fact Optus and Telecom MobileNet are currently operating from the location is evidence of its importance as a radio base station site location for cellular radio operators in particular.

Council received further correspondence on 18 February 1994 providing information on the Governments' current and future intentions in connection with co-location.

The co-location of facilities was discussed with Austel and the Department of Communications. Vodafone was advised that there is already an obligation on carriers within the National Planning Code to "use, as far as practicable, existing sites and facilities in preference to using new sites or constructing or installing new facilities" (draft Telecommunications National Code 12[f]). It should be noted that it is mandatory for carriers to comply with the conditions of the Code.

With respect to this point, Vodafone has approached both Optus and Telecom to share existing facilities, without success.

It should be noted that in addition to the draft National Planning Code there is legislation being drafted under the Telecommunications Act 1991. It is proposed that all carriers be subject to a code of conduct when exercising the powers granted under the Act. The general principle to be included in the code is that "carriers must use best endeavours to, as far as practicable, share existing telecommunications sites and facilities in preference to using new sites and/or facilities". It further states that "carriers should, where possible, co-operate in sharing new sites ..."

It is advised that the current programme is to have the legislation enacted by the end of March 1994.

Given the above, it is advised that the encouragement of a lattice structure is preferable to allow for future multiple use. Although this may be slightly increasing its visual intrusion in the short term, in the long term it will provide the opportunity for multiple use.

RECOMMENDATION

That Council advises Vodafone Pty Ltd that it raises no objection to the installation of a telecommunication tower on Reserve 32734 Padbury. It would also strongly encourage the establishment of a lattice structure to permit the possibility for multiple use of the structure in the future.

MOVED Cr Curtis, SECONDED Cr Freame that the proposal to install a telecommunication tower on Reserve 32734, Padbury be advertised in newspapers for a period of one month to gauge public opinion.

CARRIED

MOVED Cr Marwick, SECONDED Cr Rundle that Council rescinds the above motion.

LOST

190257 WATER MAIN ROUTE WITHIN LOT 17 MINDARIE/CLARKSON/TAMALA PARK - [74061]

INTRODUCTION

The Water Authority of Western Australia (WAWA) has requested the owners of Lot 17 Mindarie to accommodate a 800mm water distribution main within a proposed pipeline reserve along the southern boundary of Lot 17. The water main is proposed to run west from Connolly Drive towards Marmion Avenue, requiring a 6m wide reserve for a length of 940m. It would then deviate through Lot 2 Kinross to the south. The water main east of Connolly Drive would require a 20m wide reserve along the southern boundary of Lot 17 and further east along the southern boundary of the Neerabup National Park (Appendix XXVI refers).

BACKGROUND

By the way of background, this request was addressed by WAWA to the City of Wanneroo in October 1993. The issue was referred to the other co-owners of Lot 17 (Cities of Perth and Stirling) for their advice. Also, a meeting of the executive staff (Town Clerks, City Planners and City Engineers) of the owners of Lot 17 was convened on 17 February 1994 to consider the above issue. As a consequence, the following comments were made.

- The owners of Lot 17 receive no benefit from this water main.
- It is noted that the location of the main, as proposed by the Water Authority, is within land designated as Regional Open Space and that land should be retained undisturbed.

THE PROPOSAL

The Council may note that the owner of Lot 2 Kinross (Burn management Pty Ltd) has provided the City of Wanneroo with proposals for subdivision of Lot 2. The Council approved this subdivision plan at its April 1993 meeting. This plan shows a series of roads along the boundary with lot 17 (Appendix XXVII refers). A Structure Plan east of Connolly Drive also shows a series of roads along the boundary with Lot 17 and the Neerabup National Park (Appendix XXVIII refers). From the information available to date, the executive staff of the owners (Cities of Perth, Stirling and Wanneroo) of Lot 17, agreed that the proposed 800mm water distribution main and other linear infrastructure necessary to serve Lot 2 Kinross, should be designed to be wholly accommodated within the road reserve situated along the northern edge of the subdivision. This approach is also supported by the Mindarie Regional Council.

MOVED Cr Cooper, SECONDED Cr Rundle that Council advises the Water Authority of Western Australia that the proposed 800mm water distribution main and other linear infrastructure necessary to serve Lot 2 Kinross, should be designed to be wholly accommodated within the road reserve situated along the northern edge of the subdivision.

CARRIED

Appendices XXVI, XXVII, and XXVIII refer MOTIONS FOR FURTHER ACTION

190258 WARWICK POLICE COMPLEX - [910-4]

MOVED Cr Waters, SECONDED Cr Gilmore that Council:

- 1 writes to the Commissioner of Police and the Minister for Police enquiring when Joondalup Police Station will be made a Regional station;
- 2 requests the Warwick Police Station to review its parking and advise Council of its proposals to improve public parking facilities.

CARRIED

190259 TWO ROCKS MARINA - [30/1453]

MOVED Cr Waters, SECONDED Cr Cooper that Council writes to the Minister for Lands requesting an outline of the position regarding lease default clauses and requesting that works required under a lease are completed within a reasonable time. CARFIED

190260 PROVISION OF LOADING BAYS - TWO ROCKS MARINA - [30/1453]

MOVED Cr Waters, SECONDED Cr Rundle that Council writes to the Department of Land Administration requesting consideration of provision of two loading bays in the northern car park at Two Rocks Marina.

CARRIED

SPEED SIGNS - WANNEROO - [510-1183, 510-266, 510-254]

Cr Dammers requested the provision of speed signs on Lenore Road, Franklin Road and Caporn Street, Wanneroo.

The Acting City Engineer advised that this matter would be referred to Main Roads Department.

MOTIONS FOR REPORT

190261 PARKING - WARWICK POLICE COMPLEX - [910-4]

MOVED Cr Moloney, SECONDED Cr Curtis that:

- 1 Council monitors the parking situation at Warwick Police Complex for a period of six months;
- 2 a report be submitted to Council following this period.

CARRIED

190262 FENCE - JOONDALUP GOLF COURSE - [30/1336]

MOVED Cr Cooper, SECONDED Cr Gilmore that a report be submitted to Council requiring the removal of the wire fence at Joondalup Golf Course along Fairway Circle.

CARRIED

190263 PROPOSED CINEMA COMPLEX, JOONDALUP - [30/4308]

Cr MacLean requested that a report be submitted to Council outlining the current position of the proposed Joondalup Cinema Complex and "Lifecare".

RESOLVED that a report be submitted to Council outlining the current position of the proposed Joondalup Cinema Complex and "Lifecare".

190264 PERRY'S PADDOCK PICNIC - [703-1-12]

Cr Freame requested that, following liaison with the Pony Club, a report be submitted to Council regarding possible dates for the Perry's Paddock Picnic of either 23 or 30 October 1994.

RESOLVED that, following liaison with the Pony Club, a report be submitted to Council regarding possible dates for the Perry's Paddock Picnic of either 23 or 30 October 1994.

190265 SECWA POLE MAINTENANCE - [319-2]

Cr Freame requested that a report be submitted to Council regarding SECWA pole maintenance in older suburbs, following the recent collapse of an unbraced pole in Hillarys.

RESOLVED that a report be submitted to Council regarding SECWA pole maintenance in older suburbs, following the recent collapse of an unbraced pole in Hillarys.

190266 GRAFFITI "DOB-IN" PROPOSAL - [210-7]

Cr Rundle requested that a report be submitted to Council on the current situation regarding advertising for Council's Graffiti "Dob-In" proposal.

RESOLVED that a report be submitted to Council on the current situation regarding advertising for Council's Graffiti "Dob-In" proposal.

190267 1994 BUDGET MEETINGS - [006-1]

Cr Rundle requested that a report be submitted to Council on the feasibility of Department budget sessions being held in evenings to assist attendance by Councillors.

RESOLVED that a report be submitted to Council on the feasibility of Department budget sessions being held in evenings to assist attendance by Councillors.

190268 BUILDING LICENCE INFRINGEMENT FINES - [920-3]

Cr Curtis requested that a report be submitted to Policy and Special Purposes Committee reviewing current fines for building licence infringements.

RESOLVED that a report be submitted to Policy and Special Purposes Committee reviewing current fines for building licence infringements.

190269 TRAFFIC CALMING MEASURES - [510-0-1]

Cr Curtis requested that a report be submitted to Council on the feasibility of introducing speed "dips" as traffic calming measures in the municipality.

RESOLVED that a report be submitted to Council on the feasibility of introducing speed "dips" as traffic calming measures in the municipality.

190270 TRAFFIC PROBLEMS - GIRRAWHEEN - [510-0-1]

Cr Nosow requested that a report be submitted to Council regarding traffic problems experienced at intersections of Highclere Boulevard/Marangaroo Drive and Templeton Crescent/Marangaroo Drive and possible improvements.

RESOLVED that a report be submitted to Council regarding traffic problems experienced at intersections of Highclere Boulevard/Marangaroo Drive and Templeton Crescent/Marangaroo Drive and possible improvements.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

Cr Rundle left the Chamber at this point, the time being 11.02 pm.

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.

PROPOSED USE CONSULTING ROOMS, LOT 167 (52) BEARING PARADE, MULLALOO - [30/4635]

Mr Greg Rowe of Greg Rowe & Associates asked a series of questions in relation to the above matter which were taken on Notice for answer direct to Mr Rowe.

Cr Rundle entered the Chamber at this point, the time being 11.20 pm.

MOVED Cr Gilmore, SECONDED Cr Cooper that the Meeting be held behind closed doors, the time being 11.20 pm.

CARRIED

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

CONFIDENTIAL BUSINESS

170204 MARANGAROO GOLF COURSE - [620-0]

MOVED Cr Ewen-Chappell, SECONDED Cr Cooper that the Town Clerk be authorised to take appropriate action to prohibit entry by the patron to the Marangaroo Golf Course until further notice CARPTED

MOVED Cr Gilmore, SECONDED Cr Cooper that the Meeting be held with the doors open.

CARRIED

DATE OF NEXT MEETING

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

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 11.34 pm, the following Councillors being present at that time:

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

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

23 FEBRUARY 1994

I10210

CITY	OF WANNEROO REPORT NO I10210
TO:	TOWN CLERK
FROM:	CITY ENGINEER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	510-1843, 061-346, 30/1372
SUBJECT:	TOM WALKER RESERVE - PROPOSED CAR PARK

Council considered a report at its November 1993 meeting on the parking situation in Sandpiper Drive and a proposal to construct a 10 bay car park on Tom Walker Park. A copy of Report Number Hillil is shown at Attachment 1. Council resolved not to proceed with construction of the car park.

The original submission from Lester Younghusband and Associates advised that "the proprietors of the Seacrest Medical Centre are willing to contribute towards the cost of construction" of the car park. There was no other correspondence regarding the funding of the project.

A 50% contribution was considered appropriate as Council previously accepted a contribution from the owners of Northern Suburbs Medical Centre for the construction of a car park on James Cook Reserve.

Dr M J Washer, Seacrest Medical Centre has written to Council seeking reconsideration of the proposal. He has advised that the Medical Centre is prepared to fund the full cost of the car park.

While the prospect of contributing toward the cost of a car park was a determining factor in its refusal on 24 November 1993, Council expressed concern at a further extension of parking capacity for the medical centre and considered activity on the reserve did not warrant provision of a car park. The City Parks Manager has confirmed that his department has not received any requests for a car park on Tom Walker Park.

RECOMMENDATION

THAT Council reiterates its previous decision to not approve construction of a car parking facility on Tom Walker Park.

R T McNALLY City Engineer

DRB:AT Bere0209

CITY	OF WANNEROO REPORT NO I10211
TO:	TOWN CLERK
FROM:	CITY ENGINEER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	910-4
SUBJECT:	VERGE PARKING PROHIBITION - EDDINGTON ROAD - WARWICK POLICE COMPLEX

A request has been received from the Senior Sergeant, who is stationed at the Warwick Police complex, to install verge parking prohibition signs on the Eddington Road frontage of the complex to reduce the impact of vehicles parking on the verge. It has been indicated that the Complex has high pedestrian and traffic movements and there is a potential hazard with motorists using the verge as a parking area.

The installation of a "NO STANDING ANY TIME ON VERGE" prohibition along the Eddington Road frontage will improve the potential traffic conflicts at this Complex.

The proposed prohibition is shown on Attachment 1.

RECOMMENDATION

That Council:

17installs NO STANDING ANY TIME ON VERGE" signs along the southern side of Eddington Road, adjacent to the Warwick Police Complex, as shown on Attachment 1 to Report No

18notifies the affected parties accordingly.

R T McNALLY City Engineer

BL:PP:AT:EMT Bere0206

CITY	OF WANNEROO REPORT NO 110212
то:	TOWN CLERK
FROM:	CITY ENGINEER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	510-609
SUBJECT:	DUAL USE CAR PARK - LITTORINA PARK

During 1993 Council considered reports on the flow and parking of vehicular traffic around the Eddystone Primary School. (Items Hlo612 and Hl0409 refer). Council resolved to construct a 50 bay car park in Littorina Park to the south of the school, with access off Eddystone Avenue. An amount of \$60,000 was allocated in the Budget for this project with a 50% contribution from the Ministry of Education. The Ministry had previously given an "in principle" undertaking to jointly fund the project. The proposed concept is shown on Attachment 1.

Recently the Ministry advised that it can only jointly fund this Engineering project if the Education Department is invoiced after June 1994 for payment early 1994/95. The Engineering Department's proposed programme to construct this car park facility is for April/May and this time constraint can be accommodated.

RECOMMENDATION

That Council:

- 1 constructs the car park in Littorina Park, as shown at Attachment 1 to Report No , with the 50% contribution from the Ministry of Education to be invoiced in June 1994;
- 2 advises all interested parties accordingly.

R T McNALLY City Engineer

DP:EMT Bere0208

CITY OF WANNEROO : REPORT NO I10213

TO:	TOWN CLERK
FROM:	CITY BUILDING SURVEYOR
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 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 January 1994 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in January 1994 was 15.% more than the number of permits issued in July 1993 and the value was 47 % more. Compared to the four year average, the number of permits is 123% and the value is 139%.

The financial analysis of licence receipts is set out below:

	1993. 1992/93	/94	1992/93	1993/	94	
	Montl	h's	Month's	Year to	Date	Y-T-D
Month	Actual	Budgeted	Actual	Actual	Budgeted	
Actual						
	\$	\$	\$	\$	\$	\$
JUL	129,088 171,517	103,000	171,517	129,088	103,000	
AUG	162,488	110,000	102,011	291,576	213,000	
SEPT	152,497	113,000	117,867	444,073	326,000	
OCT	128,591	124,000	126,888	572,664	450,000	
NOV	146,503 634,800	120,000	116,517	719,167	570,000	

DEC	143,934	100,000	118,009	863,101	670,000
	752,809				
JAN	99,035	82,000	91,331	962,136	752,000
	844,140				

Actual year-to-date receipts to the end of January 1994 are 28% more than the budgeted receipts.

The number of permits approved from July 1993 to January 1994 was 14% more than in July 1993 to January 1994 and the value was 42% more as shown on Attachment A.

NOTICES AND PROSECUTIONS

Aquatechnics: Installation of a pool without a building licence Lot 449 (4) Maitland Rise, Woodvale. Fine \$150.00, Costs \$130.00

Aquatechnics: Installation of a pool without a building licence Lot 148 (3) Cliverton Court, Marmion. Fine \$150.00, Costs \$130.00

Aquatechnics: Installation of a pool without a building licence Lot 379 (4) Bainbridge Mews, Currambine. Fine \$150.00, Costs \$130.00

Unauthorised Pergola

Lot 914 (11) Merion Place Connolly

S R J & L D Vincent

Background: File No: 3006/914/11 An inspection of the property at Lot 914 (11) Merion Place, Connolly, on 22 September, 1993, revealed that a pergola structure had been erected without the authority of a building licence.

A letter was written to the owners on 24 September, 1993, requesting that a satisfactory explanation be provided to the City Building Surveyor within 14 days. The letter also requested that the owners make application for a building licence.

At the time of preparation of

this report, no reply has been received providing an explanation and no building application has been submitted. The structure covers an area of 45 square metres.

BUILDING CONTROL ACTIVITY

This month 606 building applications were received and 551 building licenses were prepared for issue. Seventeen site instructions for building infringements were issued and 3 matters were satisfactorily resolved. It should be explained that many building infringements are rectified immediately by the builder and a site instruction is not required.

Swimming pool inspections resulted in ten site instructions issued and eight matters were resolved from 161 inspections. 310 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 5088.

COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1992/93 is set out in Attachment C.

RECOMMENDATION

That Council:

- endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report;
- b) instigate prosecution proceedings under Section 374 (1)(a) of the Local Government Act against the owners of Lot 914 (11) Merion Place, Connolly for failing to obtain a building licence for the pergola structure.

R FISCHER City Building Surveyor

LC:SE

bre02000

CITY	OF WANNEROO REPORT NO: 110214
TO:	TOWN CLERK
FROM:	CITY BUILDING SURVEYOR
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	208-055-93/94, C.635-15
SUBJECT:	ALEXANDER HEIGHTS/MARANGAROO COMMUNITY HALL

Tenders for the construction of the Alexander Heights/Marangaroo Community Hall closed at 11.00am on Monday 31 January 1994. From the original registration of 23 tenderers, twelve tenders were received, of which only six included the submission of all documents required for the tender (asterisk denotes submission of all required documents).

1	Giustiniano Nominees Pty Ltd trading as Pacific Building Co	477,248.00*
2	Southdown Construction Co Pty Ltd	477,474.00*
3	Chevron Homes Pty Ltd trading as Chevron Constructions	486,680.00*
4	Merril Holdings Pty Ltd trading as Airen Constructions	494,500.00
5	City Constructions Pty Ltd	518,986.00
6	Wontana Pty Ltd trading as J H Wallace & Co	550,314.00
7	Lynch Interiors trading as Mike Lynch Construction	556,056.00
8	Alan Woodward Builder	562,416.00
9	Beechboro Building Co Pty Ltd	575,437.00*

10	Tableau Pty Ltd, trading as Pindan Constructions	584,800.00*
11	Homestead Constructions Pty Ltd	599,800.00*
12	Longo Construction	635,000.00

The tender includes a contingency sum of \$25,000.00. Both Pacific Building Co and Southdown Construction Co have confirmed their prices.

ANALYSIS

The site for the proposed hall is currently owned by Homeswest and is unserviced and undeveloped, although services to the site will be provided during the construction period. The schedule of rates was therefore required to be submitted to be able to price the internal service runs to the provided service connections. Rates for vehicle crossover, hydraulic services and electrical services were required to be submitted with the tenders.

With respect to the vehicle crossover, Pacific Building Co failed to include a price for the notional crossover shown on the drawings, and have submitted rates for the construction of a crossover only marginally lower than Southdown Construction Company. By submitting a base price for the notional crossover shown, Southdown Construction Co have reduced the value of any additional crossover works required by approximately \$2,200.

With respect to hydraulic services connections, the Hydraulic Consultant has advised that the rates submitted by Southdown Construction Co (totalling some \$428 less than those submitted by Pacific Building Co) offer a cheaper and more flexible arrangement than those offered by Pacific Building Co and on these rates alone recommends Southdown Construction Co.

With respect to Electrical Services, the Electrical Consultant has advised that the rates offered by the Pacific Building Co would provide a cheaper installation (by 6.15/m) for the same equipment than those offered by Southdown Construction Co.

While it is difficult to accurately assess the full cost impact of the current lack of servicing to the site, on projected adjustment of rates, it would appear that it is likely that Southdown Construction Co Pty Ltd will provide the same finished product for a marginally lower cost than Pacific Building Co.

Page No

This is a projection only, however, and may not be reflected in the final project accounts.

A check of credit and work references for both firms reveals very little between the two companies, but with Southdown Construction Co being a noticeably larger company undertaking work of a greater value.

BUDGET

The budget for the project is:

Amount allowed in the 1993/94 financial year: \$560,000.00

Less

	fees (including COW			
	administration costs)	\$20,000.00		
	landscaping	\$30,000.00		
	furniture	\$25,000.00		
	budget contingency	\$7,526.00		
			\$ 82,526.	00
Amount a	available for building	construction	\$477,474.	00
Less Sou	uthdown Construction Co	's tender sum	\$ <u>477,474</u> .	00
Balance			\$	0

Balance

RECOMMENDATION

That Council with respect to Tender 055-93/94:

- accepts the tender sum of \$477,474.00 from Southdown Construction Company Pty Ltd for the construction of the Alexander Heights Community Hall;
- authorises the signing of contract documents.

R FISCHER City Building Surveyor

Page No

PW:SE

bre02005

110215

CITY	OF WANNEROO REPORT NO: 110215
TO:	TOWN CLERK
FROM:	MANAGER WELFARE SERVICES CITY BUILDING SURVEYOR
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	853-4
SUBJECT:	CATA DISABLED GROUP - COMMUNITY DROP-IN CENTRE

The CATA Disabled Group is proposing to establish a facility in the Marangaroo area which will provide services for people with disabilities with a particular emphasis on young people.

The centre will cater for between 10 - 15 people at any given time and will operate a "drop-in" style facility. Negotiations are presently proceeding with the Home and Community Care Programme for capital funding for construction of the building. The Group has approached Council requesting that consideration be given for the building to be constructed on an appropriate community purpose site.

BACKGROUND TO THE GROUP

The group was established in 1979 by Council's Welfare staff to provide a social, recreation and leisure programme for housebound people with disability. In 1983 the group became an incorporated body with an independent management structure. In 1985 the Group was granted full operational costs from the HACC programme.

By this time it was meeting four days a week at the community hall in Dorchester Avenue, Warwick. The group has since moved to the Greenwood/Warwick Community Care Centre where it now operates five days per week. If recent negotiations with HACC are successful the group will operate seven days a week including evenings. Present membership totals approximately 100 with between 15 - 20 people meeting on a daily basis, Monday to Friday. The age of members range from 18 - 94 years.

NEW DIRECTIONS FOR THE GROUP

There is presently a high demand for out of home respite for young people with disability. The CATA Disabled Group has proven over the years that it is sensitive to the needs of this group of people. It has the full support of the Welfare Department which refers clients to the service. The "drop-in" centre will be a new direction and will be an additional service to the present one at Greenwood/Warwick.

It is felt that young people with disability should have a choice between a group based activity such as the present CATA service or more of an informal individual based activity. The proposed centre will be "residential" in style and will cater for small scale recreation such as darts, pool etc, life skills training such as cooking, gardening, laundry and socialising. Individuals will be encouraged to access the Centre either by themselves, with friends or with respite carers. It is anticipated that Council's Welfare Department clients who are presently receiving respite on an individual basis will use the Centre as a base.

LAND AVAILABILITY

A suitable site for this type of facility is the Alexander Heights Community Purposes site adjacent to the Community Hall soon to be constructed in Mirrabooka Avenue (see Attachment A).

When fully developed, this area will comprise a shopping centre, community hall, library, community care facility and is close to public transport. The site is surrounded by a large pool of low and medium density housing. The users of the drop-in centre are able to access all the other services without difficulty thus contributing to the viability of all services.

PROJECT COSTS

A plan has been developed which meets the requirements of the brief and would be suitable for other community activities should there be available time slots. The design is shown at Attachment B.

The estimated cost of the proposal is:

Building	\$157,500.00
Car parking (6 bays)	6,000.00
Furniture	10,000.00
Landscaping and courtyard	12,000.00
Services provision	15,000.00
Fees	10,000.00

Contingencies

15,000.00

Total \$225,000.00

If this project were tendered with the proposed community care centre on this site there are possible savings to both jobs in respect of administration, supervision and service connections as well as construction economics due to the scale.

An approach has been made by CATA to HACC for funding and it appears that approximately \$170-180,000 has been discussed but not yet approved.

Should this sum be approved, there would be a shortfall of approximately \$45,000-55,000. It would be appropriate to seek the funds from the Lotteries Commission. Council's contribution would be the land and "in-kind" architectural services.

TENURE OF PROPERTY

There are two options open in respect of the tenure of the property. The CATA group could be given a lease, or alternatively a license. It is preferable, when community use is considered, to give the group a license as this permits greater flexibility in the total use of the facility and is simpler to administer.

RECOMMENDATION

That Council:

- agrees to the establishment of a Community Drop-in Centre for disabled persons adjacent to the proposed Alexander Heights Hall in Mirrabooka Avenue;
- makes a submission to the Lotteries Commission seeking a grant of \$45-55,000 towards the project;
- accepts the schematic design as a basis for development of a proposal and authorises the commitment of "in-kind" architectural services towards the project;
- offers CATA a license for the use of the property, the details to be determined to the satisfaction of the City Planner and Manager, Welfare Services.

Page No

R FISCHER City Building Surveyor

JJ:SE:HW/bme01022

CITY	OF WANNEROO REPORT NO: 110216
TO:	TOWN CLERK
FROM:	CITY BUILDING SURVEYOR
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	061-390-2
SUBJECT:	TIMBERLANE PARK HALL: TOILET STORE ROOM ADDITION

GTEN OF WINDERDOO DEDODE NO. TIANIC

The Woodvale Family Playgroup utilise the facilities at the Timberlane Park Hall. Their prime area of usage is the northern end of the building and for some time they have sought an additional toilet area to cater for their specific needs.

The attached plan indicates the proposed addition with new facilities, listed as follows:

- . junior disabled use toilet, standard toilet and hand basins;
- . baby change bench and cupboard;
- . additional storage to replace that storage lost in gaining access to the new toilet area.

The Woodvale Family Playgroup have accepted the proposed addition. If the scope of the work is restricted to that shown, the cost for the works will be in line with the \$25,000.00 money allocation in account number 28275. Should the cost of the work exceed the budget amount, then work would only proceed on the basis that the additional funds were provided for by the Woodvale Family Playgroup.

RECOMMENDATION

That Council:

. endorses the sketch plan for additions to the Timberlane Park Hall;

authorises the preparation of contract documents and calling of select tenders for the toilet store room additions to the Timberlane Park Hall;

authorises the acceptance of the lowest tender and signing of contract documents for the toilet store room additions to the Timberlane park Hall subject to the lowest tender received being below the budget sum of \$25,000.00

R FISCHER City Building Surveyor

JS:SE/bre02002

CITY	OF WANNEROO REPORT NO: 110217
<u>TO:</u>	TOWN CLERK
FROM:	ACTING CITY BUILDING SURVEYOR
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	2226/983/50
SUBJECT:	PROPOSED OUTBUILDING: LOT 983 (50) FLEETWOOD CIRCUIT, WOODVALE

APPLICATION

An application has been submitted for approval to construct an outbuilding which will exceed 60 square metres in area at Lot 983 (50) Fleetwood Circuit, Woodvale (see Attachment 'A').

COUNCIL POLICY

Council requires that an application for a proposed outbuilding which exceeds 60 square metres shall be submitted to Council for consideration. The applicant is required to submit the written comments of the adjoining owners who will be affected by the proposal and a written statement that the outbuilding will not be used habitable, commercial or industrial purposes.

BACKGROUND

The proposed outbuilding is to be an addition to the proposed garage as shown on the attachment. The garage has already been approved. The combined area of the garage and workshop is 84.42 square metres. The area of the dwelling is 170 square metres and the area of the Lot is 582 square metres. The combined area of the dwelling and outbuilding is 254 square metres or 44% of the Lot area.

The applicant has indicated that the workshop will be used to house a lathe, a milling machine and an air compressor for hobby purposes only. The applicant who has retired has indicated that the machinery will only be used during the day. It will be used to provide therapy or keeping active. A recent hip replacement prohibits any work being carried out at night. Council's Policy was formulated when the maximum area of outbuildings was 46.5 square metres. The only regulation which can now be used is that the area of all buildings shall not exceed 50% of the Lot area.

ADJOINING OWNERS COMMENTS

The property at the rear of the applicants property is CALM Wildlife Research Land. The owners of Lots 982 and 984 have objected to the proposed workshop because they consider that the noise from the machinery will affect their children's studies. They indicate that the outbuilding is not in keeping with the developers covenants.

They also indicate that the outbuilding will overshadow their properties and will be unsightly and unpleasant to look at. They consider that the workshop is unsuitable in the quiet residential area.

COMMENTS

The proposed outbuilding complies with the requirements of the Building Code of Australia and the Residential Planning Codes.

In the event that the applicant does create offensive noise, Council may take action under the Environmental Protection Act.

Should Council refuse the application, the applicant has the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed outbuilding to be erected at Lot 983 (50) Fleetwood Circuit, Woodvale.

L CANDIDO Acting City Building Surveyor

LC:lc bre02003

110218

CITY	OF WANNEROO REPORT NO: 110218
TO:	TOWN CLERK
FROM:	ACTING CITY BUILDING SURVEYOR
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	693/860/38
SUBJECT:	PROPOSED OUTBUILDING: LOT 860 (38) FARNLEY WAY. DUNCRAIG
	WAT, DONCRATE

APPLICATION

An application has been submitted for approval to construct an outbuilding which will exceed 60 square metres in area at Lot 860 (38) Farnley Way, Duncraig (see Attachment 'A').

COUNCIL POLICY

Council requires that an application for a proposed outbuilding which will exceed 60 square metres in area shall be submitted to Council for consideration. The written comments of the affected adjoining owners are to be submitted. The owner must provide a written statement that the outbuilding will not be used for habitable, commercial or industrial purposes.

BACKGROUND

The proposed garage and storeroom will be 70 square metres in area. The area of the Lot is 797 square metres. The area of the dwelling and the proposed outbuilding is 183 square metres or 32% of the Lot area.

Council's Policy was formulated when the maximum size outbuilding was restricted to 45.6 square metres. There is no current regulation which restricts the size of an outbuilding except that the combined area of buildings on the property must not exceed 50% of the area of the Lot.

ADJOINING OWNERS COMMENTS

The written comments of the affected adjoining owners have been provided as indicated on the attachment sheet. There were no objections to the proposal. The applicant has also submitted a written statement that the outbuilding will not be used for habitable, commercial or industrial purposes.

COMMENTS

The proposal complies with the Building Code of Australia and the Residential Planning Codes. The proposal in regards to a proposed 1200 high face brick fence does not comply with Council's By-laws relating to Fencing and Private Tennis Court Floodlighting in respect to the height of the fence which is required to be a minimum height of 1500.

RECOMMENDATION

That Council

- approve the proposed outbuilding at Lot 860 (38) Farnley Way, Duncraig; and
- approve the proposed face brick wall on the side boundary subject to it being constructed not less than 1500 high above the higher ground level.

L CANDIDO Acting City Building Surveyor

LC:lc bre02004

CITY	OF WANNEROO REPORT NO: 110219
то:	TOWN CLERK
FROM:	CITY PARKS MANAGER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	472-1
SUBJECT:	JOONDALUP CITY SOCCER CLUB - GUMBLOSSOM PARK, QUINNS ROCKS

A letter has been received in this office from the Joondalup City Soccer Club requesting that Council gives consideration to providing additional lighting and a water heater at Gumblossom Park, Quinns Rocks.

This particular club has approximately 250 members and insufficient lighting on the two ovals hinders their training procedures. Currently the ovals have one pole with two lights on them and Council's policy is that two poles with four lights will be provided.

The club's need for additional lighting is genuine and I have advised them that provision of an additional pole and two lights on both playing areas has been included on the 1994/95 draft budget.

The cost to provide two poles and four lights is approximately \$10,000 and funds are not available on the current budget.

In regard to the club's request for hot water to be provided for showers in the changerooms, the City Building Surveyor advises that Council policy regarding this matter is covered in reference J1-03-d which states:

"Hot water shall be provided in kitchen only, unless the user group agrees to accept the running costs."

The Joondalup City Soccer Club has been approached on this basis, but to date has not responded.

If provided, the hot water energy source would be gas as this supply can be separately metered and so avoid any disputes as to the units of gas consumed.

Currently the change room has only one cold water shower and the Soccer Club has indicated it is prepared to instal an extra three showers at the club's expense if Council would provide the hot water service.

It has been estimated that to provide a gas hot water service to the change room for four showers would be in the order of \$12,700. These costs include a SECWA service charge, two gas hot water systems and 150 metres of piping to run in the gas, as well as a charge for hard digging limestone and capstone which is prevalent in the area.

Funds for an expenditure of this nature are not available on the current budget.

RECOMMENDATION

That Council:

- 1 advises the Joondalup City Soccer Club that:
 - (a) Council is aware of the club's requirement for additional lighting for training purposes on Gumblossom Park and the estimated sum of \$10,000 for the required 2 poles and 4 lights is not available on the current budget;
 - (b) Council's policy in regard to providing hot water for showers in change rooms is that the user group must agree to accept all maintenance and running costs;
 - (c) it has been estimated that to provide gas powered hot water to the present shower and three future showers to be provided by the club, is in the order of \$12,700 and funds are not available on the current budget;
- 2 Council authorises the sum of \$10,000 and \$12,700 respectively to be placed on the 1994/95 draft budget for the provision of additional floodlights and a gas powered hot water system to the showers on Gumblossom Park, Quinns Rocks.

F GRIFFIN City Parks Manager

FG:JB gre0204 110220

OF WANNEROO REPORT NO: 110220	
TOWN CLERK	
CITY PARKS MANAGER	
COUNCIL - TECHNICAL SERVICES SECTION	
23 FEBRUARY 1994	
740-37 c061-445	
VICTORSEN PARK, CLARKSON - DEVELOPMENT PROPOSAL BY LANDCORP	

LandCorp has lodged with Council a proposal to jointly develop Victorsen Park, Clarkson, an area of 6.651ha.

The proposal is similar to the development of Aldersea Park, Clarkson, whereby LandCorp funded the capital works initially with Council undertaking the annual maintenance and deducting the costs from the capital.

Proposed Capital Works	
Irrigation - 4.8ha	\$61,294
Bore and electrical	\$20,746
Bore installation	\$ 9,930
Landscaping POS and oval	
(grassing and replanting surrounds)	\$83,614
Quarry - playground equipment	\$44,870
Quarry - landscape	\$35,882
Total	\$256,336
LandCorp's original estimate	\$250,000
Council's annual maintenance estimate LandCorp to maintain control of park for a 4 year period - 4 x $\$35,000$ will be deducted from the capital, ie	\$35,000
Council maintenance LandCorp capital	\$140,000 \$250,000
1997//98 - Council to repay	\$110,000

CONCEPT PLAN SUMMARY

Attachment 1 outlines the development area.

The concept plan (see attachment 2) involves LandCorp's development of a senior active sports oval, play area within an old quarry site and a picnic/barbecue area.

Senior Sports Oval

This is the only senior sports area within the suburb of Clarkson. Construction of a car park, toilets and clubrooms will be Council's responsibility as and when required.

The surrounds to the oval incorporate various drainage swales to minimise the "fenced sump" requirement.

Play Area - Quarry Retention

The southwest corner of the Public Open Space has a very old quarry area set amongst a large Tuart grove. Development as play area/picnic site will utilise the existing features. Various designs have been produced by consultants and distributors. The concept development will be an ongoing project between LandCorp and Council to produce a safe aesthetically pleasing design.

The concept plan indicates construction of a "bike trail" around the quarry and picnic area separate to the formal cycleway. Construction will depend on Council funding in the future.

Picnic Area

Located at the top of the quarry this offers users the option of accessing the oval to the east or directly viewing children using the play area.

General

Rejection of this option by Council will result in a capital expenditure requirement of \$216,000 for basic senior oval development within 2-3 years due to the residential growth of Clarkson.

This park has been listed in the forward plan for development and annual maintenance during 1994/95.

RECOMMENDATION

That Council:

(a) accepts the proposal as submitted by LandCorp, and;

- (b) lists development funds of \$110,000 for Victorsen Park within the forward plan for 1997/98, and;
- (b) advises LandCorp of Council's acceptance of the proposal.

F GRIFFIN City Parks Manager

DHC:JB gre0203

CITY	OF WANNEROO REPORT NO: 110221
TO:	TOWN CLERK
FROM:	CITY PARKS MANAGER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	061-430
SUBJECT:	RELOCATION OF HALF COURT BASKETBALL SITE

Council in the 1993/94 budget approved expenditure of \$19,880, Account No 29302, for the construction of a half court basketball area at Alexander Heights Park.

During oval construction earthworks at Highview Park, Alexander Heights an ideal site was created in the southwest corner. The corner backs into an embankment 1-2 metres in height and would reduce the structural requirements of a free standing wall as previously proposed.

Highview Park offers a more central location within the suburb of Alexander Heights. It is, therefore requested that construction of the half court basketball facility be transferred from Alexander Heights Park to Highview Park, Alexander Heights.

RECOMMENDATION

That Council approves the relocation of a half court basketball area from Alexander Heights Park to Highview Park, Alexander Heights.

F GRIFFIN City Parks Manager

DHC:JB gre0207

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

23 FEBRUARY 1994

120250

CITY	OF WANNEROO REPORT NO: 120250
TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	30/4418
SUBJECT:	PROPOSED ADDITIONS TO MEDICAL CENTRE, LOT 979
	(13) DAMPIER AVENUE AND LOT 951 (7) CROMER GROVE, KALLAROO

METRO SCHEME:	Urban
LOCAL SCHEME:	Special Development A R20
APPLICANT/OWNER:	Dr Steve Jarvis
CONSULTANT:	BJ Service Drafting

INTRODUCTION

An application has been received from B J Service Drafting on behalf of Dr S Jarvis to construct additions to the existing Whitfords Medical Centre on Lot 979 (13) Dampier Avenue, Kallaroo. The additions will be located on the adjoining Lot 951 (7) Cromer Grove.

BACKGROUND

Council, at its November 1993 meeting, considered an application for additions to the medical centre on Lot 951 Cromer Grove, however, the application was deferred pending the applicant addressing the parking issue related to the centre (H21112). The condition of the resolution being "That Council advises Dr S Jarvis that the application for additions to the Whitfords Medical Centre on Lot 951 Cromer Grove, Kallaroo be revised to accommodate an additional eight car parking bays to bring it into line with the City's Town Planning Scheme prior to approval for advertising being granted by Council." This application has been revised to accommodate the full requirement of parking for the centre.

Medical Centre in a residential zone is an AA use (a use not permitted unless approval is granted by Council).

ASSESSMENT

In accordance with Council's normal policy regarding AA (discretionary) land uses, the application has been advertised for a 30 day period for public comment with a closing date of 9 February 1994.

One submission has been received from a local resident objecting to the proposal due to the removal of large trees on the lot will reduce the present screening to Whitfords shopping centre. There is also concern that this extension of commercial development into the residential area will set a precedent for further incursion. In addition to this, the objector has mentioned a restrictive covenant on the titles within the area, prohibiting anything but single residential development on each block. An inspection of the restrictive covenants has revealed that these restrictions were only valid for five years as of 1985, therefore, the restrictive covenant is no longer valid.

Dense landscaping has been proposed to form a buffer between the centre and the residential area of Cromer Grove. No access is proposed from Cromer Grove; all vehicles will enter through the car park of the existing centre (Attachment No 2).

The proposal incorporates psychology, podiatry and physiotherapy into a building abutting the existing centre, with no access through to the existing building. There is also an undercroft parking area for a minimum of eight car bays.

A total of 24 parking bays have been provided on site bringing the parking for the overall development into line with Council policy of six bays per practitioner. Council has been advised that no additional practitioners will be employed for these additions.

On the basis of the proposal's suitability to this location, its integration with the existing parking area and its conformity with development standards applicable to this form of development, it is considered that this proposal warrants support.

RECOMMENDATION:

THAT Council grants approval to the additions to the existing Whitfords Medical Centre on Lot 979 Dampier Avenue and Lot 951 Cromer Grove, Kallaroo, subject to:

- Lot 979 Dampier Avenue and Lot 951 Cromer Grove, Kallaroo being amalgamated or an appropriate access agreement being arranged to the satisfaction of the City Planner prior to completion of the building;
- no vehicular access being permitted from Cromer Grove to Lot 951 (7) Cromer Grove;
- standard and appropriate development conditions.

O G DRESCHER City Planner mb:gm pre94256 25.1.94 120251

CITY	OF WANNEROO REPORT NO: 120251
<u>TO:</u>	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	202-1-1
SUBJECT:	PLANNING CONVENTION 1994

The National Planning Convention is to be held in Hobart, Tasmania from 6-10 March 1994. It is held every two years under the sponsorship of the Royal Australian Planning Institute and the Federation of Local Government Planners' Association of Australia.

This year it is appropriately being jointly sponsored by the Royal Australian Institute of Architects and the Australian Institute of Landscape Architects to address the theme "A Sense of Place --- A Place for People.

A varied programme has been arranged and numerous topics are relevant to the design of the Joondalup City Centre and other commercial/community centres in the City of Wanneroo. Accordingly, I am seeking a nomination from Council to attend this conference. Budget provision has been made for the registration of a Councillor if the Council wishes a Councillor to attend.

RECOMMENDATION:

THAT Council:

19authorises **BY ABSOLUTE MAJORITY** the registration of a Councillor to attend Planning Convention 1994 in Hobart, Tasmania from 6-10 March 1994;

20approves payment of fees from conference expenses account number 20006;

21nominates a Councillor to attend.

Page No

O G DRESCHER City Planner

acs:gm pre94262 3.2.94

120252

CITY	OF WANNEROO REPORT NO: 120252
<u>TO:</u>	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	790-671
SUBJECT:	PROPOSED REZONING, MINDARIE CENTRAL
	NEIGHBOURHOOD CENTRE, PORTION LOT 960 MARMION AVENUE, MINDARIE

METRO SCHEME:	Urban
LOCAL SCHEME:	Residential Development
APPLICANT/OWNER:	Gumflower Pty Ltd
CONSULTANT:	Russell Taylor & William Burrell

INTRODUCTION

Taylor and Burrell have submitted an application to rezone Lot 960 Marmion Avenue, Mindarie, in accordance with the Centre Structure Plan (refer Attachment No 1) for the proposed Mindarie Central Neighbourhood Centre. The proposed Neighbourhood Centre is located on the southern intersection of Anchorage Drive and Rothesay Heights.

THE CENTRE STRUCTURE PLAN

The Centre Structure Plan proposes the following components:

22Shopping facilities with a maximum gross leasable area of $1610m^2$ to be used for retail purposes (Council, at its August 1992 meeting, supported $1600m^2$ GLA for this centre). The increase in retail floorspace for this centre is based on the population in its perceived catchment area.

23 A fast food/restaurant and drive-in fast food outlet.

24A community purpose site of $5550m^2$. The Mindarie Keys Project Agreement requires that 1.0 ha be ceded free of

cost to the Local Authority for community purposes. A site of 4450m² is proposed for Mindarie North Neighbourhood Centre.

ACCESS

The consultants advise that there is a need for two full median breaks between Rothesay Heights and Rio Marina Way. A Preliminary Traffic Assessment examined two access options. The consultants preferred option was for a four way roundabout intersection at Rio Marina Way, to access the service station, and a second full break to the west to serve the fast foods and shopping centre. Council's Engineers indicated this option would not be supported, so Option 2 proposes two full median breaks between Rio Marina Way and Rothesay Heights. As a result, the service station has been relocated westwards between the two fast food outlets.

COUNCIL DEPARTMENTS' COMMENTS

Council's Building Department offered the following comments with regard to the community centre and its relationship to the remainder of the commercial development:

The village square appears isolated. It is enclosed on three sides by abutting buildings, and unless commercial activities are orientated to open out onto this area, it will be under-utilised. A verandah type enclosure, to create a cloister, may be a way of giving form to this area.

The lot to be ceded to Council for community purposes appears to have the predominance of landscape and paved areas which would leave Council will full maintenance of this feature.

The Engineering Department has advised that it supports the Option 2 concept traffic management proposed for Anchorage Drive, with these works being the responsibility of the developer.

PLANNING POLICY

Council is advised that a draft Planning Policy for Mindarie Central Neighbourhood Centre has been prepared for the meeting of the Policy and Special Purposes Committee on 2 March 1994.

The Planning Policy (as provided for under Clause 5.11 of Council's Scheme) is seen to provide the appropriate means to achieve a centre design in which complimentary uses are co-located, with the various components of the centre relating positively and actively to each other and a Town Square.

Although concern has been expressed about the shopping centre turning its back to the Town Square, the consultants, in discussion with Council officers, agreed that the wall could be treated so that it becomes an attractive and useful part of the square; for example, by making it a verandah. It was also envisaged that the fast food restaurant would also open onto and integrate with the square.

OTHER ISSUES

A legal agreement would normally be required to ensure that the 5550m² community purpose site is ceded, free of cost, to Council. This is not necessary in this case as such an obligation is already secured through the existing Mindarie Keys Project Agreement.

RECOMMENDATION:

THAT Council:

- initiates Amendment No 671 to Town Planning Scheme No 1 to:
 - .1 rezone the Mindarie Central Neighbourhood Centre land being portion of Lot 960 Marmion Avenue, Mindarie from "Residential Development" to "Commercial, Civic, Service Station, Special Zone (Restricted Use) Fast Food, in accordance with the Centre Structure Plan (being Plan No 91/08/109 dated September 1993);
 - .2 amend Schedule Five to include a figure of 1610m² being the gross leasable area that will be used for retail purposes;
 - .3 include reference to the Special Zone (Restricted Use) Fast Food in Part 2 of Schedule 2 of the Scheme Text;
- forwards the documentation for Amendment No 671 to the Hon Minister for Planning for preliminary approval to advertise.

Page No

O G DRESCHER City Planner

lk:gm pre94266 3.2.94

CITY	OF WANNEROO REPORT NO: 120253
<u>TO:</u>	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	790-584
SUBJECT:	PROPOSED REZONING, MINDARIE NORTH NEIGHBOURHOOD CENTRE, PORTION LOT 962 MARMION
	AVENUE, MINDARIE

METRO SCHEME:	Urban
LOCAL SCHEME:	Residential Development
APPLICANT/OWNER:	Gumflower Pty Ltd
CONSULTANT:	Russell Taylor & William Burrell

INTRODUCTION

Taylor and Burrell, on behalf of Gumflower Pty Ltd, have submitted a revised Centre Structure Plan for Mindarie North Neighbourhood Centre, and request that Council modifies Amendment No 584. The purpose of Amendment No 584 was to rezone a portion of Lot 962 Marmion Avenue, Mindarie, from Residential Development to Commercial, Mixed Business, Service Station, Civic, Special Zone (Restricted Use) Medical Centre, Special Zone (Restricted Use) Fast Food.

BACKGROUND

Amendment No 584 has a considerable history, which is briefly summarised below. Council resolved to initiate the amendment in October 1991 and it comprised:

- a deli/liquor store on the corner of Marmion Avenue/Anchorage Drive to be zoned Commercial;
- a service station to be zoned Service Station;
- a medical centre and garden centre to be zoned Mixed Business; and,

a community purpose site to be zoned Civic.

The Department of Planning and Urban Development (DPUD) in agreeing to grant consent for the amendment to be advertised required that the Commercial Zone be relocated to the corner of Anchorage Drive and Rothesay Heights. Council supported DPUD's position and required the preparation of a revised Development Guide Plan. The consultants submitted a revised plan which proposed the addition of two fast food outlets and a restaurant on, but without direct access to, Marmion Avenue.

Discussions with the consultants at officer level indicated that Council would not support the location of fast food outlets along Marmion Avenue. Additionally, DPUD policy of including fast food outlets within the allocated retail floorspace created conflict with the designated neighbourhood centre size.

Further discussion ensued with DPUD officers concerning these issues and desirability of locating a service station on the corner of Anchorage Drive and Marmion Avenue. DPUD advised the consultant that it:

- raised no objection to the service station location on the corner of Marmion Avenue and Anchorage Drive, providing Council was satisfied with access;
- supported the increase of floorspace allocation to accommodate the fast food outlets and restaurant;
- requested the relocation of the fast food outlets off Marmion Avenue.

THE REVISED CENTRE STRUCTURE PLAN

The revised Centre Structure Plan for Mindarie North Neighbourhood Centre (refer Attachment No 1) includes the following components:

> 25neighbourhood retail facilities with a maximum floorspace of 500m² NLA located on the corner of Anchorage Drive and Rothesay Heights;

> 26a 4450m² community purpose site to be transferred free of cost to Council in accordance with the Mindarie Keys Project Agreement (the balance to be provided In Mindarie Central Neighbourhood Centre);

27additional land for the privately funded community facilities - a child minding centre, a medical centre and a church;

28a local hardware and garden centre;

29service station on the corner of Anchorage Drive and Marmion Avenue. Access is proposed via Anchorage Drive and a rear access lane;

30two fast food/family restaurant developments. Proposed access is from a rear access lane feeding into the internal loop road.

COUNCIL DEPARTMENTS' COMMENTS

Council's Welfare and Recreation and Cultural Services Departments are satisfied with the revised plan.

The Engineering Department advised that it has no objection to the plan provided that the traffic management of Anchorage Drive is concurrently undertaken at the developer's expense and to the satisfaction of the City Engineer. This section of Anchorage Drive will be a dual carriageway (transition to Hester Avenue) and the necessary road reserve widths to accommodate this ultimate work will need to be finalised as part of the development application.

PLANNING POLICY

Council is advised that a draft Planning Policy for Mindarie North Neighbourhood Centre has been prepared for the meeting of the Policy and Special Purposes Committee on 2 March 1994.

The Planning Policy (as provided for under Clause 5.11 of Council's Scheme) is seen to provide the appropriate means to achieve a centre design in which complimentary uses are co-located, with the various components of the centre relating positively and actively to each other and the Town Square.

The revised Centre Structure Plan would seem to achieve this general objective.

OTHER ISSUES

A legal agreement would normally be required to ensure that the $4450m^2$ community purpose site is ceded, free of cost, to Council.

This is not necessary in this case as such an obligation is already secured through the existing Mindarie Keys Project Agreement.

RECOMMENDATION:

THAT Council:

- modifies the documents for Amendment No 584 in accordance with the revised Centre Structure Plan (being Plan No 91/08/108 dated September 1993) by:
 - .1 zoning the proposed neighbourhood centre site to "Commercial, Civic, Special Zone (Restricted Use) Medical Centre, Special Zone (Restricted use) Fast Food, Mixed Business and Service Station";
 - .2 including reference to the Special Zone (Restricted Use) Medical Centre and Special Zone (Restricted Use) Fast Food in Part 2 of Schedule 2 of the Scheme Text;
 - .3 amending the Fifth Schedule of the Scheme Text to include a figure of 500m² being the gross leasable area that will be used for retail purposes;
- forwards the documentation for Amendment No 584 to the Hon Minister for Planning for preliminary approval to advertise;

O G DRESCHER City Planner

lk:gm pre94268 3.2.94

CITY	OF WANNEROO REPORT NO: 120254
TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	790-673
SUBJECT:	PROPOSED RECODING FROM R20 TO R40 : PT LOT 2 CONNOLLY DRIVE, KINROSS

METRO SCHEME:	Urban
LOCAL SCHEME:	Residential Development
APPLICANT/OWNER:	Burns Beach Property Trust
CONSULTANT:	Russell Taylor & William Burrell

INTRODUCTION

An application has been received from Russell Taylor & William Burrell, on behalf of the Burns Beach Property Trust, requesting Council to initiate an amendment to its town planning scheme to recode portion of Pt Lot 2 Connolly Drive, Kinross from R20 to R40 (see Attachment No 1).

BACKGROUND

The latest structure plan for Kinross East, located between Connolly Drive and the Mitchell Freeway Reservation was approved by Council at its February 1993 meeting (H20230). This plan identified sites for R20, R25 and R40 density codes, on the basis that further R40 sites would be defined and coded separately at a later date.

The southern half of the structure plan area has largely been subdivided to date. A subdivision application relating to the remaining northern portion of the structure plan area has recently been forwarded from the Department of Planning and Urban Development for the City's assessment. This application, although varying in detail, is generally in accordance with the approved structure plan and can therefore be dealt with administratively as authorised by Council's Subdivision Control Unit Policy.

PROPOSAL/ASSESSMENT

The current proposal seeks to recode three individual housing sites towards the north-west corner of the structure plan/subdivision area. These sites range in size from $1100m^2$ to $1185m^2$ and would each be capable of yielding a maximum of four dwelling units.

The sites are all located adjacent to a proposed local distributor road which Transperth advise will carry a bus service to the Kinross East Neighbourhood Centre, the Currambine Railway Station and the Joondalup City Centre. The sites will provide some opportunity for the development of a wider range of housing types in this predominately single residential housing area.

RECOMMENDATION:

THAT Council, in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) initiates Amendment No 673 to Town Planning Scheme No 1 to recode portion of Pt Lot 2 Connolly Drive, Kinross, generally as shown on Attachment No 1 to Report I202 from R20 to R40.

O G DRESCHER City Planner

rmp:gm pre94275 8.2.94

CITY	OF WANNEROO REPORT NO: 120255
то:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	30/3630
SUBJECT:	SETBACK RELAXATION : LOT 221 (35) MAREE PLACE, GNANGARA

METRO	SCHEME:	S	peo	cia	al	Rι	ıral	L
LOCAL	SCHEME:	S	peo	cia	al	Rι	ıral	L
APPLIC	ANT/OWNER:	D	J	&	Ρ	J	de	Lacy

INTRODUCTION

Council has received a request from Mr & Mrs de Lacy for a front setback relaxation to a single residence on Lot 221 (35) Maree Place, Grangara (Attachment No 1).

BACKGROUND

Under the Special Rural Zone in Town Planning Scheme No 1, no building shall be constructed twenty-five metres to a street alignment, unless the topography or flora of the site or the shape of the lot make the construction of dwelling houses or outbuildings difficult.

The applicant proposes to construct the residence 15 metres from the side and front boundaries and Lot 221, being at the end of a cul-de-sac, has a street frontage of 33 metres. Due to the irregular shape of the lot and the overlooking prospect into the rear of both neighbouring properties (if the dwelling was set back 25m), the applicant requests a relaxation of 10m to a 15m front setback.

Approval from the adjoining land owners of 29 Maree Place and 36 Maree Place for the proposed residence being built 15m from the front boundary is given.

DISCUSSION

The proposed setback will have no detrimental effect on the adjoining properties as it is in keeping with the adjoining properties alignment to the street.

Given the large lot sizes in the locality and the consent of the adjoining land owners, the variation would not adversely affect the amenity of the area and approval is recommended.

RECOMMENDATION:

THAT Council exercises its discretionary power in accordance with Clause 5.9 of Town Planning Scheme No 1 to allow a reduction of the front setback at Lot 221 (35) Maree Place, Gnangara from 25m to 15m.

O G DRESCHER City Planner

sk:gm pre274 8.2.94

CITY	OF WANNEROO : REPORT NO 120256
<u>TO:</u>	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	740-1
SUBJECT:	SUBDIVISION CONTROL UNIT FOR MONTH OF DECEMBER 1993 JANUARY 1994

Overleaf is a resume of the Subdivision Applications processed by the Subdivision Control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the State Planning Commission
- 3.3 Applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council
- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

RECOMMENDATION:

THAT Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report

O G DRESCHER City Planner

gap:GM pat003

CITY	OF WANNEROO REPORT NO: 120257
то:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	790-550
SUBJECT:	CLOSE OF ADVERTISING : AMENDMENT NO 550, PT LOCATION 887 SYDNEY ROAD, GNANGARA

METRO SCHEME:	Rural	
LOCAL SCHEME:	Special	Rural
APPLICANT/OWNER:	Midland	Brick
CONSULTANT:	Feilman	Planning Consultants

INTRODUCTION

Amendment No 550 was initiated by Council at its September 1990 meeting (E20935). The purpose of Amendment No 550 was to amend the text of Town Planning Scheme No 1 to accommodate a new Development Guide Plan, and a new set of Special Provisions for the Special Rural Zone (refer Attachments 1 and 2) located on Pt Location 887, Sydney Road, Gnangara.

Advertising of Amendment No 550 closed on 1 February 1994 and one submission was received from the Water Authority, advising that it did not object to the rezoning.

Prior to finalising this amendment, Council should consider the matter of the public open space area comprising the north-east portion of this area. The expectation has always been that this POS area would be ceded free of cost to the Crown. However, in a similar situation at the northern end of Lake Gnangara, Midland Brick were quite reluctant to cede a similar foreshore buffer POS, come the time of clearance of subdivision conditions. (They eventually did cede it). To assist matters in this case, provision of a letter of undertaking by Midland Brick is recommended. This is particularly appropriate considering that this POS area is being proposed for reserving for Parks and Recreation under the current East Wanneroo Major MRS Amendment raising the issue of whether compensation should be expected or not.

RECOMMENDATION:

THAT Council:

31as a prerequisite to final adoption of Amendment No 550, requires that the owner provides a letter of undertaking to the City, agreeing to cede, free of cost to the Crown, the land shown as Public Open Space on the revised Development Guide Plan, notwithstanding that the subject land may be reserved for Parks and Recreation under the Metropolitan Region Scheme;

32subject to 1. above, finally adopts Amendment No 550 to Town Planning Scheme No 1 to:

- .1 delete Part Swan Location 887 Sydney Road from the Description of Locality given for Special Rural Zone No 7 in Part 2 of Schedule 4 of the Scheme Text;
- .2 include in Part 2 of Schedule 4 of the Scheme Text, Special Rural Zone No 25, with a Description of Locality being Part Swan Location 887 Sydney Road, Gnangara and with the Special Provisions as contained in Attachment No 2 of Report No

33authorises affixation of the Common Seal to, and signing of, the amending documents;

34 forwards the amending documents to the Minister for Planning for final approval;

O G DRESCHER City Planner pre94258 lk:qm

Page No

31.1.94

CITY	OF WANNEROO REPORT NO: 120258
то:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	790-642
SUBJECT:	CLOSE OF ADVERTISING : AMENDMENT NO 642 TO
	TOWN PLANNING SCHEME NO 1 - NON-AUTOMOTIVE RELATED SALES FROM SERVICE STATIONS

Council, at its meeting on 25 August 1993 (H20837) resolved to initiate Amendment No 642 to Town Planning Scheme No 1, which seeks to accommodate non-automotive related sales from service stations. The amendment effectively will allow up to $300m^2$ of retail shopping floor area by expanding the existing Service Station definition.

Advertising of the amendment closed on 25 January 1994 and no submissions were received.

RECOMMENDATION:

THAT Council:

- finally adopts Amendment No 642 to Town Planning Scheme No 1;
- authorises the affixation of the Common Seal to, and the signing of, the amending documents.

O G DRESCHER City Planner REPORT NO:

Page No

rmp:gm pre94261 31.1.94

CITY	OF WANNEROO REPORT NO: 120259
то:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	790-660
SUBJECT:	CLOSE OF ADVERTISING : AMENDMENT NO 660 TO
	TOWN PLANNING SCHEME NO 1, LOT 55 (14) ITEA PLACE, MINDARIE

METRO SCHEME:	Urban
LOCAL SCHEME:	Marina Development R20
APPLICANT/OWNER:	Gumflower Pty Ltd
CONSULTANT:	Taylor & Burrell

Amendment No 660 was initiated by Council in August 1993 (H20827). Amendment No 660 proposes to modify Town Planning Scheme No 1 by:

- modifying the Residential Density Code Map to recode Lot 55 Itea Place, Mindarie from R20 to R60;
- modifying the Development Guide Plan for the Mindarie Keys Marina Development Zone by deleting the term "Restaurant" from Lot 55 and replacing it with the term "Grouped/Multiple Dwelling R60".

Advertising of the amendment closes on 11 February 1994. At the time of writing this report, no submissions have been received.

RECOMMENDATION:

THAT Council:

- finally adopts Amendment No 660 to Town Planning Scheme No 1;
- authorises the affixation of the Common seal to, and the signing of, the amending documents.

Page No

O G DRESCHER City Planner

mb:gm pre273 8.2.94

CITY	OF WANNEROO REPORT NO: 120260
то:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	30/564
SUBJECT:	LOT 100 (360) WANNEROO ROAD, WANGARA : PROPOSED DISPLAY AND SALE OF PAVING

METRO SCHEME:	Rural
LOCAL SCHEME:	Special Zone (Restricted Use) Retail Nursery
APPLICANT/OWNER:	Urbanstone Pty Ltd/Jarpel Pty Ltd
CONSULTANT:	Koltasz Smith & Partners

INTRODUCTION

An application has been received from Koltasz Smith & Partners on behalf of Urbanstone seeking Council's approval for the display and retail sale of paving slabs and accessories from portion Lot 100 (360) Wanneroo Road, Wangara.

The subject site forms part of the Noranda Hills Nursery and as Council is aware the business, subject of this application, has already been established without the necessary approvals.

BACKGROUND

On 3 November 1993 the Policy and Special Purposes Committee considered an application by Urbanstone, Venter Trailers and Twinside for "hard surfacing" of the portion of Lot 100 involved in this present application. Development had commenced without approval and the Committee recommended that Council refuse the application on the grounds that:

> .lthe trailer sales are an unacceptable Industrial/Commercial activity on land zoned Special Zone (Restricted Use) Retail Nursery;

> .2the proposed landscape related activities do not fall within the definition of Retail Nursery because the

separate enterprises cannot be considered to be incidental to the use "Retail Nursery" and therefore are not permitted in this Special Zone;

.3the proposed uses represent an intensification of Commercial/Industrial activities which are unacceptable to Council along Wanneroo Road;

.4any approval/support for the proposal would set a precedent for the proliferation of similar activities along Wanneroo Road/Gnangara Road.

As a result of correspondence received from the applicants on 9 November 1993, the Council resolved that in the event of the (unauthorised) use not ceasing, to proceed with prosecution against the owners/occupiers of Lot 100 for allowing the lease, development and use of the property in contravention of the Town Planning and Development Act (H51110A). Prosecuting proceedings are being progressed by Council's solicitors.

CURRENT PROPOSAL

The application, the subject of this report, is seeking approval in respect of the display and retail sales of paving slabs from Lot 100, essentially from the illegally constructed "Urbanstone" development. Lot 100 is in a Special Zone (Restricted Use) Retail Nursery, and the town planning scheme defines a retail nursery as -

> "RETAIL NURSERY" means an establishment engaged in the retailing of horticultural goods such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock and may include as an incidental use the sale of ancillary goods such as insecticides, gardening implements, plant containers, fertilizers, logs, woodchips, rocks, sand, stone, paving slabs for landscaping purposes.

The planning consultant for Urbanstone argues that its application is an incidental use because it only involves 4% of the total area of Lot 100 and that this, together with landscape supplies approved by Council in August 1990, will only involve 10% of the area of Lot 100.

In April 1993 Council initiated Amendment No 622 to Town Planning Scheme No 1 to:

modify the definition of Retail Nursery to read:

"RETAIL NURSERY" means an establishment engaged in the retailing of horticultural goods grown on the property such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock and may include as an incidental use the sale of plant containers, fertilizers, insecticides and gardening implements.

and to insert the following definition for Landscape Supplies -

"LANDSCAPE SUPPLIES" means an establishment engaged in the sale of woodchips, logs, rocks, sand, stone, paving slabs and other items intended for landscaping purposes.

This amendment is consistent with Councils efforts over the years to limit the impact of Commercial/Industrial activity on Wanneroo Road through its zoning and development control process and through the development of the Wangara estate to accommodate these uses. If commercial activities are allowed to establish at Lot 100 over and above what may be allowed as a retail nursery, similar activities can be expected to establish on other land along major roads and developers will be encouraged to ignore Council's development control requirements. Council's Policy G3-37 was adopted with a view to restricting

Council's Policy G3-37 Was adopted with a View to restricting commercial type development along Wanneroo Road and Urbanstone should more appropriately be accommodated in the Wangara Light Industrial area.

RECOMMENDATION:

THAT Council refuses the application submitted by Koltasz Smith & Partners on behalf of Urbanstone Pty Ltd for the display and retail sale of paving slabs and accessories on portion Lot 100 (360) Wanneroo Road, Wangara, for the following reasons:

- Urbanstone Pty Ltd is a separate company which is not the owner or operator of the retail nursery approved on Lot 100 and the nature and intensity of the proposal is not considered an appropriate incidental use under the interpretation of a retail nursery;
- the proposed use represents an intensification of Commercial/Industrial type activities which is unacceptable to Council along Wanneroo Road;

 any approval/support for the proposal would set a precedent for the proliferation of similar activities along Wanneroo Road.

O G DRESCHER City Planner

tk:gm pre94255 25.1.94

CITY	OF WANNEROO REPORT NO: 120261
то:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	30/196
SUBJECT:	PROPOSED BEER GARDEN, CARINE GLADES TAVERN, LOT 12 (493) BEACH ROAD, DUNCRAIG

METRO	SCHEME:	Urban		
LOCAL	SCHEME:	Tavern		
APPLIC	CANT/OWNER:	Sistaro	Pty	Ltd

INTRODUCTION

Council received a development application on 23 December 1993 to fence the existing garden area of Carine Glades Tavern to create a beer qarden (Attachment No 1).

BACKGROUND

The subject site is zoned Tavern under Town Planning Scheme No 1 and a beer garden falls within the permitted uses. The existing development has $300m^{\circ}$ of dining room, $94m^{\circ}$ of lounge bar and $132m^{\circ}$ of games bar. These floor areas generate 173 car parking bays of which are provided on site.

PROPOSAL

The application is to enclose the entire garden area however only to licence portion of the enclosure. The licenced area, which will generate a car parking requirement, totals approximately $685m^2$ (Attachment No 2).

ASSESSMENT

Town Planning Scheme No 1 requires one car parking bay per $2m^2$ of bar room. It is considered that a beer garden with seating or people seated on grass would not generate sufficient patronage to justify the required car parking numbers.

Page No

It should be further noted that the subject site is located adjacent to Carine Glades Shopping Centre which generates the bulk of its car parking demand at alternative times to that of the tavern. There is no existing agreement between the shopping centre and the tavern. It is suggested that a reciprocal car parking agreement may benefit both parties.

Given that the proposal is to extend the existing licenced area by approximately $650m^2$, it is necessary to provide some additional on-site car parking. It is considered appropriate that an additional 30 bays be provided as, with a reciprocal agreement, an additional 69 bays are easily accessible from the subject site on the shopping centre site.

No objections are raised to the proposed beer garden, however, it is important to ensure that car parking requirements have been sufficiently catered for.

RECOMMENDATION:

THAT Council approves the application submitted on 23 December 1994 by Sistaro Pty Ltd to create a beer garden at Carine Glades Tavern on Lot 12 (493) Beach Road, Duncraig, subject to the following conditions:

35the extension to the licenced area is to be a maximum of $685m^2;$

36the provision of an additional 30 car parking bays designed, constructed and marked to the specification and satisfaction of the City Engineer;

37the lodging of an application for a building licence under the provisions of the Building Regulations and approval from the City Building Surveyor before commencing any works whatsoever;

38all car bays to be 5.5 metres long and end car bays to be 2.75 metres wide;

39landscaping to be established and thereafter maintained to the satisfaction of the City Parks Manager;

40all doors must open in the direction of egress and shall not open onto vehicular accessways unless either recessed or protected by a raised footpath; 41a legal agreement, at the applicant's expense (including legal expenses incurred by the City) and to the satisfaction of the City and its solicitors, to facilitate reciprocal vehicular access and car parking between lots in which Council interests are protected;

42all fencing shall be installed to the specification and satisfaction of the City Building Surveyor;

43the proposal is to comply with the Health (Public Building) Regulations 1992;

44the licenced area is to be restricted to the garden area to the west of the existing tavern building. Council does not support licencing of the garden area to the north of the existing tavern.

O G DRESCHER City Planner

pje:gm pre94263 3.2.94

CITY	OF WANNEROO REPORT NO: 120262
TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	30/207
SUBJECT:	PROPOSED MINI AMUSEMENT CENTRE, LOT 1 (925)
	WANNEROO ROAD, WANNEROO

METRO SCHEME: LOCAL SCHEME:	Urban Special Zone (Restricted Use)
APPLICANT/OWNER:	Genworth Pty Ltd, Lawsden Holdings Pty Ltd and D & I MacKay
CONSULTANT:	J Zammit, A Strong, J Zammit and L Dawson

INTRODUCTION

Council received a development application on 20 December 1993 requesting approval for a mini amusement centre on Lot 1 (925) Wanneroo Road, Wanneroo.

BACKGROUND

The site is zoned Special Zone (Restricted Use) limiting permitted uses to Service Industrial excluding Light Industrial, Lunch Bar, Motor Repair Station, Petrol Filling Station and Service Station. The unit is currently used for a video hire outlet.

Council has a formal policy for the location of amusement machines (G3-O3) which clearly determines where Council supports the operation of such facilities.

PROPOSAL

The application proposes to utilise Unit 3 of the subject site for a mini amusement centre. Very few details have been submitted with the application. A request for further details has not provided any written information on the proposal. The subject site is zoned Special Zone (Restricted use) limiting uses that could be approved to certain service industrial uses. It is considered that an amusement centre does not fall within the definition of a Service Industry.

Council's Policy for amusement machines (G3.03) states that the installation will only be permitted with the following categories of "acceptable locations".

.lBusiness premises within the "Commercial", "Whitford Town Centre" and "Two Rocks Town Centre" zones designated within the City of Wanneroo Town Planning Scheme No 1;

.2business premises which are used exclusively for the operation of amusement machines;

.3 licensed premises, and

.4business premises where the predominant activity is a "Public Amusement" use under the City of Wanneroo Town Planning Scheme No 1, but in which the predominant use is not entertainment by amusement machines.

The subject site does not fall within any of the above acceptable locations and the proposal is considered to be contrary to the policy.

It should be noted that Council approved an Amusement Centre on Lot 300 (917) Wanneroo Road, Wanneroo on 25 July 1990 (E20710 and E20946), subject to numerous operational conditions. This approval, however, was issued following widespread public consultation and the submission of management details by the applicant.

RECOMMENDATION:

THAT Council refuses the proposed mini amusement centre received on 20 December 1993 for Lot 1 (925) Wanneroo Road, Wanneroo submitted by J Zammit, A Strong, J Zammit and L Dawson for the following reasons:

 the proposal is contrary to Council's policy on the location of amusement machines; approval of the proposal could set a precedent for the establishment of amusement machines in locations not appropriate, as specified in Council's policy.

O G DRESCHER City Planner

pje:gm pre94276 8.2.94

CITY	OF WANNEROO REPORT NO: 120263
TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	510-809
SUBJECT:	REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
	BETWEEN SEWELL PLACE AND ABSOLON WAY, HILLARYS

An application has been received from the owners of Lot 506 Sewell Place to close the pedestrian accessway between Sewell Place and Absolon Way, Hillarys. The application is made on the grounds of excessive vandalism, theft and graffiti associated with the accessway. Used syringes have also been found in the accessway by a ten year old child.

The application was referred to the owners of the other three properties and the servicing authorities. All of the adjoining owners supported the closure, however only the applicants and the owners of Lot 517 agreed to meet the costs involved and purchase the land within the accessway.

The only service that will be affected if closure proceeds is a WAWA water main which can be cut and capped for approximately \$3000.00.

The accessway is not part of a network and if it was closed the residents in the vicinity will not be inconvenienced as alternative access routes through the area are more than adequate.

Closure of pedestrian accessways are required to be advertised in the local newspaper and signs should be erected at either end of the accessway to notify the residents in the vicinity of the closure proposal and to seek their comments. The cost of the advertising and on site signs are to be met by the benefiting landowners adjoining the accessway.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Sewell Place and Absolon Way, Hillarys subject to the benefiting landowners meeting all costs involved in accordance with Council's policy.

O G DRESCHER City Planner

cd:rp pre94264 3.2.94

CITY	OF WANNEROO REPORT NO: 120264
то:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	940-4, 571/13/31
SUBJECT:	APPLICATION TO LEASE LOT 13 JORDAN STREET, TWO ROCKS - TWO ROCKS VOLUNTEER SEA RESCUE GROUP
	RUCKS - INO RUCKS VOLUNTEER SEA RESCUE GROUP

APPLICATION

An application has been received from the Two Rocks Volunteer Sea Rescue Group Inc to set up its headquarters on Lot 13 Jordan Street, Two Rocks. The group wishes to house equipment relevant to sea rescue such as radios, radar and a boat on the site and they also wish to hold their group meetings in the premises.

THE LAND

Lot 13 is currently vacant Crown land which is administered by the Department of Land Administration (DOLA). The lot was previously owned by the City of Wanneroo and the City transferred the lot to the Crown as part of an agreement with the then Metropolitan Region Planning Authority and Yanchep Estates Pty Ltd. It was intended for all the lots on the western side of Jordan Street to be transferred to the Crown and reserved for recreational purposes. To date, Lots 7-10, 13 and 15-17 inclusive have been transferred. The remainder of the lots are held in freehold title by the State Planning Commission.

When the agreement was entered into, it was proposed that all of the lots along the western side of Jordan Street would remain generally in their natural form and free from any permanent structures.

All of the lots are reserved for Parks and Recreation under the Metropolitan Region Scheme.

LEASE

The Group has applied to Council to lease the land, however as the land is not vested in the City, Council is not in a position to be able to enter into a lease agreement with the Group. Council could request DOLA to create a reserve and vest it in the City with power to lease, however, it would be far simpler to advise the Group to approach DOLA directly and DOLA to either create a reserve and vest it in the Group or lease the lot to the group under the Land Act.

As the Sea Rescue Group is a voluntary organisation the City would probably only charge a nominal annual rental of one dollar. This being the case, the City would not be missing out on funds if the group entered into negotiations directly with DOLA.

DEVELOPMENT APPLICATION

The Sea Rescue Group has submitted an Application for Approval to Commence Development form for Lot 13 and a plan detailing its proposed development is shown on Attachment No 1. The Group's proposed use of Lot 13 is closely related to recreational uses as it provides an important service to the recreational boating public. However, if the Group's application was supported it is likely it would set an undesirable precedent for other groups wanting to use lots in Jordan Street.

The Group could possibly be located in the Two Rocks Marina, which would be a logical location for a sea rescue group. The Department of Land Administration (DOLA) leases the Marina to Yanchep Estates Pty Ltd and this lease agreement expired in November 1993. It is believed that DOLA is currently renegotiating a new lease with Yanchep Estates Pty Ltd and it could be suggested to DOLA that it incorporates the use of an area in the Marina by the Sea Rescue Group as part of the lease agreement.

RECOMMENDATION:

THAT Council

45does not agree to the Two Rocks Volunteer Sea Rescue Group Inc utilising Lot 13 Jordan Street, Two Rocks for its headquarters;

46requests the Department of Land Administration to consider allocating a portion of the Two Rocks Marina to the Two Rocks Volunteer Sea Rescue Group Inc when it negotiates the new lease with the Lessee of the Marina; 47advises the Two Rocks Volunteer Sea Rescue Group Inc accordingly.

O G DRESCHER City Planner

cad:gm pre94267 3.2.94

CITY OF WANNEROO REPORT NO: 120265		
<u>TO:</u>	TOWN CLERK	
FROM:	CITY PLANNER	
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION	
MEETING DATE:	23 FEBRUARY 1994	
FILE REF:	702-1	
SUBJECT:	ALFRESCO DINING POLICY FOR THE JOONDALUP CITY CENTRE	

METRO SCHEME:	Central City Area
LOCAL SCHEME:	Joondalup City Centre
APPLICANT:	City of Wanneroo

INTRODUCTION/BACKGROUND

At its meeting on 8 December 1993 council adopted a draft Alfresco Dining Policy (H51215) for the Joondalup City Centre.

The policy was prepared following several enquiries from developers of City Centre lots as to whether alfresco dining will be an acceptable use and whether the City had any guidelines in place concerning this type of activity.

The policy is aimed at guiding and controlling alfresco dining.

ADVERTISING THE POLICY FOR PUBLIC COMMENT

In accordance with Clause 5.11 "Planning Policies" to Council's Town Planning Scheme No 1, once Council has adopted the draft policy, it is required to be advertised for public comment. Council will then review the policy in light of any submissions made and then resolve to either finally adopt it with or without modification, or to not proceed with the policy.

The draft policy was advertised in both the "Wanneroo Times" and "The West Australian" in accordance with the requirements of the abovementioned policy, up to and including 26 January 1994, and no submission was received. Final adoption of the policy is therefore recommended.

RECOMMENDATION:

THAT Council finally adopts the following Alfresco Dining Policy and inserts it into its Policy Manual:

"ALFRESCO DINING POLICY

- OBJECTIVES: 1 To establish guidelines for alfresco dining facilities to ensure a consistency of form and function.
 - 2 To allow for the operations of alfresco dining in such a manner that will not conflict with, or prejudice, the adjacent businesses and/or residential activities or other normal functions of the area.
- AREA: These guidelines apply to all alfresco dining facilities located within the Joondalup City Centre Zone.
- STATEMENTS: 1 Alfresco dining areas should be appropriate to the character and functions of the area in which they are proposed to be located.
 - 2 Alfresco dining areas will not be approved where, in the opinion of Council, the gathering of customers or the elements of design will impede pedestrian or vehicular movements, or cause conflicts with other activities.
 - 3 Applications to establish alfresco dining areas will also need to comply with specific requirements of any relevant policy relating to the location and/or type of activity proposed, unless the Council considers such compliance is not necessary in a particular instance.
 - 4 An alfresco dining area will only be approved where the proposal is part of an application to establish an eating house within an adjacent building, or is

proposed as an extension of an existing eating house already operating within an adjacent building.

- 5 The establishment of alfresco dining facilities should not conflict with or inconvenience other adjacent activities.
- 6 Structures associated with alfresco dining areas, including tables and chairs, will not generally be able to be fixed in any manner to the footpath or to any other structure; unless specifically agreed to by the Council.

Structures and furniture must be stable under windy conditions and provision must be made for out of sight storage when not in use.

- 7 The operator shall not, without the prior approval of the Council:
 - .1 make use of any method of noise making (ie live music, record, tape, radio, etc);
 - .2 carry out any specific functions (ie fashion parades, art exhibitions, etc);
 - .3 prevent the public from using the alfresco area, whether paying customers or not.
- 8 The operator shall keep the alfresco area clean and free from rubbish to the satisfaction of the Council.
- 9 The alfresco dining area is to be designed to accommodate disabled access.
- 10 The exits from the adjoining building the alfresco area is attached to, are not to be impeded in any way.

- 11 The alfresco areas will need to be designed to accommodate emergency vehicle movements to the satisfaction of the Council.
- 12 Any relocation of existing street furniture, trees or services shall not be removed or modified without the prior approval of the Council. All costs associated with any such works will be totally at the applicant(s) expense.
- 13 Failure to comply with this policy will result, upon resolution of Council, in the revocation of the development approval for alfresco dining.
- IMPLEMENTATION: 1 Applications for alfresco dining will be treated as Development Applications (Form 1) and considered in accordance with Council's Development Assessment Unit Policy. The application will need to be renewed on a twelve monthly basis.
 - 2 Applications must be accompanied by plans, drawn to scale, indicating the number and location of proposed tables, chairs and any other proposed and existing structures and their relationship to the building in which the eating house is located.
 - 3 A condition of approval for alfresco dining will require that the licence holder make adequate insurance arrangements to the satisfaction of the Council, in the joint names of the Council and the operator, for public liability insurance cover of not less than five million dollars (\$5,000,000) in respect of any one event to provide indemnity in respect to both injury to persons and damage to property. A COPV of the policy will need to be provided to the City prior to the commencement of trading. The City shall be advised

	directly by the insurance compa possible changes to the policy.	ny of any
FEES:	Development Application Fee Renewal Fee Alfresco dining fee (per person/seat accommodated p.	\$100.00 \$100.00 \$10.00 .a)"

O G DRESCHER City Planner

tk:gm pre94260 2.2.94

CITY	OF WANNEROO REPORT NO: 120266
<u>TO:</u>	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	290-7
SUBJECT:	CITY OF WANNEROO RURAL STRATEGY

Council has resolved that a Draft Rural Strategy for East Wanneroo be submitted for consideration to Council's meeting on 13 April 1994 (H91253).

Preliminary work on the strategy has commenced, and the objective of this briefing is to outline and seek Council endorsement for a programme to produce the strategy.

As a result of enquiries concerning rezoning and subdivision opportunities within the rural sector of Wanneroo, and the regional planning process in general, there is a fair degree of community awareness of Council's forthcoming rural strategy and a consequent expectation of opportunities for community input to the strategy. Realisation of these expectations is considered important to achieving community support for the strategy and the programme outlined hereunder therefore provides ample opportunities in this regard.

Although substantial data of relevance to the strategy has already been assembled, additional material is available as a result of the North West Corridor regional planning initiative. This will need to be assembled and analysed, and liaison with a range of Government agencies will be necessary in this context. The data assembly, analysis and liaison process will need to precede initial preparation of the strategy, as provided for in the programme outlined.

The programme must also ensure that Council has ample opportunities to review progress on the strategy.

development of an issues paper as a basis for the initial phase of community consultation, including the assembly and review of additional background/baseline data (two weeks). (It is envisaged that the issues paper would be dealing with the issues involved in such a way that it would not require formal consideration or approval by Council prior to its release);

- release of the issues paper to elicit community input on matters to be addressed during preparation of the strategy (two weeks);
- preparation of preliminary draft of the strategy for submission to Council (two weeks);
 - second phase of community consultation, during which people providing an input during the initial phase have an opportunity to review the preliminary draft (two weeks);
- finalisation of the draft strategy and submission to Council (two weeks);
- release of the draft strategy for public review, including referral to regulatory agencies and follow up liaison with these agencies (three weeks);
 - finalisation of the strategy for consideration and adoption by Council, and subsequent submission to the State Rural Strategy Advisory Committee (two weeks);

As can be seen, development of the draft strategy for submission to Council would entail ten weeks, indicating that the 13 April deadline specified in Council's resolution could not be achieved. The programme is nevertheless regarded as appropriate and Council's endorsement of it is, therefore, sought.

RECOMMENDATION:

THAT Council endorses the programme for preparation of its Rural Strategy as outlined in the City of Wanneroo Report No

O G DRESCHER City Planner

ph:gm pre94280 8.2.94

CITY	OF WANNEROO REPORT NO: 120267
то:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	750-9
SUBJECT:	MODEL AEROPLANE AND INTERNAL COMBUSTION CRAFT NOISE NUISANCE AT LAKE GNANGARA

_ _ _ _ _ _ _

METRO	SCHEME:	Rural	
LOCAL	SCHEME:	Recreation	Reserve

INTRODUCTION

At its June 1993 meeting (H40623) Council resolved to grant approval for the Wanneroo Aeromodellers to fly their radio controlled model seaplanes at Lake Gnangara on the third Sunday of every month between the hours of 10.00 am and 3.00 pm, subject to the following conditions being observed:

.4Club nominated safety officers will be in attendance at all times.

.5All conditions as outlined in the CAA's Regulations regarding the operation of model aeroplanes will be observed.

.6The Club upgrades its public liability insurance cover to \$5,000,000.

.7Complies with the requirements of the Environmental Protection Act in relation to noise pollution.

.8 Normal Club rules be strictly enforced.

.9Flying be conducted as far as possible away from existing residences and only be conducted within the boundaries of the Lake itself.

.10Flying will not take place if it is judged by the safety officers that there may be a possible danger to other users of the Lake.

Lake Gnangara comprises three Recreation Reserves (8399, 27278 and 27279).

ISSUES:

In response to several complaints from a nearby resident, Council's Health Department has been monitoring noise emissions from radio controlled seaplanes operated by the Wanneroo Aeromodellers, and powerboats operated by other individuals.

Commencing in September 1993 sound level measurements of model planes and boats have been conducted from two locations:

- Lot 1 Alexander Drive, Gnangara (at the southern end of the Lake) - owned by Mr Greg Rance.
- Heritage Terrace cul-de-sac at the northern end of the Lake (Attachment No 1).

The noise levels measured are given in Attachment No 2. Of the five measurements recorded, two involved the Wanneroo Aeromodellers. In each case measured, sound levels arose from the operation of a single aeroplane or boat.

The acceptable noise level limit set by the Environmental Protection Act 1986 for weekends and public holidays is 40 dB(A).

In all but one instance noise levels measured at the southern end of Lake Gnangara exceeded the Environmental Protection Authority's (EPA) limit. The resident most affected at the moment is Mr G Rance who is also affected by a considerable number of individual model boat users who operate their craft on weekday evenings and weekends, aggravating an already undesirable situation.

The Wanneroo Aeromodellers were notified in August 1993 that noise levels from the seaplanes would be monitored to determine the impact on nearby residents. The Club was advised that in relation to Condition (f) of their approval to use Lake Gnangara, the seaplanes should be flown from at least 500 metres north of the picnic area on Reserve 8399. Council's Health Department noted that the Club did not heed Condition (f). The club was further advised in October 1993 that the noise levels measured during its first monthly event at Lake Gnangara exceeded the EPA's limit. Therefore the Club has not complied with Condition (d) of its approval.

The Club was advised that further monitoring of its noise levels and other user groups would take place to determine the future use of Lake Gnangara by internal combustion craft.

The Lakelands Special Rural Zone abuts Lake Gnangara. Complaints about noise pollution are likely to increase as more residents move into Lakelands.

Council's Health Department has recommended the following action to, firstly address the Wanneroo Aeromodellers' failure to adhere to Conditions (d) and (f) of their approval and, secondly, to address the issue of unacceptable noise pollution from seaplanes and other internal combustion craft (model or normal size) used by individuals:

- Council revokes resolution H40623 which granted Wanneroo Aeromodellers approval to use Lake Gnangara;
- a policy be developed to ban all internal combustion craft from Lake Gnangara;
- appropriate signs be installed advising the public of Point 2 above and suitable powers be accorded to Council's Municipal Law and Fire Services Department for enforcement.

COUNCIL BY-LAWS

Council's by-laws relating to reserves and foreshores contain the following clauses that could be used to control the unauthorised use of internal combustion engine vehicles at Lake Gnangara:

3(b) No person on a foreshore or reserve shall commit or cause a nuisance.

14. A person who does not do a thing which by or under these by-laws he or she is required or directed to do and a person who does a thing which by or under these by-laws he or she is prohibited from doing, commits an offence."

As the operation of model boats and hovercraft and aircraft with internal combustion engines can be regarded as a source of

nuisance at Lake Gnangara, it is apparent that Council's by-laws relating to foreshores and reserves can be used to prevent their operation and prosecute any subsequent offenders.

RECOMMENDATION:

THAT Council:

- revokes resolution H40623 which granted Wanneroo Aeromodellers Club Inc approval to operate model aeroplanes at Lake Gnangara, on the grounds that the Club has failed to comply with Conditions (d) and (f) of its approval, and advises the Club accordingly;
- prohibits the use of all internal combustion craft on Reserves 8399, 27279 and 27278 and uses By-Law R3 Relating to Reserves and Foreshores to enforce this;
- erects signs at Lake Gnangara advising that all internal combustion craft are prohibited.

O G DRESCHER City Planner

lk:gm pre94271 7.2.94

CITY OF WANNEROO

FINANCE & ADMINISTRATIVE RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

23 FEBRUARY 1994

CITY OF WANNEROO REPORT NO: 130214

<u>TO:</u>	MAYOR
FROM:	TOWN CLERK
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	404-0
SUBJECT:	HUMAN RESOURCE MATTERS

This report gives details of staff appointments and resignations.

STAFF APPOINTMENTS

Position	Appointment	Commencement
Environmental Health Officer Youth Activities Officer - Rec & Cultural Services	Scott FAVACHO Elizabeth BEAVER	24.01.94 07.02.94
Sen Tech Officer - Commercial	Peter WEBSTER	31.01.94
Development - Engineering Cadet Administrator - Building	Paul BERGERSEN	14.02.94
RESIGNATIONS		

Cadet Administrator - Building	Amalia FLYNN	08.02.94
Property Manager - Building	John JODRELL	08.02.94
Sen Tech Officer - Subdivision	Keith BREHENY	25.02.94
Planning & Control - Eng		

RECOMMENDATION:

That Council in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report. R F COFFEY TOWN CLERK

KdP:KD are94008

CITY	OF WANNEROO REPORT NO: 130215
<u>TO:</u>	MAYOR
FROM:	TOWN CLERK
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	050-0
SUBJECT:	LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE

WINDERSON DEPODE NO.

At its meeting on 28 April 1993, Council considered options for the future use of premises situated at Lot 935 Wanneroo Road, Wanneroo Which became available after the disbanding of the Wanneroo Tourism Council.

At that meeting, Council resolved to establish a working party to consider options for the shared use of those premises and appointed Central Ward Councillor's, the Property Manager, the Senior Land Officer and the Deputy Town Clerk or his nominee to form the working party.

Subsequently, advice was sought from existing tenants as to their perceived future accommodation requirements, and an invitation extended to the Ruby Benjamin Animal Foundation for Sterilization to stipulate their requirements, in response to previous expressions of interest by Mrs Benjamin.

Upon consideration of the submissions and careful examination of the existing layout of the building, the working party endorsed the location of the Wanneroo and Districts Historical Society (Inc) in the office space vacated by the former Tourism Council, and the accommodation of the Rubp Benjamin Animal Foundation for Sterilization in the area currently used as a common room by other tenants. (Sketch plan forms Attachment 1 hereto.) The City Building Surveyor has submitted the following comment:

"Access to the common room would best be effected by partitioning off an area from the proposed Historical Society room, installing a door opening out into the foyer and providing an additional door at the safe room to provide secure entry to the St John's Ambulance room. All parties will be able to access the toilets via the entry foyer and all parties will have access to their own sink and tea making facilities except for the Historical Society which would require the installation of a small sink and cupboard with external dry well.

	The	estimated	costs	for	carrying	out	this	work are	e;
1.		partitior	n and t	two	doors			\$660.00)
2		sink/cuph	board a	and	dry well			\$870.00)

Total : \$1,530.00 "

Further examination of the premises has revealed that general painting maintenance, the installation of a telephone point in the area suggested for Ruby Benjamin's Foundation and the replacement of a damaged light fitting will see the cost of the alterations rise to the order of approximately \$2,000.

Whilst Council has not budgeted for the alterations, funds have been identified within the Security Control Budget Location -Legal Expenses. Funding to this account was increased this year in anticipation of changes to Municipal Law and Fire Services Court representations. Those changes, whilst still under consideration, are not now likely to eventuate within the current financial year. The Manager, Municipal Law and Fire Services has agreed to the use of those funds, subject to Council approval of the reallocation, on the basis that his Department fully supports the work of the Ruby Benjamin Foundation and would welcome the location of her service in the Wanneroo townsite.

RECOMMENDATION

That Council

1 endorses the proposed minor alterations to the premises situated at Lot 935 Wanneroo Road, Wanneroo as indicated on the sketch plan forming Attachment 1 hereto, at a cost of approximately \$2,000.00;

2 authorises BY ABSOLUTE MAJORITY, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$2,000 from account 21350 Security Control, Legal Expenses, to a newly created Capital account within the Animal Control Location, in order to effect the alterations; and

3 executes a Licence to Occupy with the Wanneroo and Districts Historical Society (Inc) for the occupation of the former Wanneroo Tourism Council room, and the Ruby Benjamin Animal Foundation for Sterilization (Inc) for the occupation of the former Common Room, each at a peppercorn annual rental. R F COFFEY Town Clerk

PAH:pah are94009

CITY	OF WANNEROO REPORT NO: 130216
то:	TOWN CLERK
FROM:	ACTING CITY RECREATION AND CULTURAL SERVICES
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	330-0
SUBJECT:	USE OF CREDIT CARD FACILITIES AT RECREATION CENTRES AND SWIMMING POOLS

In August 1991 Council agreed to endorse the use of credit card facilities (Bankcard, Mastercard and Visa) to pay for memberships to Aquamotion (Item F70807 refers).

Due to the increasing trend towards the use of credit card facilities it is proposed that the use of credit card facilities (Bankcard, Mastercard and Visa) be extended to cover all transactions at Aquamotion Wanneroo and all transactions at Craigie Leisure Centre. The five recreation centres (Wanneroo, Girrawheen-Koondoola, Ocean Ridge, Warwick Leisure Centre and Sorrento-Duncraig) would also benefit from the introduction of credit card facilities, to pay for leisure courses only.

In order for this proposal to be viable, a minimum limit of \$20 per transaction will be applied and the sale of all merchandise (ie bathers) with a value of \$100 and over will be subject to a credit authorisation check.

It should be noted that a fee of 1.4% for Bankcard, Mastercard and Visa applies to all transactions and this fee will be covered by the existing mark-up on merchandise and services.

RECOMMENDATION

That Council:

1 endorses the use of credit card facilities for all transactions at Craigie Leisure Centre and Aquamotion; REPORT NO:

- 2 endorses the use of credit card facilities for leisure courses at Warwick Leisure Centre, Wanneroo, Girrawheen-Koondoola, Ocean Ridge and Sorrento-Duncraig Recreation Centres;
- 3 sets a minimum limit of \$20 per credit card transaction;
- 4 seeks credit authorisation checks for sale of all merchandise with a value of \$100 and over; and
- 5 approves the expenditure of the credit fee on all Bankcard, Mastercard and Visa transactions.

D INGARFIELD Acting City Recreation and Cultural Services Manager

NC:SS rre4211

 CITY OF WANNERCO REPORT NO: I30217

 TO:
 TOWN CLERK

 FROM:
 ACTING CITY RECREATION AND CULTURAL SERVICES

 MANAGER
 MANAGER

 FOR MEETING OF:
 COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

 MEETING DATE:
 23 FEBRUARY 1994

 FILE REF:
 261-2-1

 SUBJECT:
 RECREATION FACILITIES REQUEST FOR WAIVER OF HIRE CHARGES

In December 1991 Council amended its policy in regard to waiver of hire charges for recreation facilities:

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

In consideration of the above policy, the following requests for waiver/reduction have been made.

- 1 The Arthritis Foundation is seeking a reduction of the hire fees for the use of Activity Room 5 at Ocean Ridge Community Centre and Kingsley Clubrooms. These premises normally attract rates of \$7.60 per hour and \$15.20 per hour respectively. The Arthritis Foundation estimates it will be using either of these premises for approximately two hours per week. Council's usual policy in this regard stipulates a 50% concession of the regular community rate for charitable institutions.
- 2 Sun City Christian Outreach is seeking a waiver of the hire fees for use of the sports hall at the Yanchep-Two Rocks Recreation Centre for "World Day of Prayer" on 4 March 1994. The Sun City Christian Outreach group has stated it will be using the venue for two hours and the normal rate for this venue is \$22.70 per hour (\$45.40).

Religious groups and churches do not usually attract a waiver of fees under Council's policy.

3 Quinns Ladies Badminton Club has requested a reduction of the hire of Gumblossom Hall. Currently, the Club is being charged \$5.60 per court per hour (three courts) whereas other badminton clubs are charged \$5.25 per court (four courts).

> As the facilities of Gumblossom Hall are not as accommodating for badminton users as other halls, it may be appropriate to reduce the cost of court hire to \$5 per court per hour and allow the Badminton Club to be charged on a "court used" basis.

RECOMMENDATION

That Council:

- 1 reduces the hire fees to \$3.80 and \$7.60 for the Arthritis Foundation's use of Activity Room 5 at Ocean Ridge and Kingsley Clubrooms (respectively) on an ongoing basis;
- 2 does not waive the hire fee of \$22.70 per hour for the Sun City Christian Outreach's use of the sports hall at Yanchep-Two Rocks for a "World Prayer Day" meeting; and
- 3 reduces the hire fee to \$5.00 per court per hour for the Quinns Ladies Badminton Club's use of Gumblossom Hall for badminton; and allows the badminton club to be charged on a "court used" basis.

D INGARFIELD Acting City Recreation and Cultural Services Manager

NC:SS rre4212

CITY OF WANNEROO : REPORT NO I30218

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 FEBRUARY 1994

FILE REF: 020-0

SUBJECT: OUTSTANDING GENERAL DEBTORS - JANUARY 1994

Detailed below is a summary of the outstanding general debtors at the end of January 1994 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 January 1994 is summarised as follows:-

	Total Outstanding	
	\$	
Current	261,409.04	30%
30 Days	387,511.58	45%
60 Days	19,998.87	28
90 Days	160,123.79	19%
Deferred Debtors	34,771.92	4%
	\$863,815.20	100%

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$	406.29
Mansard Homes	\$	22.81
Olympic Kingsway Soccer Club # 1 Account	\$25	,434.63
Waldecks Nursery Wanneroo Road	\$	530.59
Waldecks Nursery Russell Road	\$	117.00
Supa Valu Marmion	\$	293.00

Nortis Pty Ltd Wildflower Nursery Supa Valu Kingsley Wanneroo Districts Rugby Union Club	\$ 2,951.00 \$ 489.60 \$ 527.00 \$ 4,000.00
	\$34,771.92
Details of accounts which are outstanding in ex are shown on Attachment A.	cess of 90 days
Analysis of the 90 Day accounts is as follows:-	
	\$
Sorrento Soccer Club Olympic Kingsway Soccer Club #2 Account Wanneroo Football Club Wanneroo Districts Rugby Union Club Quinns Rocks Bowling Club Wanneroo Districts Basketball Association Eating House Licences and Registrations 1992/93 Eating House Licences and Registrations 1993/94 Sporting Clubs Clubrooms Facilities Contributions Mullaloo Surf Lifesaving Club Sundry	14,638.86 29,957.90 16,707/69 6,556.06 30,000.00 11,125.00 600.00 1,850.00 19,282.48 4,120.00 25,285.80 <u>\$160,123.79</u>

SORRENTO SOCCER CLUB - \$15,098.00

The club's total outstanding debt is \$15,098.00 dissected as follows:

Loan Repayments	\$ 5,344.74
Property Rental	\$ 2,655.40
Commercial Refuse Charges	\$ 1,073.80
Utility Charges	\$ 3,041.49
Interest on Debt	\$ 2,982.57

\$15,098.00

Council at its April 1992 meeting approved a repayment programme of \$500.00 per month for the Club with interest to apply at the appropriate National Australia Bank base rate.

Club paid its September repayment of \$500.00 on 3 February 1994. Club's letter of 28 January 1994 to Council advised it would pay the October, November and December 1993 and January and February 1994 repayments of \$500.00 each on 8 February 1994 with a monthly payment of \$500.00 to be made on or around the 8th day of each month as per the repayment programme.

OLYMPIC KINGSWAY SOCCER CLUB # 1 ACCOUNT - \$25,434.63

Council at its April 1991 meeting resolved to grant a deferment until the 1993/94 year for the Olympic Kingsway Soccer Club to address this outstanding debt. Interest is being charged on a monthly basis at the appropriate National Australia Bank base rate. The current debt is dissected as follows:-

Loan Repayment	\$15,897.25
Commercial Refuse Charges	\$ 1,202.00
Utility Charges	\$ 840.49
Property Rental	\$ 672.00
Interest on Debt	\$ 6,822.89
	\$25,434,63

OLYMPIC KINGSWAY SOCCER CLUB # 2 ACCOUNT - \$31,380.20

The club's total outstanding debt on the Number 2 account with Council stands at \$31,380.20 dissected as follows:-

Loan Repayments	\$2	23,010.52
Portion of Gate Receipts	\$	3,178.16
Utility Charges	\$	1,669.91
Commercial Refuse Charges	\$	1,604.45
Property Rental	\$	1,175.00
General	\$	42.70

Interest on Debt \$ 699

\$31,380.20

It will be recalled that the Olympic Kingsway Soccer Club gave Council an undertaking to pay its outstanding debt in full on the sale of "Olympic House".

At a meeting held with the Club's representative Mr Nick Trandos, the Mayor, Acting Town Clerk, City Treasurer and Revenue Accountant on 27/09/93, Mr Trandos reaffirmed the club's commitment to pay Council in full on sale of the property.

At its 22 December 1993 meeting Council resolved to grant the Club an extension until 15 January 1994 for payment of the outstanding amount.

Due to lengthy delays in the sale of "Olympic House" Council resolved at its Special Meeting held 24 January 1994 to meet with and seek confirmation from the Olympic Kingsway Soccer Club (Inc) that the property at Lot 13 Shinji Court, Joondalup is under offer and settlement of the sale is expected within 3 to 4 weeks and advises that unless payment of the outstanding debt of \$56,814.83 is received by 15 February 1994, the seniors' use of the facility for 1994 will be withdrawn. (Note: This action not to prohibit the use of the grounds and facilities by Juniors).

Mr N Trandos, President of Olympic Kingsway Soccer Club (Inc) declined Council's invitation to attend a meeting and advised that settlement of the sale of Olympic House will be on 14/15 February 1994 and payment of the account will be made within one week of the settlement.

WANNEROO FOOTBALL CLUB - \$22,061.14

The total amount outstanding on this account is 22,061.14 dissected as follows:-

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Lease Fees

18,272.00

Commercial Refuse Charges Utility Charges Interest on Debt	928.65 629.11 1,761.38
Property Rental	470.00
	\$22,061.14
	-

Club is honouring its weekly payment programme of \$500.00 and paid \$3,000.00 (December 1993 \$1,000.00 and January 1994 (\$2,000.00) in January 1994.

Council, at its meeting on 24 January 1994 Report I30101 resolved that the Wanneroo Football and Sporting Club (Inc) be advised that unless a formal repayment programme acceptable to Council is received by 31 January 1994 the seniors' use of the facility for 1994 will be withdrawn.

Club's letter of 28 January 1994 to Council advised it would maintain the \$500.00 weekly payments and further advised that 50% of the debt would be paid by 31 May 1994 with the balance to be paid by approximately 30 September 1994. (Refer Council Meeting 9 February 1994).

WANNEROO DISTRICTS RUGBY UNION CLUB - \$10,556.06

The total amount outstanding on this account is \$10,556.06, dissected as follows:-

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Utility Charges Property Rental Loan Repayments Deferred Debt	1,915.85 705.00 3,935.21 4,000.00
	\$10,556.06

At a meeting held on 23 August 1993 between Council and Club representatives the Club advised it was having difficulty in

meeting Council's loan repayments and sought assistance in this area.

The Club was advised that the original repayments of \$5,724.05 per year on its self supporting loan over 20 years were too onerous. As a consequence in June 1988 the loan was restructured to \$3,000 per year for the first 6 years \$6,000 for the next 8 years and \$8,000 for the last 8 years.

This restructuring was to assist the Club in making its loan repayments more manageable.

The Club was advised to review its financial position and submit a proposal to Council on how it might meet its future loan commitments. On receipt of this proposal it would be submitted to Council for consideration.

The Club submitted the following repayment programme to pay the debt to the City of Wanneroo:-

28 February 1994 31 March 1994 30 April 1994 30 June 1994 31 July 1994 31 July 1994 31 July 1994 30 September 1994 30 September 1994 30 November 1994 31 December 1994

\$ 15,500.00

Council at its Special Meeting held 24 January 1994 resolved to meet with and advise Wanneroo District Rugby Union Club (Inc) that its plan for repayment of Council's outstanding debt is acceptable, provided that it is strictly adhered to and an interest charge equivalent to the National Australia Bank base rate, currently 9.2% is applied monthly effective 1 January 1994.

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1,500.00

2,000.00

1,500.00

1,500.00

1,500.00

1,500.00

1,500.00

1,500.00

1,500.00

1,500.00

1,500.00

(Note: This action not to prohibit the use of the grounds and facilities by Juniors.

QUINNS ROCKS BOWLING CLUB (Inc) - \$30,000

Council will recall that the Quinns Rocks Bowling Club made approaches to the City and the Commonwealth Government for funding assistance for extensions to existing clubrooms.

Following protracted negotiations on this matter the programme was funded as follows:-

City of Wanneroo	80,000.00
Club	30,000.00
Commonwealth Government	60,000.00

\$170,000.00

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In accordance with Commonwealth Government funding arrangements, the Commonwealth funds were directed to the Quinns Rocks Bowling Club, which subsequently appropriated \$30,000 on improvements to the building. The remaining \$30,000 was forwarded to Council leaving \$30,000 currently outstanding.

Following several meetings with Council, the Club held a special meeting of members on 12 December 1993 at which the following motion was approved by an almost unanimous vote:-

"That repayment of the debt of \$30,000 due to the City of Wanneroo be initiated by imposition of a levy of \$25.00 per registered member at 1st July 1994, with funds to be held on Special Trust A/c pending settlement not later than 31st July 1994. Similar levies to be imposed at 1st July 1995 and 1996, with provision for annual review thereafter."

The Club advises that the essence of these repayment arrangements provides for a firm commitment of approximately \$6,500 per annum (based on current membership) with provision for accelerated repayment thereafter on the anticipated improvement of the Club's financial position. Council at its Special Meeting held 24 January 1994 resolved to meet with and advise the Quinns Rocks Bowling Club (Inc) that its repayment proposal on its outstanding debt of \$30,000 is acceptable provided that it is strictly adhered to and an interest charge equivalent to the National Australia Bank base rate, currently 9.2% is applied monthly effective 1 January 1994.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$11,125.00

Lease fee for the period 1 July to 31 December 1993 (\$15,000.00 less paid \$3,875.00). Association is making monthly payments of \$3,625.00 to clear account.

EATING HOUSE LICENCES AND REGISTRATIONS - \$2,450.00

1992/93 - \$600.00

3 accounts of \$200.00 outstanding for which summonses have been served:-

Great Australian Splitz Take Away Hungry Brats	Hamburger	_	200.00 200.00 200.00
		ŝ	600.00

All accounts were originally for \$300.00 each. \$50.00 was paid towards each account. Following the issue of a summons, a further \$50.00 has been paid towards each account.

1993/94 - \$1,850.00

5 accounts of \$300.00 outstanding together with 1 account unpaid of \$200.00 and 1 account unpaid of \$150.00 :-

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Craigie Hot Bread Shop	150.00
Great Australian Hamburger	300.00
Splitz Take Away	300.00
Fortune Palace	300.00

Nowergup Half Way Monty Carlo Pizza Jeff's Place 300.00 300.00 200.00

\$1,850.00

SPORTING CLUBS CLUBROOMS FACILITIES CONTRIBUTIONS - \$19,282.48

Contributions by various sporting clubs towards the use of clubrooms for 1991/92 (\$9,641.24) and 1992/93 (\$9,641.24).

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, are being prepared for signing by the various clubs.

When issuing these licences arrangements will be made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92 and 1992/93 years.

MULLALOO SURF LIFESAVING CLUB - \$4,120.00

Renewal of insurance premiums for 1993/94.

SUNDRY - \$25,285.80

Other Recoupables - \$1,107.00

Road and footpath repairs, other works.

Subsidies - \$216.60

Day care charges, vacation care fees.

Commercial Refuse - \$8,189.86

Payments being pursued.

Licences/Fines and Penalties - \$4,838.84

Dog registration fines and costs, food prosecution.

Income from Property - \$4,889.23

Hire of various reserves and buildings.

General - \$3,676.47

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, sale of paper, brochure advertising, development/building licence fee, child care fee relief overpayment recoverable, membership fee Craigie Leisure Centre, meals on wheels charges and supervision fees.

Utilities - \$54.83

Electricity charges recoverable.

S.G.I.O. - \$1,403.63

Workers Compensation - \$841.63

General Claims - \$312.00 Motor Vehicle - \$250.00

WATER AUTHORITY WA - \$909.34

Sewerage overflow cleaning at Whitfords Recreation Centre. Account in dispute.

An amount of \$27.45 is considered irrecoverable and in need of Council write off approval. Details are listed in Attachment A to this report.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$27.45 representing a debt considered irrecoverable as detailed in Attachment B to this report.

T ORD Acting City Treasurer HK:JW 7 February 1994

tre0013

OF WANNEROO REPORT NO: 130219
TOWN CLERK
ACTING CITY TREASURER
COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
23 FEBRUARY 1994
006-3
DRAFT 1994/95 BUDGET/FORWARD FINANCIAL PLAN

Preparation of the Draft 1994/95 Budget and further development of the Forward Financial Plan are being addressed contemporaneously. This is a significant undertaking requiring the combined efforts of many officers from each department of the City. Further complicating this task are the numerous revisions throughout the compilation and balancing that will occur processes. Therefore, co-ordination of all associated activities to ensure a smooth operation and adequate time for management and Council consideration is of prime importance.

The co-ordination of each stage of the Budget/Forward Plan process and the final consolidation are undertaken by Treasury Department. In order to assist in this regard a "Compilation Guide" will be distributed to each department. This contains comprehensive explanations of requirements including sample forms and a detailed timetable showing each functional stage and its respective deadline. A copy of the proposed timetable is shown as "Attachment A" to this report.

The progression from one stage to the next is in certain cases, contingent upon completion of the previous stage. Therefore, acceptance of and commitment to the timetable from the onset is imperative to ensure that adequate consideration is given to each task and to avoid any unnecessary pressure and delays.

Determination of the timetable has been influenced by the following objectives:-

(a) The involvement of Councillors at the earliest possible date by providing copies of each stage as it is prepared in its draft form to enable sufficient time for detailed analysis.

(b) The early production of a consolidated Draft Budget/Forward Plan with meaningful projections to enable informed management and Council decisions and prioritisation.

(c)To provide Councillors with all Draft Budget Documentation at

(d) Adoption of the 1994/95 Budget as soon as practicable following the close of the financial year thus enabling early production of rate notices and subsequently maximum return from investments.

At this juncture it is appropriate that Council provide broad budget guidelines to assist officers in their estimating and prioritising decisions. In the absence of major changes to Council policies and direction, suggested preliminary guidelines are submitted for Council consideration as "Attachment B" to this report.

RECOMMENDATION

That Council -

- adopts the timetable for preparation of the 1994/95 Annual Budget and Forward Financial Plan as detailed in "Attachment A" to this report; and
- adopts the financial parameters as shown in "Attachment B" to this report as broad guidelines for the preparation of the 1994/95 Annual Budget and Forward Financial Plan.

T ORD Acting City Treasurer

TO:JW 7 February 1994

tre0181

CITY OF WANNEROO : REPORT NO I30220

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 FEBRUARY 1994

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1993/94 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

Items approved by Council but not previously listed in the schedule are also included for consistency and to facilitate presentation of an accumulated balance.

The net result of these reallocations and adjustments is a budget deficit of \$45,973.

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 - 23 February 1994. T ORD Acting City Treasurer

TO:JW 8 February 1994

tre0008

CITY OF WANNEROO REPORT NO: 130221

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
DATE: 23 FEBRUARY 1994

DAIL: 25 FEBROARI 15.

FILE REF: 021-1

SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 JANUARY 1994

WARRANT OF PAYMENTS TO COUNCIL ON 23 FEBRUARY 1994

INCORPORATING PAYMENTS TO 31 JANUARY 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	108334 - 109386	\$ 5,660,392.73
Municipal	002956 - 002961C	\$ 9,001,968.60
Trust	013703A Only	\$ 4,011.21
Town Planning Scheme No 5	000092D Only	\$ 3.50
Town Planning Scheme No 6	000107C Only	\$ 3.50
Town Planning Scheme No 7A Stage 2	000381B Only	\$ 3.80
Town Planning Scheme No 7A Part B Stage 4	287597B - 287597C	\$ 190,007.30
Town Planning Scheme No 21	000218 Only	\$ 4,092.40

\$14,860,483.04

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 17 ACCOUNTING DIRECTIONS.

CERTIFICATE OF ACTING CITY TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$14,860,483.04 which was submitted to each member of Council on 23 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.

ACTING CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$14,860,483.04 as submitted on 23 February 1994 is recommended to Council for payment. MAYOR

RC:JW tre0010

CITY	OF WANNEROO REPORT NO: 130222
TO:	TOWN CLERK
FROM:	ACTING CITY TREASURER
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	010-0-2
SUBJECT:	DISPOSAL OF SURPLUS ASSETS

Council has the following items which are surplus to requirements:-

	Equipment Type/Model	Asset No	Acquired	Depreciated Value
1.	Steam Boiler (ex Meals on Wheels)	1695	1978	Nil
2.	Commercial Dishwasher (ex Meals on Wheels)	1957	1978	Nil
3.	Typewriter, Olivetti (ex Aquamotion)	0596	1985	Nil
4.	Typewriter, Olivetti (ex Yanchep/Two Rocks Library)	1390	1983	Nil
5.	Typewriter, Adler Gabriel (ex Girrawheen Library)	1908	1983	Nil
б.	Photocopier, Mita (ex State Emergency Service)	4964	1978	Nil
7.	Typewriter, Olivetti ET116	0348	1987	\$290

8. Typewriter, Olivetti 4679 1987 \$267 ET115
9. Typewriter, Canon 5999 1990 \$333 AP1000 (ex Whitfords Library)
RECOMMENDATION

That Council -

 offers items 1 to 6 inclusive at no cost and items 7 to 9 inclusive at market value to local clubs or organisations; and

2.makes the necessary entries in the asset register to reflect the

T ORD Acting City Treasurer

KA:JW 3 February 1994

tre0178

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

23 FEBRUARY 1994

OF WANNEROO REPORT NO: 140214
TOWN CLERK
CITY ENVIRONMENTAL HEALTH MANAGER
COUNCIL
23 FEBRUARY 1994
475/34/529; 1666/1/44
APPLICATION TO KEEP OSTRICH
LOT 34 (539) NEAVES ROAD, MARIGINIUP LOT PT 1 (44) JOYCE ROAD, GNANGARA

Council is advised of two applications to keep ostrich.

1 Mr and Mrs M Hade of Lot 34 (529) Neaves Road, Marigining have a 2.0031 hectare property and request approval to keep ostrich. Verbal communication with their neighbours has not revealed any objection and they are arranging written confirmation of this.

> The applicants have not indicated the number of ostrich they wish to keep, but have been made aware of the information previously reported (H41204) where it is believed a 2 hectare property should not exceed three (3) pairs.

2 Mr and Mrs K Pipe of 130 Berkeley Road, Marangaroo have applied to keep a pair of ostrich on their 4.09 hectare property at Lot Pt I (44) Joyce Road, Gnangara.

RECOMMENDATION

That Council approves the following applications to keep ostrich:

1 Mr and Mrs M Hade of Lot 34 (529) Neaves Road, Mariginiup - up to a maximum of three (3) pairs;

- 2 Mr and Mrs K Pipe of 130 Berkeley Road, Marangaroo up to a maximum of six (6) pairs, at Lot Pt 1 (44) Joyce Road, Gnangara;
- 3 before any ostrich are installed the applicants should -
 - (a) furnish written evidence of their neighbours' consent;
 - (b) obtain a permit from the Agriculture Protection Board to keep ostrich.

G A FLORANCE City Environmental Health Manager hre03002 ma:rej

CIT	Y OF WANNEROO REPORT NO: 140215
TO:	TOWN CLERK
FROM:	MANAGER WELFARE SERVICES
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	703-1-6
SUBJECT:	CHARITY DINNER TRUST FUNDS

At the last Charity Dinner held on 13 February 1994 \$21,890 was raised for the purchase of equipment for children with disabilities in the City of Wanneroo.

Council set up a small Trust Committee chaired by the Mayor to examine eligible recipients and to make recommendations to Council on the expenditure of the funds. A further \$5,000 was added to the Trust fund by private donation.

At 24 January 1994 after the purchase of approved items the fund had a balance of \$4,349. (Attachment 1 refers.) The Trust Fund Committee met on Monday, 24 January 1994 to discuss the use of these remaining funds.

The Trust recommends the following purchases.

 Major Buggy Wand, Wand Switch & Bracket

Total cost \$630

2 Adaptation of Battery Operated Toys

Total cost \$250

3 Modifications to a Tricycle

Total cost \$250

Details of the need for these items are shown in Attachment 2.

REPORT NO:

The Trust is recommending that all remaining funds be donated to the Burbridge Special School for the purchase of play equipment which can be accessed by children with disabilities in the proposed playground on Koondoola Park. Remaining funds will total approximately \$3,219.

RECOMMENDATION

That Council

- (a) approves the purchase of equipment items as detailed in Attachment 2;
- (b) approves the donation of funds remaining after the purchase of items detailed in Attachment 2 to the Burbridge School for the purchase of playground equipment for Koondoola Park.

P STUART Manager Welfare Services

PS:CJ wre02001

CITY OF WANNEROO REPORT NO: 140216			
TO:	TOWN CLERK		
FROM:	ACTING CITY RECREATION AND CULTURAL SERVICES		
FOR MEETING OF:	COUNCIL - COMMUNITY SERVICES		
MEETING DATE:	23 FEBRUARY 1994		
FILE REF:	264-3		
SUBJECT:	MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES		

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 15 December 1993.

Item 3.1Relocation of Old Wanneroo School Annexe to Perry's Paddock.

Correspondence was received from the Department of Conservation and Land Management, Wanneroo Branch, offering the old Wanneroo School Annexe, situated adjacent to its headquarters in Wanneroo for relocation to Perry's Paddock. The Committee recommended:

- Council advises CALM that it is interested in investigating the relocation of the building to Perry's Paddock to compliment the existing school building;
- 2 at the time when Council wishes to relocate the building, it will be further negotiated and moved to the City Depot at that stage; and
- 3 a decision will not be able to made until April 1994.

Item 3.2Memorandum from City Planner re Clarkson Homestead and Mindarie Kilns It was reported that a huge almond tree and two rows of olive trees, located on the site of the original Clarkson homestead, could be in jeopardy due to the proposed development of a school on this site.

Also, Mr Werner Herrmann of Quinns Rocks has proposed that the old kiln at Mindarie Keys, constructed by Henry Cooper in 1942, be commemorated by a heritage plaque.

The Committee resolved to accept the City Planner's recommendation that Council:

- 1 requests the Ministry of Education to take into account and accommodate within the design of the future school site, the huge almond tree and two rows of olive trees associated with the original Clarkson homestead;
- 2 informs Mr Werner Herrmann of Quinns Rocks of the possibility to nominate the Mindarie kiln for inclusion in the Inventory of Heritage Places; and
- 3 writes to Mrs Barbara Arthur of Quinns Rocks suggesting that she undertakes to have these trees recorded on the Heritage List and that she also nominates them for listing on Council's Register of Significant Trees.

Art Collection Advisory Committee

Minutes of meeting held 25 November 1993.

Item 5.2 Siting of Recently Purchased Art Works

The Committee requested that a paper be presented to Policy and Special Purposes Committee about the rotation and eventual placement of works in the public gallery.

Gloucester Lodge Museum Management Committee

Minutes of meeting held 1 December 1993.

Item 5.2Perry's Paddock Picnic

The Committee recommended that the Wanneroo and Districts Historical Society be reimbursed \$52.50 for half cost of the marquee hired for displays at the Wanneroo Show.

Wanneroo Eisteddfod Committee

Minutes of meeting held on 7 October 1993.

Item 4.6 Formation of Cultural Development Advisory Committee -Towards an Integrated Cultural Policy

J McCumiskey presented to the Committee an outline of plans to formally establish a Cultural Development Advisory Committee under Section 180 of the Local Government Act. It was proposed the Art Collection, Wanneroo Eisteddfod, and Cultural Development Fund areas would retain their separate identities in the merger to form the Cultural Development Advisory Committee. The Committee resolved that:

- 1 a draft Integrated Cultural Policy framework be written; and
- 2 a workshop be held with the three committees to: outline the process involved in developing a cultural policy; discuss the draft Integrated Cultural Policy; and plan the next stages in the adoption and implementation of this Integrated Cultural Policy by Council.

RECOMMENDATION

That Council:

1 advises CALM that it is interested in investigating the relocation of the old Wanneroo School Annexe to Perry's Paddock to compliment the existing school building;

> at the time when Council wishes to relocate the building, it will be further negotiated and moved to the City Depot at that stage; and

a decision will not be able to made until April 1994.

2 requests the Ministry of Education to take into account and accommodate within the design of the future school site, the huge almond tree and two rows of olive trees associated with the original Clarkson homestead; writes to Mrs Barbara Arthur of Quinns Rocks suggesting that she undertakes to have these trees recorded on the Heritage List and that she also nominates them for listing on Council's Register of Significant Trees; and

informs Mr Werner Herrmann of Quinns Rocks of the possibility to nominate the Mindarie kiln for inclusion in the Inventory of Heritage Places.

- 3 reimburses the Wanneroo and Districts Historical Society the sum of \$52.50 for half the cost of the marquee hired for displays at the Wanneroo Show;
- 4 requests that a draft Integrated Cultural Policy framework be written; and

a workshop be held with the three (cultural) committees to: outline the process involved in developing a cultural policy; discuss the draft Integrated Cultural Policy; and plan the next stages in the adoption and implementation of this Integrated Cultural Policy by Council.

D INGARFIELD Acting City Recreation and Cultural Services Manager

DI:SS/rre4210

I40217

CITY OF WANNEROO REPORT 140217

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 23 FEBRUARY 1994

FILE REF: 854-1

SUBJECT: WANNEROO YOUTH ACTIVITIES CENTRE - REQUEST FOR CEILING FANS

The Wanneroo Youth Activities Centre has recently written to Council seeking financial support for the installation of ceiling fans at the Centre. Council may recall this matter was raised by a member of the gallery during public question time at the Annual Electors' Meeting held 29 November 1993.

The Wanneroo Youth Activities Centre provides a valuable service, providing training programmes and assistance to parents and young people as well as counselling and support for youth within the City of Wanneroo. The Activities Centre is also utilised by a number of community groups.

This is a State funded programme. The land on which the Centre is situated, at Lot 2 Ariti Avenue, Wanneroo, is leased from Council on a ten year lease (Item A20611 refers).

The cost of installing the fans is approximately \$250. Should Council agree to this request for what is a State funded facility it would leave the way open for many similar requests to be made.

RECOMMENDATION

That Council declines to assist the Wanneroo Youth Activities Centre with the installation of ceiling fans at the Wanneroo Youth Activities Centre.

Page No

D INGARFIELD Acting City Recreation and Cultural Services Manager

KB:SS rre4209

CITY OF WANNEROO REPORT NO: 140218

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 23 FEBRUARY 1994

FILE REF: 930-17

SUBJECT: APPLICATION FOR VARIATION IN HOURS AND LOCATION OF RESTRICTED CLUB LIQUOR LICENCE -WANNERGO BASEBALL CLUB INC.

The Wanneroo Baseball Club currently has Council's approval to hold a Club Restricted Liquor Licence at the baseball clubroom, Kingsway Sporting Complex, Landsdale on Thursday (6.00-8.00pm), and Sunday (11.30am-8.00pm) throughout the year.

A request has been received from the Club seeking a variation in hours to include the following:

Tuesday 5.00pm - 10.00pm Thursday 5.00pm - 10.00pm Saturdays 12.00pm - 6.00pm Sundays11.30am - 8.00pm

The Club also seeks Council's permission to extend the licence to cover the newly built pergola next to the clubroom.

As Council is aware, for Club Restricted Liquor Licence hours to be varied, the Liquor Licensing Division requires written endorsement from Council stating that the club in question has full and exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no person, other than the authorised club, may utilise the premises on the dates or at the times approved on the licence.

It is confirmed that the Wanneroo Baseball Club has sole occupancy of the clubrooms at the times requested.

RECOMMENDATION

That Council:

- approves the application by the Wanneroo Baseball Club to apply for a variation of hours to the Club's Restricted Liquor Licence to Tuesday (5.00pm - 10.00pm); Thursday (5.00pm - 10.00pm); Saturdays (12.00pm - 6.00pm) and Sundays (11.30am - 8.00pm) throughout the year; and
- 2 approves the inclusion of the pergola into the existing Club Restricted Liquor Licence.

D INGARFIELD Acting City Recreation and Cultural Services Manager

CI:SS rre4214

I40219

CITY OF WANNEROO REPORT NO: 140219			
TO:	TOWN CLERK		
FROM:	ACTING CITY RECREATION AND CULTURAL SERVICES		
FOR MEETING OF:	COUNCIL - COMMUNITY SERVICES		
MEETING DATE:	23 FEBRUARY 1994		
FILE REF:	260-0		
SUBJECT:	1994 LOCAL GOVERNMENT RECREATION PERSONNEL CONFERENCE		

The Institute of Recreation (WA) and Ministry of Sport and Recreation have organised the 1994 Local Government Recreation Personnel Conference to be held at Rottnest Island from Sunday, 20 March to Wednesday, 23 March 1994.

The theme for this year's conference is "Recreation and Tourism -Impact and Opportunities". The conference programme appears in Attachment 1. The main objectives of the Conference are:

- . to explore the partnership between recreation and local tourism;
 - to highlight the impact that tourism, festivals and special events have on a community, the environment and the financial viability of an area;
- to enhance the growing opportunities that exist through strengthening the alliance between the recreation and tourism industries;
- to illustrate the importance of urban design, marketing and customer service in the blend of recreation and tourism in local areas; and
 - to showcase Rottnest Island as a case study a local success story of the careful management of a recreational and tourist destination in conjunction with the preservation of its man-made and natural environment.

The cost of this conference is variable depending upon the accommodation selected, and ranges from \$770 (Lakeside Room - Rotnest Lodge) to \$440 (Settlers Rooms - RIA units). These costs are fully inclusive (ie travel, accommodation, meals, registration, etc).

RECOMMENDATION

That Council nominates an elected member to attend the 1994 Local Government Recreation Personnel Conference to be held at Rottnest Island from Sunday, 20 March to Wednesday, 23 March 1994.

D INGARFIELD Acting City Recreation and Cultural Services Manager

DI:SS rre4207

Att.

I40220

CITY	OF WANNEROO REPORT NO: 140220
то:	TOWN CLERK
FROM:	CITY LIBRARIAN
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	212-7
SUBJECT:	LIBRARY BOARD 1993/94 DEVELOPMENT PROGRAMME

The City of Wanneroo submitted an application to the Library Board of Western Australia's 1993/94 Development Programme.

Council's submission requested:

- 2,471 additional volumes for the Woodvale Library.
- 2,240 additional volumes for the Yanchep/Two Rocks Library.
- 20,000 volumes as the first of three annual allocations for the Joondalup Library.

Correspondence has now been received from the State Librarian advising only 5,000 new volumes will be provided for the Joondalup Library.

There were numerous submissions to the 1993/94 Development Programme as there was no programme the previous year. The only successful libraries were Altone Park (10,000 items), Morley (5,000 items) and Joondalup. Morley has been operating understocked for two years. Opening Altona Park as scheduled in December is now at risk due to inadequate stock provision by the Library and Information Service of Western Australia (LISWA).

Joondalup Library is considered the most important of Council's three submissions. In 1992, Kay Hallahan, the Minister for the Arts acknowledged the need to select the initial Joondalup stock of 55,000 items over a two to three year period as LISWA was only ordering 17,000 titles per year. This time is not only required to ensure an adequate range and depth of stock but also to allow sufficient time to be processed by Council staff. In July 1993, the Honourable Peter Foss, current Minister for the Arts, also acknowledged establishment of the Joondalup Library as a vital part of the continuing development of the area.

Discussions with LISWA staff reveal that rather than seek 1994/95 Development submissions, LISWA has relisted unsuccessful 1993/94 requests as well as the second instalment of 20,000 items for Joondalup. Based on this information, Council's 1994/95 Development submission should comprise a total of 39,711 items. As only a total of 20,000 items were forthcoming in this year's programme, it is probable the 1994/95 Development Programme will also only be part-funded.

The City Librarian has now been advised Joondalup's 5,000 items have been ordered but selection will not commence until January 1995. Originally 40,000 items were scheduled to have been selected by the end of 1994/95.

It is crucial there be no more setbacks to the Joondalup Library schedule:

- State Government funding of the first stage of the Joondalup Civic and Cultural facilities commits Council to opening the Joondalup Library in 1996.
- An estimated 57,500 people will be living outside a static library service area in the northern corridor by 1996. Many of these families are low income, single car families with restricted access to public transport.

The lack of infrastructure to support developing new libraries will be the subject of a paper to be presented to the Library Board by the Chief Metropolitan Librarians Group in March. However, it is also important the special needs of Joondalup Library again be raised with the Minister for the Arts and local Members of Parliament prior to determination of the LISWA budget.

Recommendation:

That Council corresponds with the Minister for the Arts and local Members of Parliament:

- expressing concern commencement of the Joondalup Library stock selection schedule has been delayed 18 months until January 1995.
- highlighting the importance of receiving full funding for the Joondalup Library in the LISWA 1994/95 and 1995/96 budgets.

N CLIFFORD City Librarian

nfc:mdp whre020294

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

23 FEBRUARY 1994

CITY	OF WANNEROO REPORT NO 160215
TO:	TOWN CLERK
FROM:	CITY ENGINEER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	510-0-1
SUBJECT:	SPEED HUMPS

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

The speed, or road, humps currently used within the City are the "WATTS PROFILE" and raised pavement "FLAT TOP" or "PLATEAU" profile designs. These are the two most commonly used road hump profiles throughout Australia and comply to Australian Standards.

The function of the road hump is to reduce vehicle speeds through displacing a vehicle vertically over a short distance. When correctly designed, road humps can be very effective in reducing vehicle speeds on local roads. Both the "WATTS PROFILE" and "FLAT TOP" humps create a marked increase in passenger discomfort if vehicles travel above the design speed. However, when passed over at the appropriate speed, discomfort is minimal. The current standard profiles for the "WATTS PROFILE" and "FLAT TOP" road humps are shown on Attachment 1.

Within the City, "WATTS PROFILE" road humps are used primarily in car parks and laneways, such as in Sorrento. They are effective in reducing vehicle speeds and, where there is a high number of pedestrians, (particularly young children) minimise vehicle conflicts. The "WATTS PROFILE" road humps are now used as standard in all new car park designs to control the driver behaviour of motorists. The "WATTS PROFILE" road humps have also been used successfully on a local road, being Second Avenue, Burns Beach. In response to a petition from residents, Council resolved to install as a trial the Second Avenue road humps to restrict vehicle speeds and thus protect the elderly pedestrians who use the road. To date, no further complaints have been received.

The raised brick pavement "FLAT TOP" road humps have been constructed in High Street and Clontarf Street, Sorrento. These were implemented with the two lane slow points as part of an overall traffic management scheme after consultation with local residents. The road humps have been successful in reducing the 85th percentile of vehicle speeds and have also been responsible for reducing traffic volumes on these roads.

Generally, the use of road humps is accepted by the public as an effective means of reducing vehicle speeds. However, emergency services have expressed some concern towards the use of road humps, although they concede that their limited use by Council as a legitimate Local Area Traffic Management (LATM) device is acceptable.

The speed hump treatment is mainly used on residential local streets where the prevailing speed environment is of a lower order. The more trafficked routes, such as local distributors, bus routes and district distributors, are not treated with these devices. Therefore, the impact on emergency services on the more well used roads is minimal.

The standard speed hump "WATTS PROFILE" was developed following research in the 1970s in the United Kingdom. The raised pavement plateau is a variation of the "WATTS PROFILE" and research indicates it performs in a similar manner. Also, studies have shown that for most vehicles it is most comfortable to cross a hump at speeds up to 20 Km/h. Vast European experience also indicates that vertical displacement devices are acceptable with the devices most used in these countries being the "WATTS PROFILE" and raised "PLATEAUS". On this basis the common use of these standard devices indicates a safe treatment. Preliminary investigations have not established research findings on injuries being aggravated when ambulances travel across the speed humps at an appropriate speed. This matter will be further investigated with road research and medical authorities.

The continued use of these standard treatments on local streets and car parks is supported in appropriate locations with strict adherence to the current published design standards pending any research of adverse medical findings that indicate injuries occur from these devices.

Submitted for information.

R T McNALLY City Engineer

BL:PP:EMT Bere0207

CITY	OF WANNEROO REPORT NO: 160216
то:	TOWN CLERK
FROM:	CITY PARKS MANAGER
FOR MEETING OF:	COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	201-5
SUBJECT:	MONTHLY REPORT FOR DECEMBER 1993/JANUARY 1994
	- PARKS DEPARTMENT

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

PARK MAINTENANCE

Seasonal maintenance works are progressing with block turfing of wear areas of play surfaces being carried out.

Roundabouts have been remulched.

Quinns Rocks Community Centre Playgroup lawn area has been returfed.

Clean up of pre school surrounds has been completed.

PLAYGROUND EQUIPMENT

Playground equipment has been installed at the following locations:

Addison Park Illawong Park Burns Beach Whitfords West Park

 $12\ {\rm Spring}\ {\rm Critters},\ {\rm park}\ {\rm signs}\ {\rm and}\ {\rm seats}\ {\rm have}\ {\rm been}\ {\rm installed}\ {\rm at}\ {\rm various}\ {\rm locations}.$

The mobile play trailer has been located at Wanneroo Showgrounds, Rotary Park, Whitfords Nodes and Marri Park. The new play platform has been fitted to existing trailer. Safety checks of play equipment is ongoing and kept on record.

TURF WICKETS

Good reports have been received on all wickets.

Acidity problems on wickets have been overcome by regular applications of lime.

TREE PRUNING

The large Linmac cherry picker has been progressing SECWA work orders and ratepayer generated work orders.

The small Afron cherry picker has completed trees under power lines in the Wanneroo area and is currently progressing work orders.

The wood chipper is following up tree lopping works and clearing sight problems.

WATER TRUCKS

A 10 day fortnight is being worked with relief drivers working on the rostered day off giving maximum plant use and watering time during the summer period.

MOWING

Dry park mowing has been completed.

Verge mowing is complete until the first rains and the verge mowing crews are being fully utilised on projects at Seacrest Park, Mawson Park, West Coast Highway works and annual leave and long service leave replacements.

Broadacre mowing of reticulated parks is up to date.

Vertimowing has commenced and Kingsway Wanneroo British Soccer area has been completed with Ellersdale Park programmed for mid-February.

CONSTRUCTION

Top dressing has been completed at Mirror Park, Neil Hawkins Park, Aldersea Park, Warrandyte Park, Kingsway British Soccer and Wanneroo Showgrounds surrounds.

Firebreaks have been completed in rural zones at request of Municipal Law and Fire Department.

Page No

Block turfing and minor top dressing has been completed at Nanovich Park.

RETICULATION

All passive and active parks are on the summer watering program.

Reticulation has been reinstated following car park installation at Santiago Park, Blackmore Park, Lexcen Park and Aldersea Park.

Modification of reticulation for amenities buildings has been completed at Mirror Park and Lexcen Park.

CAPITAL WORKS

Reticulation installation has been completed at Timberlane Park and Liddell Park.

BORES AND PUMPS

Marangaroo Golf Course

Electric motor to third pump burnt out and estimated 3 day repair. Pump removed for service in conjunction with electrical work.

Warrandyte Park

Due to bore/column and supply faults the bore hole will be replaced during February and the existing installation connected at an appropriate time.

GREEN PLAN

Jobskills Projects

The Merriwa Conservation Reserve Jobskills project is progressing well with the pathways and fitness trails completed and 90% of fencing completed. The remaining 10% of the fencing will be completed when the subdivisional roading to the west of the reserve has been completed.

The 10th Light Horse Heritage Trail is also nearing completion, with the gazebo and barbecue constructed and signage proposals pending agreement with the Department of Conservation and Land Management.

Council is awaiting the assessment of 2 future proposals for Jobskills Projects involving landscaping of arterial roads.

Page No

Edith Cowan University Co-Learn Projects

Both Co-Learn projects are now completed. Council has received a report on the flora and fauna status of Warwick Open Space with recommendations for management.

Warwick Conservation Reserves

The construction of 2 additional Conservation Reserves at Warwick Open Space is progressing with fencing of perimeter, access gates and formalised pathways has commenced. These are due for completion at the end of February 1994. This will bring the total area of Conservation Reserves at Warwick Open Space to 50.5 hectares.

The Management Plan for Warwick Open Space is being finalised and will be submitted to the EPA for assessment and comment in early February.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crew include:

- ° Fairway Circle Weed removal/kerb line and path edging
- ° Marmion Avenue Reticulation breaks repair/rubbish clean up
- ° Craigie Leisure Centre Mulching/weeding
- $^{\circ}$ Warwick Open Space 300 metres of bollard installation along access road
- ° Baltusrol Park Bollard installation
- ° Marangaroo Conservation Reserve Rubbish removal
- ° Timberlane Park Stick and rock removal
- ° Ormiston Park Removal of rocks from verge
- ° Carramar Golf Course Planting and mulching
- ° Shenton Avenue Removal of rocks from bank
- ^o Percy Doyle Soccer No 2 Star picket/chain link fence installation
- ^o Kingsway Baseball Slab laying/concreting around clubrooms for Australia Day
- ° Mawson Park Construction of marigold map for Australia Day
- ° Pinnaroo Point Branching for dune stabilisation
- ° Aldersea Park Rock removal
- ° Wanneroo Road Caltrop removal

- Warwick Open Space New Conservation Areas Removal of rubble/rubbish
- ^o Prendiville College verges Weeding/rubbish removal
- ° Neil Hawkins Park Minor top dressing
- ° Lexcen Park Weeding
- Home Support Services were given to nine (9) properties over eleven (11) working days

CONTRACT WEED CONTROL

Lovegrass control was carried out at various locations as required.

Caltrop control commenced on 16 December 1993.

VANDALISM, THEFT AND DAMAGE FOR DECEMBER 1993/JANUARY 1994

Ward	Cost
North	\$2,800
South	\$2,450
Southwest	\$4,780
Central	\$4,876

F GRIFFIN City Parks Manager

DHC:JB gre0205

CITY OF WANNEROO : REPORT NO 160217

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 FEBRUARY 1994

FILE REF: 290-0

SUBJECT: DEVELOPMENT ENQUIRIES: DECEMBER 1993 AND JANUARY 1994

The following schedule lists those enquiries received during December 1993 and January 1994 and where possible indicates the area suggested by the enquirer to be the preferred location for such development, together with a resumé of advice given by the department.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER City Planner

gap:gm pat004a

DEVELOPMENT ENQUIRIES - DECEMBER 1993 AND JANUARY 1994

KEY:

5. GROWERS MARKETS	9. 10. 11.		 RESTAURANT RESIDENTIAL AGED PERSONS SCHOOLS SCHOULS VIDEO PREMISES
ENQUIRY CATE	GORY	LOCALITY	REMARKS/ADVICE
MEDICAL CENTRE	7	MARANGAROO	RELEVANT STATISTICS AND INFORMATION PURCHASED. POLICY EXPLAINED.
CHILD CARE CENTRE	3	JOONDALUP AND WANNEROO GENERALLY	CHILD CARE INFORMATION PURCHASED AND INFORM- ATION GIVEN.
SHOPPING CENTRES	12	CURRAMBINE/ ILUKA	INFORMATION SHEET PURCHASED.
SHOPPING CENTRE	12		REFERRED TO LEASING AGENTS AFTER INFORM-
		ATION SUPPLIED.	
BOTANIC GARDENS/ TEAROOMS/WINE CELLAR/ CARAVAN PARK			'AA" USES AND DEPENDENT ETAILS REQUIRED.

160218

CIT	Y OF WANNEROO REPORT NO: 160218
TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	30/4283
SUBJECT:	APPEAL DETERMINATION :LOT 21 (56) CARMIGNANI ROAD/ROSS STREET, GNANGARA

METRO SCHEME:	Rural		
LOCAL SCHEME:	Rural		
APPLICANT/OWNER:	A M Stampalia		
CONSULTANT:	Land Planning Consultants		

INTRODUCTION

Advice has been received from the Minister for Planning that he has upheld an appeal in part for a proposed wholesale nursery and turf farm on Lot 21 Ross Street/Carmignani Road, Gnangara.

BACKGROUND

An application for a proposed wholesale nursery and turf farm on the subject lot was considered by Council at its 23 June 1993 (H20607). Council resolved to support the application subject to:

48deletion of the landscape supplies component which is not approved;

- approval being granted by the Water Authority of WA;
- approval being granted by the Environmental Protection Authority;

4. no retail sales of goods, materials or plants being made direct to the public and no advertising to attract the general public to the premises or lead them to believe that such goods are available to be sold;

5. standard and appropriate development conditions.

The applicant appealed to the Hon Minister for Planning against No 1. above and a standard condition (No 13) placed on the approval dated 30 July 1993. Condition 13 reads:

The submission of an acoustic consultant's report demonstrating to the satisfaction of the City Environmental Health Manager that the proposed development is capable of containing all noise emissions in accordance with the Environmental Protection Act 1986.

The Minister has upheld the appeal in part by the deletion of Condition 13 from Council's approval. With respect to Condition 1, the Minister's view is that Council's stance on landscape supplies was soundly based and accordingly the appeal against Condition 1 was dismissed.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER City Planner

sk:gm pre94269 4.2.94

160219

CITY	OF WANNEROO REPORT NO: 160219
TO:	TOWN CLERK
FROM:	CITY PLANNER
FOR MEETING OF:	COUNCIL - TOWN PLANNING SECTION
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	30/4160
SUBJECT:	APPEAL DETERMINATION : RETAIL NURSERY : LOT 30 (27) LANDSDALE ROAD, LANDSDALE

METRO SCHEME:	Rural
LOCAL SCHEME:	Rural
APPLICANT/OWNER:	Mr & Mrs Tilbrook
CONSULTANT:	Greg Rowe & Associates

INTRODUCTION

Correspondence has been received from the Minister for Planning advising that he has upheld an appeal against conditions of approval for a retail nursery on the subject lot.

BACKGROUND

Council, at its 26 May 1993 meeting (H20509) resolved to approve the application for a retail nursery on Lot 30 Landsdale Road, subject to a number of conditions outlined below.

49the nursery operating within the following definition:

"RETAIL NURSERY" (A279 & 352) means an establishment engaged in the retailing of horticultural goods such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock, and may include as an incidental use the sale of ancillary goods such as insecticides, gardening implements, plant containers, fertiliser, logs, woodchips, rocks, sand, stone, paving slabs for landscaping purposes; 50the submission of detailed plans featuring (to scale) the proposed car park and the existing car park and buildings on Lot 30 Landsdale Road;

51the provision of 80 car parking bays as depicted on the plan dated 22 October 1992 to be constructed to a sealed/drained and marked standard to the specifications and satisfaction of the City Engineer;

52the construction upon the issue of Council's approval in limestone base a car park and driveway access to Lot 30 Landsdale Road as an interim measure to alleviate any parking congestion within that street;

53additional parking on site being provided in the future to the satisfaction of the City Planner and City Engineer should it be required.

When the application was submitted, Council was aware of car parking problems and congestion occurring in the locality as a result of the existing retail nurseries on Landsdale Road. It was also evident that the nurseries were engaging in the sale of nursery items intended to be incidental to the sale of plants, ic landscaping goods, logs and paving slabs which are generally suited to an industrial or commercial zone.

Lots 30 and 39 Landsdale Road are directly linked by the same owner and with the opportunity provided from this to solve the congestion problem that was affecting both businesses and local amenity, Council considered it necessary to link Lot 30 and 39 Landsdale Road via conditions of approval.

As such, the following conditions were applied to Lot 39 Landsdale Road.

.lthe existing retail nursery on Lot 39 Landsdale Road complying with the nursery definition proposed in Amendment No 622:

"Nursery" means land and/or buildings used for the propagation, nurturing and growing of plants, and where that is the predominant use may include the retail sale of seeds, bulbs, seedlings, shrubs, trees or other nursery stock propagated and grown on the site, and additionally plant containers; fertilizers, soil conditioners, weedicides and pesticides, sold in bags or other containers; and gardening implements, sprinklers and home reticulation equipment;

when the nursery on Lot 30 Landsdale Road commences sales;

.2approval of additional parking on Lot 39 Landsdale Road, Landsdale subject to:

.1 provision of detailed plans featuring the proposed parking area, existing buildings and layout on the lot to the satisfaction and specification of the City Engineer and City Planner;

.2the retail nursery on Lot 39 Landsdale Road, Landsdale ceasing to operate under the existing definition and begin operating under the new definition outlined in (a) above once the nursery on Lot 30 Landsdale Road commences sales;

.3 additional parking on site being provided in the future to the satisfaction of the City Planner and City Engineer should it be required.

An appeal to the Minister was made against Condition 5, (a), (b) (ii) and (b) (iii) listed above.

CURRENT SITUATION

The Minister advised that the appeal was upheld to the extent that Conditions 5, (a), (b)(ii) and (b)(iii) be deleted from Council's approval. As a consequence of this decision, however, and bearing in mind the advanced status of Amendment No 622 to Town Planning Scheme No 1, the Minister had further decided to modify Condition 1 of the approval to exclude the landscape supplies component. Condition 1 now reads as follows:

"RETAIL NURSERY" means an establishment engaged in the retailing of horticultural goods such as seeds, seedlings, bulbs, shrubs, trees or other nursery stock and may include as an incidental use the sale of ancillary goods such as plant containers, fertilizers, insecticides, gardening implements, sprinklers and home reticulation equipment.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER City Planner

sk:gm pre94270 7.2.94

160220

N CLERK
Y PLANNER
NCIL - TOWN PLANNING SECTION
FEBRUARY 1994
-2-1
REASED GENERATING CAPACITY PINJAR GAS BINE POWER STATION

INTRODUCTION

In 1991 the State Energy Commission of Western Australia (SECMA) obtained approval to increase generating capacity at the Pinjar Power Station. The staged installation of plant in accordance with the 1991 approval is underway, but will not be completed until 1996. SECWA is now proposing a further increase in generating capacity at the power station and has referred its proposal to the Environmental Protection Authority (EPA). This proposal is being formally assessed by the EPA under the variation of environmental conditions applied to an already approved proposal.

PROPOSAL

SECWA's latest proposal is outlined in Attachment No 1.

SECWA envisages that the environmental impact assessment (EIA) document for this latest proposal will be released for public review in late March. A four week review period is required by EPA. As part of the process of preparing the EIA document, SECWA has initiated a programme of early liaison and consultation with Government bodies and the community. As part of this programme, SECWA officers have briefed Council personnel on the proposal as a basis for identifying any issues that would require particular attention in the project EIA document. This meeting occurred on Thursday 3 February 1994. During these discussions, it was pointed out that Council would need to be briefed on the proposal, to provide an opportunity for Councillors to have an input during preparation of the EIA document.

It should also be noted that SECWA's liaison/consultation programme provides for follow up interaction with the City of Wanneroo, other Government agencies and the community prior to formal release of the EIA document for public review

Accordingly, the objective of this briefing is to draw the proposal for the Pinjar Power Station to Council's attention, and provide an opportunity for Council to raise any environmental issues which it believes should receive specific attention in SECWA's project ELA document.

DISCUSSION

To ensure security of supply, SECWA endeavours to maintain a reserve margin of 20% between (peak summer) demand for electricity and generation capacity within the interconnected grid. SECWA demand forecasts predict continued growth in electricity consumption and, consequently, a need for increased generating capacity (to maintain the desirable reserve margin). The proposal for the Pinjar Power Station is part of SECWA's capital programme to maintain this reserve margin. Because of quick start-up and shut-down time, gas turbine power generation is highly responsive to variations in electricity demand and therefore has an important role in accommodating peak levels of consumption.

If additional power generating capacity is accepted as necessary, gas turbine plants certainly afford environmental benefits over conventional coal/oil fired plants. The proposal for the Pinjar Power Station also offers further environmental advantages in that a current waste output from the gas turbine units (ie heat) will be used to generate electricity, producing opportunity benefits in terms of reduced fuel consumption and greenhouse gas generation per unit of electricity produced.

Nevertheless, the proposal does raise important environmental issues as outlined hereunder.

 Groundwater resources - clearly the appropriateness of a major essentially industrial operation within a Priority 1 Groundwater Resource Area is guestionable and it can therefore be reasoned that increasing the scale of that operation merely increases risk to the groundwater resource. SECWA recognises the importance of protecting the regional groundwater resource and the proposal will include the following safeguards in this context-

- minimisation and containment of wastes, including off-site removal of materials that would constitute a significant pollution risk;
 - (almost certain) utilisation of a dry cooling system for the combined gas turbine/steam generating units, thereby reducing demand for groundwater and the volume of spent cooling water requiring disposal;

continued implementation of an approved strategy for managing delivery of distillate fuel to the site (including emergency response procedures).

 Aerial emissions - oxides of nitrogen (NOx) and possible contributions to the formation of photochemical oxidants (smog) are the principal air quality considerations associated with the Pinjar Power Station.

> SECMA has previously modelled Nox emissions from the station and will be remodelling these as part of its investigations for the current proposal. SECMA's experience is that Nox emissions from existing generating plant at the station are about 30% lower than manufacturers' specifications and that relevant standards for ground level NOX concentrations can be readily achieved. SECMA also recognises the need to consider cumulative NOX emissions from the power station and the possible quicklime plant proposed by Swan Portland Cement in the remodelling process.

3. Noise - as a result of previous investigations for the Pinjar Power Station, a noise "buffer" of about 3km is maintained. In practice, this buffer is essentially a notional feature as it does not extend beyond the Crown land (ie State Forest No 65) surrounding the power station site. Expansion of generating capacity as proposed will increase overall noise levels from the power station and installation of the steam generating units will result in high intensity episodic noise from cooling system blow down. The magnitude of impact from blow down noise will be a function of the cooling system used, although the probable dry cooling system will not obviate blow down as a potential noise impact.

SECWA will undertake further noise modelling as part of its investigations but at this stage, perceives the need to extend the existing noise buffer as a result of the current proposal. An expanded buffer would probably extend over some privately owned land within Lake Pinjar and SECWA recognises the need for further discussions with Council officers regarding this matter during the process of preparing the EIA document for the current proposal.

Other issues specifically raised with SECWA officers during the discussions included matters relating to power transmission lines from the power station and the natural gas lateral pipeline providing fuel to the station. SECWA has existing environmental approvals relating to corridors for both the transmission lines and gas lateral and sees augmentation of this infrastructure servicing the power station as effectively separated from the present proposal to increase the power generation capacity of the station. Particular points raised in this discussion included -

- electricity supplies to consumers will not be reticulated directly from the Pinjar Power Station - the station is connected to major distribution terminal facilities from which services to consumers are reticulated;
 - the increased generating capacity as proposed will lead to construction of an additional 132kV transmission line within the already approved 200m corridor connecting the power station and SECWA's Northern Terminal at Malaga construction of this line will lead to further clearing within the approved corridor;
 - electromagnetic radiation issues, being associated with high voltage transmission lines, are not normally considered during power generation projects;

the current proposal will precipitate a need for an additional gas supply lateral from the main Dampier to Perth pipeline to the power station - this will be installed under the provisions of the existing approval (through an open trenching operation adjacent to the existing lateral within the approved corridor).

The importance of addressing all potential environmental impacts associated with expansion of the Pinjar Power Station (specifically including the consequent transmission line and gas lateral) was emphasised to the SECWA officers. In so doing, it was pointed out that the community may react unfavourably to any omission of these issues and that it was therefore in SECWA's best interests to address them openly in documentation for the present proposal. The appropriateness of so doing was seemingly accepted.

CONCLUSION

Assuming SECWA accepts that matters relating to the augmentation of infrastructure servicing the Pinjar Power Station should be considered in EIA documentation for the present proposal, it would appear that environmental issues of relevance to the proposed expansion of generating capacity at the power station will have been recognised and addressed. There will also be further opportunities for Council and officers to provide input to SECWA on the proposal prior to finalisation of the documentation, and for Council and community scrutiny of, and comment on, the proposal during the public review period.

Accordingly, unless there are any particular issues relating to the proposal Councillors wish to have raised with SECWA, at this juncture there is no specific action Council would need to take in response to this matter.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER City Planner

ph:gm

Page No

pre94279 9.2.94)221

	CITY OF WANNEROO REPORT NO: 160221
	TOWN CLERK
DM:	ACTING CITY TREASURER
R MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
TING DATE:	23 FEBRUARY 1994
SE REF:	690-1
BJECT:	AQUAMOTION MONTHLY REPORT - JANUARY 1994

tendance figures for the seven months ended January 1994 are shown tachment A. Total attendances were 113,410 compared to 116,860 at 9 cresponding period last year. This represents an attendance decline of 3, 2.95%.

e operating financial position for the complex for the seven months end January 1994 was as follows:-

	SURPLUS \$	SUBSIDY \$
Control		
Pool		187,764
Fitness Room		2,960
Recreation Room		14,929
Kiosk		1,819
Creche		12,378
Total	\$	\$219,850

: subsidy \$219,850.

uncil's budget provides for an annual subsidy to this complex of \$335, cluding \$75,650 depreciation.

the corresponding period in previous years the net subsidy was:-

1992/93	\$150,659
1991/92	\$233,915
1990/91	\$159,120

ter taking cognisance of the asset depreciation charge of \$48,616 the trad sition is approximately \$20,575 down on that achieved last year.

51

	Annual	Budget	Actual
	Budget	31/01/94	31/01/94
Income	311,660	181,802	154,203
Expenditure	569,794	332,380	341,967
Subsidy	\$258,134	\$150,578	\$187,764

ness Room

e financial scenario for this operation for the first seven months of the yes as follows:-

	Annual	Budget	Actual
	Budget	31/01/94	31/01/94
Income	30,120	17,570	16,675
Expenditure	39,941	23,296	19,635
Subsidy	\$9,821	\$5,726	\$ 2,960
creation Room			
	Annual	Budget	Actual
	Budget	31/01/94	31/01/94

Income	29,830	17,395	12,510
Expenditure	54,251	31,640	27,439
Subsidy	\$24,421	\$14,245	\$14,929

eche

e financial scenario for this centre for the first seven months is llows:-

	Annual	Budget	Actual
	Budget	31/01/94	31/01/94
Income	4,240	2,471	2,762
Expenditure	26,485	15,449	15,140
Subsidy	\$22,245	\$12,978	\$12,378

mncil will recall that this facility was privatised for a trial six mor riod commencing 25/10/93.

Il financial details are shown as Attachment B.

mitted for information.

)RD Ling City Treasurer

JW February 1994 PORT NO:

20043

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l	CITY OF WANNEROO REPORT NO: 160222
<u>TO:</u>	TOWN CLERK
FROM:	ACTING CITY TREASURER
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	680-1
SUBJECT:	CRAIGIE LEISURE CENTRE MONTHLY REPORT - JANUARY 1994

Attendance figures for January 1994 are shown on Attachment A.

Overall attendance figures for the centre were 434,179 which represented increase of 87,567 or 25.2% over that achieved in the corresponding per last year (346,612).

The operating position for the complex for the 7 months ended 31 January 19 was as follows:-

\$	Centre Subsidy	Surplus \$
	Control Pool	
118,689 18,572	Sports Hall Fitness Room	70,579
	Aerobics Room	8,182
	Kiosk	16,534
30,589	Creche	

Total \$167,850

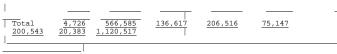
\$95,295

Net Subsidy \$72,555

Note: Depreciation Costs \$143,000.

The monthly turnover for each centre for the year to date was:-

		Control	Pool	Sports Room	Fitness Room	Aerobics Room	Kiosk
		\$	\$	\$	\$	\$	\$
	July/Augu 39,355	ust 732 4,893	138,591 296,464	31,718	57,827	23,348	
I	September 21,055		74,791	23,561	31,610	12,067	
I	October 24,922	572 2,611	68,121 159,390	21,174	30,802	11,188	
I	November 28,435	384 3,371	94,136 196,054	22,724	34,654	12,350	
I	December 34,132	1,887	84,503 171,274	17,123	24,298	7,086	
I	January 52,644	671 2,668	106,443 219,176	20,317	27,325	9,108	



The year to date $\underline{\text{turnover}}$ comparison for previous years for each centre was follows:-

		Contro	l Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
		\$	\$	\$	\$	\$	\$
	1993/94 200,543	4,726 20,303	566,585 1,210,517	136,617	206,516	75,147	
L	1992/93	897	533,970	1	47,576	80,092	
1	147,764	9,479	819,778				
	1991/92	0 505	580,773		63,721	94,537	
I	179,550 1990/91	9,536	928,117 635,572	I .	56,582	90,888	
	199,462	12,256	994,760				
1	1989/90 197,913	8,369	551,031 869,389	I	46,100	65,976	
-							

The year to date <u>trading</u> comparison for previous years for each centre was follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$

1993/94 (30,589)	(72,555)	(118,689)	(18,572)	70,579	8,182	16,534
1992/93		(310)	(6,410)	19,242	25,174	9,062
(38,271) 1991/92	8,487	(78,635)		54,359	55,520	
22,405 1990/91	(33,750)	19,899 (4,297)		47,283	51,917	
26,250	(44,952)	76,201		40,490	36,579	
28,688	(24,764)	68,959		40,490	50,579	

It should be noted that this year depreciation is reflected in the financ: statements. At the 31/01/94 the total cost was \$143,000. Taking cognisar of this the trading position this year was approximately \$61,958 better th the corresponding period last year.

Control

These costs are allocated to the various cost centres in accordance we budgetary provisions.

Pool

Turnover for this centre was \$566,585 - up \$32,615 over that achieved la year. Trading (after taking account of the depreciation charge) v approximately \$53,059 under the corresponding period last year.

Sports Hall

The financial scenario for this operation was:-

	Annual Budget	Budget 31/01/94	Actual 31/01/94
Income	189,300	110,425	136,617
Expenditure	236,818	138,138	155,189

Subsidy	\$ 47,518	\$27,713	\$18,572			
This area is per trend should con		t expectations and	d officers consider th			
Fitness Room						
The financial scenario for this operation was:-						
	Annual Budget	Budget 31/01/94	Actual 31/01/94			
Traomo	272 650	217 270	206 516			
Income	372,650	217,378	206,516			
Expenditure	e 286,743	167,265	135,937			
Surplus	\$ 85,907	\$50,113	\$70,579			

The trading surplus on this operation is encouraging and early trends a that the annual budget will be exceeded.

Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/01/94	Actual 31/01/94
Income	151,800	88,550	75,147
Expenditure	110,477	64,442	66,965
Surplus	\$ 41,323	\$24,108	\$ 8,182

This area is performing below budget expectations with revenue down a expenses up on budget. A major turnaround is required for budget estimat to be achieved.

19,379 persons participated in aerobic sessions during the first seven mont of the year. This was 1,569 (or 8.0%) less than for the corresponding per last year.

Kiosk

The financial scenario for this activity for the seven months ended January 1994 was:-

	\$	ġ
Sales	200,543	100.00%
Less Cost of Goods Sold	99,543	49.6%
Gross Profit	101,000	50.4%
Less Expenses	84,466	42.1%
Net Surplus	\$16,534	8.2%

Creche

The financial scenario for this operation was:-

Annual	Budget	Actual
Budget	31/01/94	31/01/94

Income	29,300	17,092	20,383
Expenditure	100,015	65,342	50,972
Subsidy	\$70,715	\$48,250	\$30,589

Given that the creche attendance figures for the seven months ended January 1994 totalled 13,237, the **net** Council subsidy per attendee was \$2 per person. Comparing the statistics with the corresponding period last y the position is:-

	1993/94	1992/93
# of Children	13,237	7,684
Income	\$20,383	\$ 9,479
Expenses	\$50,972	\$47,750
Subsidy	\$30,589	\$38,271
Average Cost Per Child:	\$2.31	\$4.98

This is a major turnaround for this service and augurs well for the future. Submitted for information.

T ORD Acting City Treasurer

TO:JW 8 February 1994

tre0042

160223

CITY OF WANNEROO : REPORT NO 160223

TO:	TOWN CLERK
FROM:	ACTING CITY TREASURER
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE:	23 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.

T ORD Acting City Treasurer TO:JW 8 February 1994

tre0009

160224

CITY	OF WANNEROO REPORT NO: 160224
то:	TOWN CLERK
FROM:	ACTING CITY TREASURER
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	508-5-5
SUBJECT:	MINDARIE REGIONAL COUNCIL - 1992/93 ANNUAL FINANCIAL STATEMENTS

Copies of Mindarie Regional Council's audited Financial Statements for the year ended 30 June 1993 have been received.

A copy of the Auditor's Report, the Balance Sheet, Fund Summaries and Notes to the Accounts are attached. A copy of the Financial Statements has been placed in the Councillor's Lounge and a copy will be tabled at the meeting for perusal.

Submitted for information.

T ORD Acting City Treasurer

TO:JW 4 February 1994

tre0180

160225

CITY	OF WANNEROO REPORT NO: 160225
TO:	TOWN CLERK
FROM:	ACTING CITY TREASURER
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	017-1
SUBJECT:	COUNCIL EMPLOYEES SUPERANNUATION FUND

Council, Item H91157, resolved that a report be submitted investigating another form of investment for Council's employees and better relocation of funds reqarding superannuation.

Council's concern over the relatively low interest rates credited to superannuation contributors accounts is understandable and this concern is shared by many of the superannuation plan members. However, it is appropriate that this be viewed in perspective with the history of the WA Local Government Superannuation Plan and the reasons for the relatively low rate of return.

The WA Local Government Superannuation Plan resulted from the merging of the WA Local Government Superannuation Contributory Scheme and the WA Local Government Occupational Superannuation Fund following the passing of legislation to that effect late in 1993.

Membership of the WA Local Government Plan is compulsory for all WA Local Government employees who earn more than \$50 per week and have completed more that 30 days continuous service, or who are eligible for Superannuation Guarantee contributions.

There are two categories of membership:-

* Compulsory Members for whom Council contributes to the Superannuation Guarantee and the Award Superannuation. Compulsory Members are not required to contribute. Casual employees are eligible for this category only. *Full Members who have applied to have Additional Superannuation 1

A Board of Trustees looks after the interest of members and ensures the Plan operates in accordance with its rules and the Federal Government guidelines. The Trustees hold monthly formal meetings to review the Plan's administration and performance, and to decide on policy matters.

Each of the following sponsoring organisations appoints one Trustee:

Local Government Association of Western Australia (Inc);

°Country Shire Councils' Association of Western Australia (Inc);

^o Australian Services Union, Western Australian Local Government Officers, Energy, Transport, Information and Community Services Branch;

°Australian Services Union, Western Australian Local Government Co

These four Trustees then elect an independent person as non voting Trustee and Chairperson.

National Mutual Life Association was appointed by the Trustees to provide the administration and insurance cover of the Plan.

Generally, tax and costs are paid out of the employees contributions. All remaining contributions are invested. The net contributions, plus the income from the investment, form the assets of the Plan from which benefits are paid.

The comparatively poor performance of the superannuation scheme has been attributed as being a direct consequence of the October 1987 share market crash and the poor performance of some of its Investment Managers in the immediate years which followed the crash. This resulted in an accumulated deficiency of approximately \$9.2 million at 30 June 1989.

Consequently the Board of Trustees then adopted a conservative, diversified, low risk investment approach with its prime

objective being the elimination of the deficiency. Considerable success has been made in this regard:

Year	Accumulated Deficiency
1988/89	\$9,193,000
1989/90	\$5,572,000
1990/91	\$7,805,000
1991/92	\$3,070,000
1992/93	\$1,670,000

This was achieved by applying a percentage of investment earnings to reduce the deficiency with a resultant reduction in the members' interest crediting rate viz -

The Scheme has achieved an average rate of return of 8.7% per annum over the last 3 years, which compares with the Mercer Pooled Fund Investment Performance Survey mean of 11.1% per annum for funds with a much greater investment risk.

The Scheme's average interest crediting rate over the same 3 years has been 6.95% per annum, which compares well with the average CPI inflation rate of 2.2% per annum. Member Credit Accounts have been provided with an average real rate of return of 4.75% per annum (i.e. crediting rate above CPI inflation rate).

Due to the legislative and compulsory nature of the WA Local Government Superannuation Plan, Council's options for influencing its investment strategy is limited to seeking representation by the Trustee appointed by the Local Government Association of Western Australia (Inc).

Given the sound financial reasons for the Trustee's investment objectives and their success in reducing the accumulated deficiency a "wait and see" approach may be appropriate.

Submitted for information.

T ORD Acting City Treasurer

TO:JW 7 February 1994

tre0182

CITY O	F WANNEROO REPORT NO: 160226
TO:	TOWN CLERK
FROM:	ACTING CITY TREASURER
FOR MEETING OF:	COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
DATE:	23 FEBRUARY 1994
FILE REF:	002-3
SUBJECT:	FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 T
	31 JANUARY 1994

Financial statements for the period 1 July 1993 to 31 January 1994 have been prepared in accordance with the Local Government Accounting Directions, Clause 50. These encompass all funds and are shown as Attachment A to this report.

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.

MUNICIPAL FUND

Rates

Rate collection at 31 January 1994 was \$35,801,732 representing 89.5% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1992/93	88.4%
1991/92	88.6%
1990/91	87.4%
1989/90	87.4%
1988/89	90.0%
1987/88	87.4%
1986/87	80.0%

Comparison with other local authorities revealed the following:-

	Issue Date	Rates Outstanding
Stirling	30/07/93	86.5%
Canning	11/08/93	88.1%
Wanneroo	06/08/93	89.5%

At the close of business on Monday, 31 January 1994 the 10% late payment penalty was imposed on 6,398 properties generating \$249,421 compared with Council's budget of \$240,000. In previous years the penalty statistics were:-

1993	б,404	properties	\$249,067
1992	6,506	properties	\$259,174
1991	7,285	properties	\$258,986
1990	6,700	properties	\$221,000

The Local Government Act is guite specific in its intent in relation to this penalty and provides Council with no discretionary powers. All penalties levied will be required to be paid. As in previous years to minimise disputes Council retains all envelopes containing rate payments received within 10 working days after the impost of the levy. The production of the postmark date stamp alleviates many potential complaints.

No of Properties	Amount
1,962 811 2,165 1,460	\$ 73,883 \$ 38,965 \$ 85,250 \$ 51,323
6,398	\$249,421
	1,962 811 2,165 1,460

Refuse

95.3% of refuse charge outstanding was collected at the end of January 1994. Collections at the corresponding time in previous years have been:-

1992/93	94.9%
1991/92	94.8%
1990/91	95.0%

1989/90 95.6%

Full details of rates and refuse are shown on Attachment B.

Interest on Investment

Interest earned to the Municipal Fund at 31 January 1995 was \$1,269,498 which represents 63.5 % of the budgeted \$2,000,000.

In previous years the yield from this source was:-

\$ 843,957	70.9%
\$1,199,256	69.4%
\$1,387,590	62.7%
\$1,862,153	145.6%
\$1,388,641	107.0%
\$1,041,850	93.0%
	\$1,387,590 \$1,862,153 \$1,388,641

Despite lower interest rates, officers are confident of obtaining budget this year.

The following table compares Council's investment portfolio at 31 January 1994 with that achieved in previous years:-

FUND	AMOUNT	AMOUNT	AMOUNT
	INVESTED	INVESTED	INVESTED
	31/01/92	31/01/93	31/01/94
-	\$	\$	\$
Municipal Fund	25,484,012	24,759,983) 49,033,194
Loan Fund	2,126,841	1,908,025)
Reserve Accounts	11,148,710	11,707,001)
General - Trust	1,290,000	1,461,000)
Deposits)
Wangara Industrial	3,946,157	3,685,448)
Estate)
	43,995,720	43,521,457	
Trust - Specific	775,475	1,215,557	251,452
Deposits		, , , , , , , , , , , , , , , , , , , ,	
T.P.S. No 5	179,263	190,518	200,650
T.P.S. No 6	759,911	807,395	42,927
T.P.S. No 7A (2)	982,560	1,044,560	1,099,396
T.P.S. No 7A Pt B (4)	519,204	671,504	709,643
, 1.1.0	1 319,201	0,1,001	, , , , , , , , , , , , , , , , , , , ,

T.P.S. No 21			126,000
TOTAL	\$ 47,212,133	47,450,991	51,463,262

Council's total investment portfolio at 31 January 1994 is summarised as follows:-

National Australia Bank	\$22,040,105	42.8%
Westpac	\$ 5,868,497	11.4%
Australian and New Zealand	\$ 3,930,351	7.6%
Commonwealth Bank	\$ 5,848,958	11.4%
Town and Country Bank Ltd	\$ 6,279,446	12.2%
R & I Bank	\$ 5,335,987	10.4%
Challenge Bank	\$ 1,921,754	3.7%
Permanent Building Society	\$ 238,164	0.5%
(In Liquidation)		
	\$51,463,262	100.0%

At the corresponding period in previous years, Council's total investment portfolio was:-

1992/93	\$47,450,991
1991/92	\$47,212,133
1990/91	\$42,260,362

A more comprehensive presentation of Council's investment portfolio is appended as Attachment C.

Salaries and Wages

The payroll paid to 31 January 1994 was \$13,560,491 which represented payments for 16 of the 26 pays scheduled for 1993/94.

Craigie Leisure Centre

In broad terms the financial position of Craigie Leisure Centre for the seven months ended 31 January 1994, was:-

Control Pool Sports Hall Fitness Room Aerobics Room Kiosk	70,579 8,182 16,534	118,689 18,572
Creche		30,589
Total	\$95,295	\$167,850

Net Subsidy \$72,555

In previous years the trading position was as follows:-

1992/93	\$20,380	subsidy
1991/92	\$19,899	surplus
1990/91	\$76,201	surplus
1989/90	\$68,959	surplus

As mentioned in Report H after taking cognisance of the year-to-date asset depreciation of \$143,000 the overall trading position was \$61,958 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 seven months ended 31 January, 1994:-

	Surplus \$	Subsidy \$
Control Pool Fitness Room Recreation Room Kiosk Creche		187,764 2,960 14,929 1,819 12,378
Total	\$	\$219,850

Net subsidy \$219,850

For comparative purposes the following was the position in previous years:-

1992/93	\$150,659
1991/92	\$233,915
1990/91	\$159,120

After taking account of asset depreciation (\$48,616) the trading position was approximately \$20,575 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 seven months ended 31 January, 1994 was:-

	Annual Budget	Budget 31/01/94	Actual 31/01/94
Income	845,880	493,430	500,704
Expenditure	428,770	250,116	250,319
Surplus	\$417,110	\$243,314	\$250,385

The net operating surplus for the corresponding period in previous years was as follows:-

31/01/92	\$287,666
31/01/91	\$242,178
31/01/90	\$235,452

Comparison of the number of players for the seven month period ending 31 January was as follows:-

1993/94	67,756
1992/93	67,730

1991/92	66,730
1990/91	63,455
1989/90	68,244

Full financial details are shown on Attachment D.

Recreation Centres

The operating position for the individual recreation centres in the seven months ended 31 January 1994 is attached as Attachment E.

Submitted for information.

T ORD Acting City Treasurer

TO:JW 8 February 1994

tre0004

CITY OF WANNEROO : REPORT NO 160227

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 FEBRUARY 1994

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -JANUARY 1994

The staff overtime return for the month of January 1994 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.

T ORD Acting City Treasurer

CM:JW 10 February 1994

tre0011

CITY	OF WANNEROO REPORT NO: 160228
TO:	TOWN CLERK
FROM:	CITY ENVIRONMENTAL HEALTH MANAGER
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	30/423, 851-7, 30/582-A7
SUBJECT:	HEALTH ACT 1911 - FOOD SAMPLING PROSECUTIONS

Council is advised of the results of recent prosecutions resulting from routine food sampling.

1 Cheapfoods (Wanneroo) - Sample No 9308
[Franlori Pty Ltd]

On 21 January 1994 at the Joondalup Court of Petty Sessions, Franlori Pty Ltd entered a plea of guilty to a charge that it was responsible for the sale of hamburgers which were adulterated with sulphur dioxide.

Franlori Pty Ltd was fined \$1500.00 with costs of \$288.77.

Council's legal costs in this case amounted to \$288.75.

2 Mike's Meats (Craigie) - Sample No 09362 [Michael Rees]

> On 21 January 1994 at the Joondalup Court of Petty Sessions, Michael Rees entered a plea of guilty to a charge that Mike's Meats was responsible for the sale of mince which was adulterated with sulphur dioxide.

Michael Rees was fined \$250.00 with costs of \$250.50.

Council's legal costs in this case amounted to \$274.00.

Page No

Submitted for information.

G A FLORANCE City Environmental Health Manager

hre03001 mn:rej

CITY	OF WANNEROO REPORT NO: 160229
<u>TO:</u>	TOWN CLERK
FROM:	MANAGER WELFARE SERVICES
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	880-8-8
SUBJECT:	INCREASED FUNDING - COMMUNITY AGED CARE PACKAGES

The Commonwealth Government has recently informed the City of Wanneroo of its success in being granted increased funding for its Community Aged Care programme. The increase represents

- . \$49,169 in additional recurrent funding, effective from 1 July 1994;
- . \$34,600 in one-off monies for the purchase of two service vehicles.

The ongoing depreciation and operating costs of the vehicles will be met by the recurrent grant funding. Given that the service has paid out \$8,000 for mileage allowance in the period June – December 1993, it is anticipated that significant savings will be made by the utilisation of the two vehicles.

The additional recurrent funding will enable the programme to service a further 5 clients of non English speaking background. The grant covers a total of \$24.75 per day per client.

Funds are used to provide support services to frail aged people who for a number of reasons have opted to stay at home rather than be admitted to an institution.

Submitted for Council's information.

P STUART Manager Welfare Services

PS:CJ wre02002

CITY	OF WANNEROO REPORT NO: 160230
TO:	TOWN CLERK
FROM:	CITY LIBRARIAN
FOR MEETING OF:	COUNCIL - COMMUNITY SERVICES
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	240-8
SUBJECT:	MOBILE LIBRARY OFF-ROAD 1994

It is necessary that the Mobile Library has an off-road period each year for thorough servicing and overhaul.

To allow for the unloading of bookstock, overhaul and reloading of the vehicle, it will be necessary to take the Mobile Library out of service for two weeks from Monday 28 February to Friday 11 March 1994 inclusive. This time slot meets the Depot's requirements and does not conflict with the high usage period of the school holidays.

Appropriate advertising and notices will be provided so that the public are informed.

Submitted for information.

N CLIFFORD City Librarian

nfc:mdp whre0201

CITY	OF WANNEROO REPORT NO: 160231
TO:	TOWN CLERK
FROM:	ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER
FOR MEETING OF:	COUNCIL - COMMUNITY SERVICES
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	260-0
SUBJECT:	RECREATION AND CULTURAL SERVICES DEPARTMENT - MONTHLY ACTIVITIES REPORT

RECREATION SERVICES

Leisure Course Programme Advertisement

The quarterly "Creative Horizons Leisure Courses" advertisement that appears in the Wanneroo Times underwent some changes this term. The previous two page "spread" was enlarged to a four page colour (yellow) lift out. A graphic artist was employed to update and improve the "look" of the advertisement in order to attract more readers.

The advertisement appeared in the Wanneroo Times on 1 February 1994. The response to the advertisement has been positive. Facility Managers have indicated that in the week following the advertisement appearing they received an increase in enrolments compared to previous terms.

Girrawheen-Koondoola Recreation Centre

The Girrawheen-Koondoola Recreation Centre has advertised fifteen courses for inclusion in the leisure course programme for 1st Term 1994. It is anticipated that this number will be expanded as the Centre increases its portfolio of course teachers and interested participants. The Centre is currently undergoing a rationalisation of all user groups and times within all facilities in the zone to identify current usage and possible areas of increased usage.

The Centre Management has also taken over management responsibility for the Kingsway Sporting Complex.

Ground allocations for Winter 1994 for the Girrawheen-Koondoola zone are currently being assessed.

Wanneroo Recreation Centre

The introduction of Programme Supervisors to Wanneroo Recreation Centre has already lead to an increase in service to the community. Several summer vacation courses operated successfully over the January period catering to both adults and children/youth.

The Term 1 Creative Leisure Courses are now finalised. Courses commence on 14 February 1994.

The Creche operation shut down during the January period as planned. It will recommence in February and be closely monitored during the next quarter.

Warwick Leisure Centre

The month of January has been a busy one for the Warwick Leisure Centre. The "Aquafest" programme for children aged 10-15 years attracted an enrolment of 76 children who attended throughout the week of 17-21 January. The children participated in a variety of water based activities, including snorkelling, waveskiing, surfcatting and sail boarding.

A calligraphy workshop was conducted one Saturday afternoon during January and this attracted an enrolment of fifteen people. A floristry workshop is currently running one evening a week and this has also proved popular.

The Warwick/Greenwood Zone recently acquired the management of the Greenwood Warwick Community Care Centre from the Welfare Department. Some casual bookings for seminars and meetings have already been taken for this facility.

The Warwick Open Space Clubroom was officially opened on 15 January 1994 by the Mayor. Representatives from the two main

users of the facility were in attendance along with the Recreation Facilities Manager for the Zone.

All staff at the Warwick Leisure Centre are now gearing up for Term 1, 1994, which promises to be a busy time with forty different course activities being offered.

Ocean Ridge Zone

Over 3,000 residents attended the Ocean Ridge Recreation Association's Annual Carols by Candlelight held on 11 December 1993 at Heathridge Park. Included was a sausage sizzle and a fire works display which is always very popular.

Approximately 130 classes have been organised at the Ocean Ridge Community Centre for 1st Term Leisure Courses. Enrolments for courses will commence Wednesday, 2 February. Bonsai, coastal navigation, crochet, landscape photography, Spanish, speed reading, cartooning, inspirational management and living nutrition are new courses.

Bookings for the new Ocean Reef Community Centre have been excellent with a variety of groups and activities due to have access from 1 February.

A two day Blood Drive by the Red Cross Transfusion Service was held on 12 and 13 January at the Centre and was very well patronised, with 360 attending.

Once again the very popular full day Vacation Programme was fully booked with children participating in interesting activities and outings.

A six week self management seminar conducted by the Arthritis Foundation will be held at the Centre from 27 January to 3 March, Thursdays, 10.0am to 12 noon.

Sorrento/Duncraig Recreation Centre

Major renovations and upgrading of the Sorrento Duncraig Recreation Centre are almost complete and the new foyer/office area has ensured that the Centre is more welcoming and conducive to better public relations. The sports hall has been painted and floors sealed, resulting in a much higher standard of facility. General feedback from users as to the condition of the Centre has been extremely positive.

Enrolments for the 1st Term Leisure Programme at this stage are very encouraging. Courses begin 14 February and it is estimated that enrolments at that time will be favourable, compared to last year.

Four new Aerobic Instructors have joined the "Team" at Sorrento and all is in readiness for the new-look.

"Body Objective" programme to commence early February. Enquiries from initial advertising have been very encouraging.

Aquamotion

The January Vacation Swimming Programme has operated quite successfully, attracting over 900 children into the programme.

Enrolment in the Term I, 1994 programme are expected to peak this term. New enrolments commence 1 February 1994.

The Spring/Summer Fitness Programme was well accepted, however, as usual attendances in December and January are largely affected by the festive celebrations and school holidays.

The programme is currently being reviewed in line with the proposed six monthly evaluation schedule.

A new promotion is planned for mid-February.

An encouraging number of In-Term school bookings have been confirmed during the February/April period.

The expanded Kiosk operation over the January school holiday period has provided a popular food service to patrons and will result in a positive financial spin-off for the Centre.

As is normal over the December/January period, attendances decrease during the festive season and summer school holidays. The operation and quality of service will be closely monitored in the next quarter.

Out of School Care Services

Council sponsors six vacation care programmes this summer school holiday period. Enrolment numbers varied as per usual at each of the Centres. Overall numbers in the programmes were similar to this time last year with the Sorrento-Duncraig programme experiencing unusually low numbers due to a limit placed on the service because of the Centre's renovations.

The excursions were the highlight of each week for the children. Places visited were the local pools, water playgrounds, parks, Wildlife Kingdom, Jungle Gym, rollerskating rink, cinemas and Perth Zoo.

Council's Afters School Care Centres have begun their operations for 1994. A new "Parent Information" booklet has been designed with pertinent information for parents enrolling their children in the programmes. This booklet is of a very high standard and it is believed it reflects the professional programme Council runs.

The issue of transporting children to the After School Care Centre at the end of each school day is a very controversial one. The situation is now being fully investigated and a report will be submitted to Council for discussion.

CULTURAL SERVICES

The negotiations for the 1994 Music Programme have been finalised.

The first concert of the series will be a classical recital to be held at Warwick Leisure Centre on Sunday, 15 May 1994.

This concert will feature Jenny Warren on piano, Christopher Tingay - clarinet and Emma Lysons as soprano. Emma will be joining the Australian Opera shortly after her performance within the City of Wanneroo.

The classical recital incorporates these three artists as they are originally residents from the municipality. This particular concert is a tribute to their success within the Arts industry and will be a special performance for community members. Additionally, the concert will be appropriate for all ages and is relevant due to 1994 being the Year of the Family.

The second concert will cater for jazz enthusiasts within the municipality.

This jazz concert will take place at Sorrento Soccer Club, Friday, 17 June 1994. It will feature jazz musician, Garry Lee and his Sextet. The performance will include original jazz compositions devised by Garry Lee and his band.

Youth Services

The recently appointed Youth Services Coordinator Ms Kylie Back has been involved in developing the concept of a series of youth activity programmes at Council recreation facilities. Strategies to encourage young people to utilise City of Wanneroo recreation services and resources are also being examined.

Anchors

Young people at the Anchors Youth Centre has been involved in a highly successful school holiday programme for teenagers in the Heathridge, Beldon and surrounding areas. Activities that have been undertaken include sand boarding at Lancelin, snorkelling, abseiling, crafts, go-karting, canoeing, horse riding and windsurfing. Two programme Supervisors were employed to oversee the programme with the Youth Service Coordinator supervising and coordinating activities at the centre while a replacement Youth Activities Officer was sought. Ms Liz Beaver has subsequently been appointed to this position and commenced 7 February 1994.

Heritage

Gloucester Lodge Museum

It is pleasing to note there has been an increase in visitors to Gloucester Lodge Museum in the first six months of the financial year. In comparison to the same period last financial year the number of visitors has increased by 58%.

CRAIGIE LEISURE CENTRE

The "Tune Up Kids" holiday programme was run from 17-21 January at the Centre. This programme, presented by Joanne Landy, and attended by 56 children, aims to develop self esteem, cooperation skills and an understanding of the basic principles of health, fitness and nutrition.

A basketball training camp was run during the week 10-14 January, 26 children attended.

The Centre run `Learn to Swim' programme is nearly fully subscribed for Term 1. This programme offers 120 classes per week for up to 750 people aged 0 - Adult. The Surf Life Saving Association conducted a full day accreditation programme at the Centre on Sunday, 30 January.

Swimmers from the Centre run swim training programme have been performing well in club meets over summer. Our swimmers won three gold medals at a recent high level meet at the Perth Superdrome.

The Department of Education conducted two fortnight sessions of vacation swimming during January. Eight one classes were conducted each day for the month catering for two thousand children. Classes ranged from stage 1 introductory classes to advanced life saving.

A bush fire in Pinnaroo Memorial Park damaged power poles recently. As a result of repairs being carried out by SECWA the Centre was closed from 12 noon till 3.00pm on Saturday, 22 January and from 2.00pm till 7.00pm on Sunday, 30 January.

D INGARFIELD Acting City Recreation and Cultural Services Manager

DI:SS rre4203

CITY OF WANNEROO REPORT NO: 160232

TO:	TOWN CLERK
FROM:	CITY LIBRARIAN
FOR MEETING OF:	COUNCIL
MEETING DATE:	23 FEBRUARY 1994
FILE REF:	240-8
SUBJECT:	MOBILE LIBRARY OFF-ROAD 1994

It is necessary that the Mobile Library has an off-road period each year for thorough servicing and overhaul.

To allow for the unloading of bookstock, overhaul and reloading of the vehicle, it will be necessary to take the Mobile Library out of service for two weeks from Monday 28 February to Friday 11 March 1994 inclusive. This time slot meets the Depot's requirements and does not conflict with the high usage period of the school holidays.

Appropriate advertising and notices will be provided so that the public are informed.

Submitted for information.

N CLIFFORD City Librarian

nfc:mdp

whre0201

CITY OF WANNEROO REPORT NO:

TO:	TOWN CLERK
FROM:	ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER
FOR MEETING OF:	COUNCIL - COMMUNITY SERVICES
MEETING DATE:	23 FEBRUARY1994
FILE REF:	050-0
SUBJECT:	HERITAGE WEEK 17-24 APRIL 1994

The National Trust Heritage Week is an annual event co-ordinated by the National Trust of Australia (WA) and has become a landmark in the heritage calendar since its inception in this State ten years ago.

This year, Heritage Week is being held from 17-24 April 1994, with the theme being "Heritage on the Move".

This theme was selected because heritage awareness and recognition is rapidly expanding. No longer does the community believe heritage is just about old buildings or artefacts. Rather, it encompasses a wide field which includes architecture (residences, public buildings, industrial and historic sites), furniture, relies, the natural environment, Aboriginal history, cultural tourism, as well as events, places and people.

"Heritage on the Move" is a generic theme and one which provides flexibility for participating organisations, groups and individuals to educate the community about their own particular area of interest.

The programme of events for Heritage Week 1994 has not been finalised at the time of writing.

The anticipated programme of events is as follows:

 <u>Sunday, 17 April</u>: Official opening of the 10th Light Horse Memorial Trail at 11.00 am, followed by a sausage sizzle barbecue lunch for invited dignitaries. Arrangements are well in hand for this function.

- 2 Erection of signs indicating the location of Mission Farm and the naming of the John Smithies Reserve at Lake Goollelal. Approval from Department of Planning and Urban Development to the project and information on wording of the plaque from the Wanneroo Historical Society is being awaited.
- 3 Erection of heritage signs on Wanneroo Road locating the north and south boundaries of "Wanneroo Townsite 1907". This subject is a matter of a report being considered by the Historical Sites Advisory Committee of Council at a meeting on 16 February 1994, at which a recommendation will be made to Council.
- 4 Release of the "City of Wanneroo Inventory of Heritage Places" to the public.

Items 2, 3 and 4 require further action before these events can be finalised.

Submitted for Council information.

D INGARFIELD Acting City Recreation and Cultural Services Manager

MC:SS/rre4208