

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

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER
 ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,
 ON WEDNESDAY, 9 MARCH 1994

ATTENDANCES AND APOLOGIES

Councillors:	G A MAJOR - JP, Mayor	South-West Ward
	P NOSOW - Deputy Mayor	South Ward
	H M WATERS	North Ward
	W H MARWICK	Central Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	F D FREAME From 7.43 pm	South-West Ward
	N RUNDLE	South-West Ward
	G W CURTIS	South-West Ward

Acting Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
Acting City Recreation and Cultural Services Manager:	D INGARFIELD
Acting City Environmental Health Manager:	M AUSTIN
City Building Surveyor:	R FISCHER
Deputy City Building Surveyor:	L CANDIDO
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Acting Manager - Welfare Services:	G RENSHAW
Executive Assistant:	P HIGGS
Publicity Officer:	W CURRALL
Committee Clerk:	J CARROLL
Minute Clerk:	M HOSSACK

An apology for absence was tendered by Cr Davies. An apology for late attendance was tendered by Cr Freame.

There were 43 members of the Public and 2 members of the Press in attendance.

The Mayor declared the meeting open at 7.36 pm.

CONFIRMATION OF MINUTES

190301 MINUTES OF COUNCIL MEETING, 23 FEBRUARY 1994

Correction

Item I20258, Page 32 of the Minutes: the Secunder of the Motion was incorrectly recorded as Cr Rundle and should read:

"MOVED Cr Nosow, **SECONDED** Cr MacLean".

MOVED Cr Gilmore, **SECONDED** Cr Nosow that the Minutes of Council Meeting held on 23 February 1994, amended as above, be confirmed as a true and correct record.

CARRIED

QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN, WITHOUT DISCUSSION

NIL

QUESTIONS OF WHICH NOTICE HAS NOT BEEN GIVEN, WITHOUT DISCUSSION

NIL

Cr Freame entered the Chamber at this point, the time being 7.43 pm.

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

BOOK LAUNCH

Last Thursday, 3 March I attended a book launch organised by the Local Government Community Services Association at the Subiaco City Council of a book entitled "Creating the Community We All Want".

Local Government Minister Paul Omedei launched the book, which aims to encourage all Local Government authorities to create a community that we would all like to live in.

The City of Wanneroo actually got a mention in the book for its work in the field of services provided for people living in the municipality from non-English speaking backgrounds.

PLACEMENT AGENCY FOR DISABLED PEOPLE

On the same evening, I attended a reception and presentation at the offices of the Australian Institute of Management in Floreat by Placement Agency PE Personnel dealing with the employment of disabled people in Local Government.

PE Personnel is keen to see more intellectually disabled people employed by Local Government authorities as they have proven themselves to be very keen workers, loyal and trustworthy.

PE Personnel has been invited to give a presentation at the August meetings of WAMA and at the Institute of Municipal Management.

JUNIOR COUNCIL

Councillor Waters deputised for me last Thursday at the induction of the 1994 City of Wanneroo Junior Council members.

Congratulations to the young people on being elected by their respective schools to serve on the Junior Council.

I feel sure every one of the Junior Council members will enjoy serving their term of office as they become acquainted with the role and responsibilities of a local government authority.

Councillor Waters and Councillor Rundle are the two Council delegates working with Junior Council members.

LUNCHEON FOR NEW TOKYU MANAGING DIRECTOR

On Friday Council hosted a luncheon for the new managing director of the Tokyu Corporation, Mr Kuni Motohashi.

Mr Motohashi is no stranger to Perth. He lived in Perth before for some years and one of his daughters was born in Australia.

STATE SURF LIFE SAVING CHAMPIONSHIPS

Last Sunday I attended the State Surf Life Saving Championship held at Trigg Beach.

Despite being quite a hot day there was a good crowd in attendance. The two local clubs in our area - namely Mullaloo and Sorrento - performed well in the strong competition.

POST CONCERT FUNCTION

On Sunday night Council played host at a Festival of Perth post concert function for Ben Zephaniah and the members of his band.

The concert evening, which was held on the grassed area called Station Square in front of Joondalup Railway Station, was enjoyed by about 1500 people.

It was certainly a different form of entertainment and Ben and his band put on a fine performance.

YANCHEP COMMUNITY CENTRE OPENING

This morning I officially opened the Yanchep Community Centre.

The opening marked the end of years of hard work, community support and State and Local Government co-operation to bring this project together.

It is a magnificent centre and one that the local community will, I'm sure, put to good use in the future.

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

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

CARRIED

PETITIONS, MEMORIALS AND DEPUTATIONS

190302 PETITION - DOG EXERCISE AREA ON BURNS BEACH - [765-3]

Cr Rundle tabled a 159-signature petition requesting Council consideration regarding the establishment of a dog exercise area on Burns Beach 200 metres south of the Burns Beach Car Park, for approximately half a kilometre south.

MOVED Cr Freame, **SECONDED** Cr Wood that the petition requesting a dog exercise area on Burns Beach be received and referred to the Municipal Law and Fire Services for a report to Council.

CARRIED

ROADWISE - LOCAL GOVERNMENT ROAD SAFETY STRATEGY - [510-0]

Cr Gilmore deputised for the Mayor at the official launch of RoadWise on Friday 25 February 1993 in Leeming. He advised RoadWise is a Local Government Road Safety Strategy which aims at safer local roads, fewer crashes, less suffering, safer young drivers, better provisions for the pedestrians and cyclists and elderly, more informed road planning and more community consultation.

He commended a folder with relative information and video to Council.

Cr Major stated that the video would be shown at the Deputations Committee Meeting on Wednesday 16 March 1994 if time permitted.

I90303 BARCLAY RESERVE - [061-25]

Cr Freame tabled a letter from Robyna, Ben and Jenny Lang requesting Council to consider the sale or development of Barclay Reserve.

MOVED Cr Freame, **SECONDED** Cr Wood that the letter from Robyna, Ben and Jenny Lang be received and referred to Town Planning Department for a report to Council.

CARRIED

I90304 PETITION - PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2) LYELL GROVE, WOODVALE - [30-4588]

Cr Wood tabled letters and a 26-signature petition in support of the proposed medical consulting rooms, Lot 102 (2) Lyell Grove, Woodvale.

Cr Mayor stated that he had received a letter of objection in regard to the same item.

MOVED Cr Freame, **SECONDED** Cr Wood that the letters and petition received relating to the proposed medical consulting rooms, Lot 102 (2) Lyell Grove, Woodvale be received and considered in conjunction with Item I20303.

CARRIED

I90305 PETITION OBJECTING TO PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2) LYELL GROVE, WOODVALE - [30-4588]

An 8-signature petition has been received objecting to the proposed medical consulting rooms at Lot 102 (2) Lyell Grove, Woodvale.

The petitioners wish Lyell Grove to remain a residential area, and object to the proposal on the grounds of increase in problems relating to traffic, parking, graffiti and vandalism.

This petition will be considered in conjunction with Item I20303.

MOVED Cr Freame, **SECONDED** Cr Wood that the petition objecting to the proposed medical consulting rooms at Lot 102 (2) Lyell Grove, Woodvale be received and considered in conjunction with Item I20303.

CARRIED

I90306 PETITION OBJECTING TO PROPOSED RECODING OF PORTION OF PT LOT M1722 DELAMERE AVENUE FROM R20 TO R40 - [790-661]

A 67-signature petition has been received objecting to the recoding of Portion of Pt Lot M1722 Delamere Avenue from R20 to R40.

The petitioners object to the recoding on the grounds of devaluation of house and land values in the area and that the increase traffic generated by the proposal will cause a hazard to the nearby park.

This petition will be considered in conjunction with Item I20311.

MOVED Cr Freame, **SECONDED** Cr Wood that the petition objecting to the recoding of Portion of Pt Lot M1722 Delamere Avenue from R20 to R40 be received and considered in conjunction with Item I20311.

CARRIED

I90307 PETITION - ROAD HAZARD IN FANTOME ROAD, CRAIGIE - 30/1764

A 16-signature petition has been received regarding the section of road in Fantome Road, Craigie between Electra Street and Chadstone Road, Craigie.

The petitioners state that this strip of road is a hazard to residents and their properties due to excessive vehicle speeds, and request Council to install traffic calming measures.

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

MOVED Cr Freame, **SECONDED** Cr Wood that the petition expressing concern regarding the section of road in Fantome Road, Craigie between Electra Street and Chadstone Road, Craigie be received and referred to Engineering Department for a report to Council.

CARRIED

I90308 PETITION OBJECTING TO BRICK STRUCTURE ON LOT 779 FRANGIPANI LOOP, MARANGAROO - [3410/779/22]

An 8-signature petition and a letter in support of the petition have been received from residents of Nutwood Court, Marangaroo

objecting to the brick structure under construction at Lot 779 Frangipani Loop.

The petitioners request Council takes action to reduce the height to an acceptable residential level.

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

MOVED Cr Freame, **SECONDED** Cr Wood that the petition and letter received from residents of Nutwood Court, Marangaroo objecting to the brick structure under construction at Lot 779 Frangipani Loop be received and referred to Building Department for a report to Council.

CARRIED

I90309 PETITION OPPOSING THE SALE OF PENTLAND PARK, DUNCRAIG - [727-6]

A 12-signature petition has been received objecting to the sale of Pentland Park, Duncraig on the grounds that the park is frequently used and causes neither a nuisance nor security problems.

This petition will be considered in conjunction with Item I20316.

Crs Freame and Rundle also tabled copies of this petition.

MOVED Cr Freame, **SECONDED** Cr Wood that the petition received objecting to the sale of Pentland Park, Duncraig be received and considered in conjunction with Item I20316.

CARRIED

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE - ex I30215

"consideration of this matter be deferred and referred to Council at its meeting on 9 March 1994."

TOWN CLERK'S REPORT I90322

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. Accordingly it is proposed that this item be removed from the agenda.

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"

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10307

PROPOSED OUTBUILDING: LOT 860 (38) FARNLEY WAY, DUNCRAIG - ex I10218

"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."

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

FENCE - JOONDALUP GOLF COURSE - ex I90262

"a report be submitted to Council requiring the removal of the wire fence at Joondalup Golf Course along Fairway Circle."

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10308

GRAFFITI "DOB-IN" PROPOSAL - ex I90266

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

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

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

A 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 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.

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 has been held with the petition co-ordinator to discuss the concerns. A report will be presented in conjunction with Item I90270 after further discussions with Main Roads WA.

CAR PARK - CHICHESTER PARK - ex I90226

"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 I90227

"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.

LIMESTONE QUARRY - LOTS 1 AND 2 FLYNN DRIVE, NEERABUP - ex H10910

"consideration of the application by Readymix for a Development Approval and Extractive Industry Licence for a limestone quarry on Lots 1 and 2 Flynn Drive, Neerabup be deferred for not more than six months."

Readymix has withdrawn its application and this item may therefore be removed from the agenda.

PARKING - WARWICK POLICE COMPLEX - ex I90261

- "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."

A report will be submitted to Council following the six month monitoring period.

SECWA POLE MAINTENANCE - ex I90265

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

SECWA has been requested to supply a report on the incident in Hillarys and its maintenance programme for timber poles in the City of Wanneroo.

TRAFFIC CALMING MEASURES - ex I90269

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

Information is currently being sought from the Australian Road Research Board on the use of speed "dips". A report will be presented on receipt of this information.

TRAFFIC PROBLEMS - GIRRAWHEEN - ex I90270

"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."

This matter is currently being evaluated with Main Roads WA. A report will be presented in due course.

PETITION - CRIME AT BLACKALL PARK, GREENWOOD - ex H91104

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

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

BANYANDAH PARK, WANNEROO - ex H11223

"consideration of this matter be deferred pending a report being submitted to Council on the feasibility of parks being mown more frequently to reduce the danger of snakes."

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

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

"the petition received from residents of Hillarys objecting to the recoding from R25 to R40 - Lots 8, 9, 11 and 12 St Marks Drive, Hillarys be received and referred to Town Planning Department for a report to Council"

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

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

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

This matter is being deferred pending further discussions.

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."

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"

CITY PLANNER'S REPORT I20312

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."

CITY PLANNER'S REPORT I20316

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.

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

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

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

SUBDIVISION OF LOT 6 COOGEE ROAD, MARIGINIUP - ex H81203A

"defers consideration of the application by R G Lester and Associates on behalf of V and M C Pettigrove for the

subdivision of Lot 6 Coogee Road, Mariginiup pending finalisation of the road alignment study for the area"

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

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

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

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

SUBDIVISION - LOT 4 PRIEST ROAD, LANDSDALE - ex H81293A

"defers the application submitted by Feilman Planning Consultants on behalf of T and M Priests for the subdivision of Lot 4 Priest Road, Landsdale pending resolution of the Gngara 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 I20202

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

CITY PLANNER'S REPORT I20305

PROPOSED MEDICAL CONSULTING ROOMS, LOT 261 (23) ARNISDALE ROAD, DUNCRAIG - ex I20204

"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 I20205

"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 I20206

"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 I20217

"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 MEDICAL CONSULTING ROOMS, LOT 102 (2) LYELL GROVE, WOODVALE - ex I90229

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

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.

PROPOSED CHILD CARE CENTRE: LOTS 239 AND 240 BERKLEY ROAD,
MARANGAROO - ex H20713

"consideration of the proposed Child Care Centre, Lots 239 and 240 Berkley Road, Marangaroo be deferred pending a decision on land ownership."

This application has lapsed and may therefore be removed from the agenda.

MODEL AEROPLANE AND INTERNAL COMBUSTION CRAFT NOISE NUISANCE AT
LAKE GNANGARA - ex I20267

"a report be submitted to Council outlining possible alternative sites suitable for the flying of radio controlled model planes."

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

PROPOSED CINEMA COMPLEX, JOONDALUP - ex I90263

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

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

Cr Major advised that a Deputations Occasional Committee Meeting will be held Wednesday 16 March 1994 regarding the proposed Joondalup Cinema Complex and "Lifecare".

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. Engineering Department will submit a report to Council in due course.

PERRY'S PADDOCK PICNIC - ex I90264

"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."

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

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 closed on 28 February 1994. The submissions are currently being analysed and a report will be compiled for Council's consideration.

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."

CITY TREASURER'S REPORT I50313

1994 BUDGET MEETINGS - ex I90267

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

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

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

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A BUCKINGHAM HOUSE MANAGEMENT COMMITTEE
Meeting held on 7 December 1993
- B YANCHEP/TWO ROCKS RECREATION ASSOCIATION
Meeting held 7 February 1994
- C WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held 8 February 1994
- D YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
Meeting held 10 February 1994
- E WANNEROO SENIOR'S COMMUNITY CENTRE MANAGEMENT COMMITTEE
Meeting held 17 February 1994

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

CARRIED

ADVISORY COMMITTEES

- A MULTICULTURAL ADVISORY COMMITTEE
Meeting held 8 February 1994

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

CARRIED

OTHER COMMITTEES

- A WANNEROO FESTIVAL COMMITTEE
Meeting held 7 February 1994
- B BLUE LIGHT ASSOCIATION OF WA
Meeting held 9 February 1994
- C OCEAN RIDGE COMMUNITY & RECREATION ASSOCIATION
Meeting held 9 February 1994
- D CHILDREN'S BOOK WEEK COMMITTEE

Meeting held 14 February 1994

E OCEAN RIDGE RECREATION ASSOCIATION AGM
Meeting held 14 February 1994

F JOONDALUP CIVIC AND CULTURAL FACILITIES PROJECT
ADMINISTRATIVE STEERING COMMITTEE
Meeting held 15 February 1994

G OUTSIDE SITE SAFETY COMMITTEE
Meeting held 16 February 1994

H OFFICE SITES SAFETY COMMITTEE
Meeting held 23 February 1994

MOVED Cr Gilmore, **SECONDED** Cr Frame that the Minutes listed at Items A to H 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, which were taken on Notice for answer at the next Ordinary Meeting of Council on 9 March 1994:

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

A1 The stone chip overlay was deposited by the City's contractor (Pioneer Asphalt) as a holding site as loads were required for the re-sealing of Steven Street.

Q2 Are the double gates adjacent to the footpath on West side of Griffiths Road situated in the safest place feasible, in public interest?

A2 Adequate sight distance to the gates makes their location safe.

Q3 When Lots 17 and 50 (G R or Vincent) were sold by the City:

Q3(a) who was consulted publicly?

A3(a) There was no public consultation prior to the sale, however, the Minister's approval to sell by private treaty was published as required in the press on 15 October 1991.

Q3(b) When was it dealt with by Council?

A3(b) The matter was first reported to the Finance and Administrative Resources Committee on 22 May 1991 and was further considered at the June and July Finance Committee and full Council Meetings.

Q3(c) Where can the documentation be seen by the public?

A3(c) Reports and Minutes of Council and Committee meetings can be viewed at the City's Administration Centre or any of the City's libraries. Arrangements can be made to inspect files under the Freedom of Information provisions at the Administration Centre.

Q3(d) What price did that land sell for?

A3(d) The sale price was \$394,000.

Q3(e) How much profit did Council make?

A3(e) Profit margin is relative to inflation rates between the time of purchase (Lot 50 \$25,000 December 1970, and Lot 17 \$27,050 August 1975) and the time of sale July 1991.

However, expressed in simple dollar terms, the profit being the sale price less the aggregate purchase price was \$341,950.

Q9 How many parks in total do Council propose selling off?

A9 The Council has not placed any specific number on the parks to be investigated. The process will involve discussion with local residents whenever any redevelopment of a park is considered. There will be full consultation and there is no wholesale "selling off" as is perceived from newspaper coverage.

Mrs Hine submitted the following questions for the Council meeting 9 March 1994:

Q1 What percentage of Budget is allowed to be spent on liquor purchase (annually)?

A1 Section 530 (a) of the Local Government Act 1960 provides that a Council may expend "a sum not exceeding three per centum of the ordinary revenue for the financial year for a purpose connected with, and for the benefit or credit of, the municipality, although the purpose is not within the scope of this Act, and may

include in its expenditure under this paragraph, or in place of it, expenditure for an entertainment allowance to the mayor or president."

Ordinary revenue includes, inter alia, rate revenue licence fees and charges, penalties, rents and other dues arising from or out of the real and personal property of the municipality.

Q2 How much did it cost last year '93?

A2 Whilst it has not been possible with such short notice to calculate the ordinary revenue of the municipality for the 1992/93 financial year, it is noted that rate revenue alone totalled more than \$34,000,000. Council would therefore be legally entitled to expenditure of more than \$1,000,000 in this area. In the 1992/93 financial year, Council's actual expenditure on bar stocks totalled only \$13,240; 0.03% of ordinary revenue as opposed to the permissible 3.0%.

Q3 How much does it cost Wanneroo annually for Fringe Benefits Tax?

A3 Council's 1992/93 Fringe Benefits Tax expenditure totalled \$40,312 across all departments, and comprised:

entertainment	3,186
housing	872
telephone	2,550
motor vehicles	33,704

Q4 Where are these costs incurred - ie which Department or persons likely to use these benefits?

A4 Answered at Q.3.

Q5 Is the system likely to be open to abuse (loopholes)?

A5 The Fringe Benefits Tax is Commonwealth Government legislation administered by the Taxation Office. It is suggested that queries in respect of the likelihood of abuse of the provisions of the legislation should be directed to that Office.

Q6 If a worker is entitled to the use of a car, is anyone else allowed the use of that car (for shopping or such)?

A6 Employees afforded commuting use rights in a Council vehicle are not permitted to use that vehicle for purposes other than official duties and transport to and from their place of work. No person other than the employee may use that vehicle en route to the place of work or outside of working hours.

Employees afforded private use rights of a motor vehicle may use that vehicle for all travel, both during and after normal hours, within the metropolitan area and outside the metropolitan area with the prior approval of the Town Clerk.

Mr Mark Pelly of Duncraig submitted the following questions for the Council meeting of 9 March 1994:

"re: Application for Building Addition 1480/77/16 pending No 1544 situated at Lot 77 (16) Bonchester Court, Duncraig.

As a result of a recent decision made by the City of Wanneroo Council to approve an addition exceeding two storeys in height on the abovementioned site, in spite of objections by neighbours such as myself and others and an intimation from the City of Wanneroo Town Planning Department (Mr P Wyker or his representative) that they would object to the application, I wish the following questions to be put to the Council meeting scheduled for the evening of 9th March:

Q1 Why was the application approved in spite of the objections?

A1 Although Council has a policy which restricts the height of buildings for all residential development, there is no restriction under Council's Town Planning Scheme. Council has the authority to approve or refuse an application. In the event of refusal the applicant has the right of appeal to the Minister for Planning.

Q2 Having made by objections in person and in writing and having been led to believe that the Council normally acted on the advice of the professionals in the relevant department, why was I not informed that the Council had, after all, approved the plans?

A2 It is not general practice to advise adjoining owners, whose comments have been sought, of the decision made by Council. This information is freely available in Council's Libraries in due course after a meeting.

Q3 I understand that the applicant submitted evidence to bolster his case by delivering to each Council member

photographs and other material immediately prior to the meeting. I gather that some of this material may have been misleading and request that I be given the opportunity to rebut certain aspects which I feel are important.

- A3 Councillors were given photographs. Several of these were taken from the approximate position of the proposed addition. i.e. on top of the existing roof of the dwelling. Others were taken of a number of dwellings within the City of Wanneroo which exceed two storeys in height.
- Q4 In view of the above, I request that, even at this late stage (building work being well under way), a relevant member of the City Council visit my premises in order to see my side of the picture and discuss a compromise which may well be acceptable to all parties.
- A4 A site visit could be arranged. However Council would only be able to negotiate any alterations with the adjoining owner rather than direct.
- Q5 I request that, as far as the building work is concerned, the installation of windows be postponed until the matter has been dealt with.
- A5 Council does not have the authority to stop works in progress unless it considers that the work being carried out is unsafe.
- Q6 Why are comments sought from adjoining owners to building proposals if objections from both adjoining owners and Town Planners are seemingly overridden.
- A6 Council considered the application having regard for the Residential Planning Codes requirements, the objections and the merits of the application.

Mrs Kathy Box spoke on behalf of concerned residents in the district of Duncraig, on the proposal to convert dry parkland into housing development.

Mrs Box suggested revegetation of these parcels of land so that it can be retained for the benefit of the passive recreationists in the City of Wanneroo.

DECLARATIONS OF PECUNIARY INTEREST

Cr Nosow declared an interest in Town Clerk's Report Item I90318.

BUSINESS REQUIRING ACTION

I90310 TECHNICAL SERVICES

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

CARRIED

REPORTS

I10301 PLANT AND VEHICLE PURCHASES - TENDER NUMBERS 060-062, 064-067, 069 AND 070 - 93/94 - [208-6]

ACTING CITY ENGINEER'S REPORT I10301

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

The Acting City Engineer reports on the tender submissions received.

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

laccepts the following tenders as outlined in Attachment 1 to Report No I10301:

<u>Tender No</u>	<u>Company</u>	
<u>Changeover</u>		
060-93/94	North West Eng (supply only)	\$ 8,442.00
"	W Stokes (purchase only)	\$ 1,000.00
CR		
061-93/94	Boya Market Garden Equipment	\$35,877.00
062-93/94	Rover Mowers	\$47,039.00
064-93/94	Titan Ford	\$16,072.00
065-93/94	Titan Ford	\$ 1,845.00
067-93/94	Tutts	\$22,500.00
069-93/94	North West Eng (supply only)	\$ 3,181.00
069-93/94	M Harris (purchase only)	\$ 560.00
CR		
070-93/94	Rover Mowers (supply only)	\$ 9,616.00
070-93/94	K Jelleff (purchase only)	\$ 930.00
CR		

2endorses the calling of tenders for the purchase of two (2) small sedans for the Community Age Care Package Programme at Tender Number 066-93/94;

3authorises the trade of two (2) Holden Apollo station wagons, plant numbers 99 052 and 99 053 returned from Community Policing for the supply of two (2) small sedans for the Community Age Care Package Programme at Tender Number 066-93/94;

4approves the tender of Halberts Mitsubishi for the supply of two (2) Mitsubishi Lancer sedans for the changeover price of \$246.00 credit at Tender Number 066-93/94.

CARRIED

Appendix I refers

I10302 PARKING PROHIBITIONS - LIWARA PLACE, GREENWOOD - [510-1720]

ACTING CITY ENGINEER'S REPORT I10302

The All Saints Catholic Church, Greenwood has requested an extension of the "No Parking on Verge" prohibition in Liwara Place.

The Acting City Engineer provides background information to this request which will permit Church officials to extend bollards along Liwara Place to protect the existing vegetation.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council extends the "NO PARKING ANY TIME ON VERGE" signs along the south side of Liwara Place from Iona Place to the western driveway of All Saints Church as shown on Attachment 2 to Report I10302.

CARRIED

Appendix II refers

I10303 PARKING PROHIBITIONS - AINGER ROAD, QUINNS ROCKS - [510-441]

CITY ENGINEER'S REPORT I10303

In August 1992, Council approved the relocation of a bus stop with supporting prohibitions from White Road to Ainger Road at the request of the Principal of Quinns Rocks Primary School.

The City Engineer reports on a request received from the School's principal seeking the removal of the prohibition signs as buses no longer use the embayment.

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

- 1 revokes the existing "NO STANDING 8.15AM TO 9.15AM, 2.30PM TO 3.30PM MONDAY TO FRIDAY EXCEPT BUSES" prohibition in Ainger Roads, Quinns Rocks as shown on Attachment 1 to Report I10303;
- 2 advises the Quinns Rocks Primary School accordingly.

CARRIED

Appendix III refers

I10304 SUPPLY OF FLOOR COVERINGS TO VARIOUS COUNCIL BUILDINGS - [208-57-93/94]

CITY BUILDING SURVEYOR'S REPORT I10304

Tenders have been called for the supply and installation of floor coverings to all or part of 12 Council buildings.

The City Building Surveyor reports on the tender submissions received.

Cr Cooper wished it to be recorded that he is the President of the Wanneroo Cricket Club.

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

- 1 with respect to contract No 57-93/94, accepts the overall tender sum of \$90,294 submitted by WA Design Carpets;
- 2 authorises the signing of contract documents;
- 3 authorises the City Building Surveyor to negotiate with WA Design Carpets to achieve cost savings by using non-standard Flotex products appropriate to the installation site(s).

CARRIED

I10305 HILLARYS COMMUNITY PRESCHOOL - [895-11]

CITY BUILDING SURVEYOR'S REPORT I10305

In November 1993, Council resolved to:

- 1 endorse in principle the relocation of the preschool to the community purpose site in Broadbeach Boulevard, Hillarys on a shared funding basis;

- 2 agree in principle to contribute to a joint funding proposal for the project;
- 3 advise the Hillarys Community Preschool Committee accordingly.

The City Building Surveyor reports on discussions held with the developers, Whitford Beach Pty Ltd, who are prepared to construct a building suitable for a Community Centre and Preschool subject to a number of conditions and the City of Wanneroo's agreement to make a \$150,000 contribution to the cost. The estimated value of the total development including carpark is \$400,000.

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

- 1 enters into a legal agreement with Whitford Beach Pty Ltd to contribute \$150,000 towards the construction of a community purposes facility on the proposed community purposes site in Broadbeach Boulevard, Hillarys subject to the approval of the Hon Minister for Local Government under the provisions of Section 529(e) of the Local Government Act;
- 2 allocates \$150,000 in its 1994/95 Budget for its contribution, payable in August 1994;
- 3 seeks a report on the relocation of the existing preschool building located at the corner of Shackleton Avenue and New England Drive, Hillarys.

CARRIED

I10306 PERRY'S PADDOCK - LEAP PROJECT - [057-4]

CITY BUILDING SURVEYOR'S REPORT I10306

In August 1993, Council resolved to sponsor a LEAP project for restoration of the buildings at Perry's Paddock (Item H40816 refers) and approached the WA Department of Training for funding of this project.

The City Building Surveyor reports on the failure of this application and a proposal to utilise the Job Skills programme as a suitable alternative.

He outlines details of the proposal which would be subject to approval by the Regional Economic Development Group.

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

- 1 endorses in principle the proposal for a Job Skills programme for the restoration of historical buildings in Perry's Paddock;
- 2 agrees to sponsor the Job Skills project to restore historical buildings in Perry's Paddock subject to the approval of the Hon Minister for Local Government under the provisions of Section 529(e) of the Local Government Act;
- 3 authorises in accordance with Section 547(12) of the Local Government Act, the reallocation of \$35,000 from the Perry's Paddock Reserve Fund in order to undertake the work involved;
- 4 makes an application in connection with the Regional Economic Development Group to the Department of Employment, Vocational Education and Training for the Job Skills project;
- 5 seeks the approval of the Department of Planning and Urban Development.

**CARRIED BY AN
ABSOLUTE MAJORITY**

**I10307 PROPOSED ELECTRIC FENCE: LOT 14 (28) AVERY STREET,
NEERABUP/AMENDMENT TO BY-LAWS RELATING TO FENCING AND
PRIVATE TENNIS COURT FLOODLIGHTING - [30/3470; 920-9]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10307

In November 1993, Consolidated Security Systems Australia Pty Ltd applied to Council for approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 (28) Avery Street, Neerabup.

The Deputy City Building Surveyor reports on the legal responsibilities relating to this application and the recommendations made by Council's solicitors for amendments to the existing By-laws relating to Fencing and Private Tennis Court Floodlighting.

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

- 1 amends its By-laws Relating to Fencing and Tennis Court Floodlighting as attached to Report I10307;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the documents;

- 3 authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed amendment promulgated;
- 4 defers approval of an electrified fence at Lot 14 (28) Avery Street, Neerabup until the proposed amendments to Council's By-laws Relating to Fencing and Private Tennis Court Floodlighting are promulgated and advises the applicant accordingly.

CARRIED

Appendix IV refers

I10308 UNAUTHORISED FENCE: JOONDALUP GOLF COURSE: LOT 531
COUNTRY CLUB BOULEVARD, CONNOLLY - [30/1336]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10308

The Joondalup Country Club is seeking Council approval for the erection of a chain link and barbed wire fence to a section of the golf course boundary adjoining Fairway Circle.

The Deputy City Building Surveyor provides details of the fence which has already been erected and correspondence received from the Manager Regional Centres, Landcorp and Connolly Residents' Association opposing the installation.

The Marangaroo and Carramar Golf Clubs have similar fences.

RECOMMENDATION

That Council approves the application to retain the link mesh fence and restore the three strands of barbed wire between Royal Melbourne Avenue and Portmarnock Circuit facing Fairway Circle and that suitable landscaping be provided within the Golf Course.

ADDITIONAL INFORMATION

On receipt of further information and consultation with the City Planner, the Deputy City Building Surveyor requested that this report be deferred to the meeting of Council to be held on 13 April 1994.

MOVED Cr Rundle, **SECONDED** Cr Freame that consideration of the fence between Royal Melbourne Avenue and Portmarnock Circuit, Connolly facing Fairway Circle be deferred and a further report submitted to Council at its meeting on 13 April 1994.

CARRIED

**I10309 PROPOSED OUTBUILDING: LOT 12 (6) FAWKNER ROAD, TWO ROCKS
- [832/12/6]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10309

The owners of Lot 12 (6) Fawknor Road, Two Rocks are seeking Council approval to use an ex-Westrail Railway Carriage as a garden/storage shed at their residence.

The Deputy City Building Surveyor provides details of the structure and gives reasons why he considers this application should be refused.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council refuses the application to use a railway carriage as an outbuilding at Lot 12 (6) Fawknor Road, Two Rocks.

CARRIED

**I10310 PROPOSED OUTBUILDING: LOT 20 (7) DECORA COURT, WANNEROO
- [2611/20/7]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10310

The owners of Lot 20 (7) Decora Court, Wanneroo are seeking Council approval to construct an outbuilding which exceeds 60m² at their residence.

The Deputy City Building Surveyor reports that the applicant has the written approval of adjoining neighbours and the proposed building will not be used for habitable, commercial or industrial purposes.

MOVED Cr Marwick, **SECONDED** Cr Wood that Council approves the proposed garage to be erected at Lot 20 (7) Decora Court, Wanneroo with an area of 72 square metres.

CARRIED

I90311 TOWN PLANNING

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

CARRIED

REPORTS

**I20301 DRAFT MINDARIE CENTRAL NEIGHBOURHOOD CENTRE PLANNING
POLICY - [702-1, 760-1, 790-671]**

CITY PLANNER'S REPORT I20301

In February 1994 (Item I20253 refers) Council considered an application submitted by Taylor and Burrell to rezone portion of Lot 962 Marmion Avenue, Mindarie, to facilitate the Mindarie Central Neighbourhood Centre.

The City Planner reports that a draft Planning Policy has been prepared to establish guidelines for the design and development of Mindarie Central Neighbourhood Centre, and outlines the procedure for the approval of the Planning Policy.

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

- 1 adopts the following draft Mindarie Central Neighbourhood Centre Planning Policy:

"MINDARIE CENTRAL NEIGHBOURHOOD CENTRE PLANNING POLICY

- 5 To ensure that a cohesive, multi-functional and well integrated centre is developed, that interacts well with its local community.

- 6 To establish guidelines for the design of the Mindarie Central Neighbourhood Centre to ensure that its various components relate positively to the Town Square and each other.

AREA: This Planning Policy applies to the portion of Lot 960 located on the intersection of Anchorage Drive and Rothesay Heights, as shown on Plan No 92/08/109 attached to this Planning Policy.

- GUIDELINES:
- 1 This Planning Policy shall be applied in conjunction with the objectives and design principles contained in Council's Planning Policy for the Design of Centres.
 - 2 Mindarie Central Neighbourhood Centre should be developed generally in accordance with the approved Centre Structure Plan (being Plan No 92/08/109 dated September 1993) attached to this Planning Policy.

- 3 The following uses are permitted within the Planning Policy area: shops, service station, community centre, fast food restaurant and fast food drive through.
- 4 Surrounding buildings should address the Town Square to assist in it becoming an attractive, active, and vibrant space. In particular:
 - (a) the shopping centre interface with the Town Square should be a verandah or some similar form of design which may compliment the amenity values sought for the Town Square;
 - (b) the fast food/restaurant interface with the Town Square should involve an outlook of that development onto the Town Square;
 - (c) the community centre interface with the Town Square should be designed to compliment the amenity values sought for the Town Square.
- 5 The design of the centre should promote linkages between its various components to facilitate ease of access between those components.
- 6 The buildings comprising the centre should be built in a complimentary style.
- 7 Reciprocal access and parking is encouraged throughout the centre and if necessary will be supported by an easement in gross or other suitable arrangement.
- 8 Parking will be required in accordance with the following:

(a)

The community purpose building:

One bay per 30m² gross floor area

(b) The shopping centre:

One bay per 12.5m² gross leasable floor area

(c) The fast food outlets:

One bay per 12.5m² gross leasable floor area

(d) The service station:

Three bays per service bay

One bay per employee

One bay per 12.5m² of sales area
(for the purposes of this calculation approved refuelling positions shall be regarded as car bays up to a maximum of eight bays.

- 9 Council will encourage the developer to participate in the development and maintenance of the Town Square. Council sees the Town Square as a public space to be used actively by shop owners, other centre uses and the community. Council will encourage interaction between the Town Square, retail and community activities and the general public.
- 10 The design of the centre should ensure that it is easily accessible by public and private transport and linked to the surrounding area by pedestrian and cyclist routes.
- 11 Landscaping should be complimentary to the centre by creating an attractive environment that enhances the visual amenity of the centre.
- 12 The ongoing maintenance of the car parks and landscaping shall be the responsibility of the owners of the centre."

CARRIED

I20302 DRAFT MINDARIE NORTH NEIGHBOURHOOD CENTRE PLANNING
POLICY - [702-1, 760-1, 790-584]

CITY PLANNER'S REPORT I20302

In February 1994 (Item I20253 refers) Council considered an application submitted by Taylor and Burrell to rezone portion of Lot 962 Marmion Avenue, Mindarie to facilitate the Mindarie North Neighbourhood Centre.

The City Planner reports that a draft Planning Policy has been prepared to establish guidelines for the design and development of Mindarie North Neighbourhood Centre, and outlines the procedure for the approval of the Planning Policy.

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

- 1 adopts the following draft Mindarie North Neighbourhood Centre Planning Policy:

"MINDARIE NORTH NEIGHBOURHOOD CENTRE PLANNING POLICY

- OBJECTIVES:**
- 1 To ensure that a cohesive, multi-functional and well integrated centre is developed, that interacts well with its local community.
 - 2 To establish guidelines for the design of Mindarie North Neighbourhood Centre to ensure that its various components relate positively to the Town Square and each other.

AREA: This Planning Policy applies to the portion of Lot 962 on the intersection of Marmion Avenue and Anchorage Drive, Mindarie as shown on plan No 91/08/108 attached to this Planning Policy.

- GUIDELINES:**
- 1 This Planning Policy shall be applied in conjunction with the objectives contained and design principles in Council's Planning Policy for the Design of Centres.
 - 2 Mindarie North Neighbourhood Centre should be developed generally in accordance with the approved Centre

Structure Plan (being Plan No
91/08/108 dated September 1993).

- 3 The following uses are permitted within the Planning Policy area: shops, service station, community centre, fast food restaurant, fast food drive through, medical centre, child care centre, church, mixed business (nursery and hardware).
- 4 Surrounding buildings should address the Town Square to assist in it becoming an attractive, active, and vibrant space.
- 5 The design of the centre should promote linkages between its various components to facilitate ease of access between those components.
- 6 The buildings comprising the centre should be built in a complimentary style.
- 7 Reciprocal access and parking is encouraged throughout the centre and if necessary will be supported by an easement in gross or other suitable arrangement.
- 8 Parking will be required in accordance with the following:
 - (a) the community purpose building:
one bay per 30m² gross floor area;
 - (b) the shopping centre:
one bay per 12.5m² gross leasable floor area;
 - (c) the fast food outlets:
one bay per 12.5m² gross leasable floor area.
 - (d) the service station:
Three bays per service bay;

One bay per employee;
One bay per 12.5m² of sales area
(for the purposes of this
calculation approved refuelling
positions shall be regarded as
car bays up to a maximum of eight
bays.

- (e) the mixed business:

One bay per 25m² gross floor area.

- (f) the medical centre

Six bays per practitioner.

- (g) the child care centre:

One bay per staff member plus one
bay per eight children
accommodated. Not less than five
bays.

- (h) the church:

One bay per four persons
accommodated.

- 9 Council will encourage the developer to participate in the development and maintenance of the Town Square. Council sees the Town Square as a public space to be used actively by shop owners, other centre users and the community. Council will encourage interaction between the Town Square, retail and community activities and the general public.
- 10 The design of the centre should ensure that it is easily accessible by public and private transport and linked to the surrounding area by pedestrian and cyclist routes.
- 11 Landscaping should be complimentary to the centre by creating an attractive environment that enhances the visual amenity of the centre.

12 The ongoing maintenance of the car parks and landscaping shall be the responsibility of the owners of the centre.";

2 advertises the Draft Planning Policy for a public submission period of 21 days.

CARRIED

I20303 PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2) LYELL GROVE, WOODVALE - [30-4588]

CITY PLANNER'S REPORT I20303

The City Planner reports on a revised application received from Rosemary Rosario on behalf of John and Carol Chase, for approval to develop medical consulting rooms on Lot 102 (2) Lyell Grove, Woodvale.

He gives details of the proposal and reports on submissions received at the close of advertising.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council approves the application submitted by Rosemary Rosario, on behalf of J and C Chase for a medical consulting room on Lot 102 (2) Lyell Grove, Woodvale, subject to standard and appropriate development conditions.

CARRIED

I20304 PROPOSED VETERINARY ESTABLISHMENT ON LOT 6 (2) BANKS AVENUE, HILLARYS - [30/976]

CITY PLANNER'S REPORT I20304

The City Planner reports on an application from the proposed owner of Lot 6 (2) Banks Avenue, Hillarys for a veterinary establishment on the said lot.

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

RECOMMENDATION

That Council refuses the application submitted by Mr P Kluck for a veterinary establishment on Lot 6 (2) Banks Avenue, Hillarys for the following reasons:

1 the potential traffic implications associated with access being from Monkhouse Way;

2 lack of suitable alternative means of vehicle access.

MOVED Cr Freame, **SECONDED** Cr Curtis that the application submitted by Mr P Kluck for a veterinary establishment on Lot 6 (2) Banks Avenue, Hillarys be advertised for public comment by the developer.

LOST

MOVED Cr MacLean, **SECONDED** Cr Wood that Council refuses the application submitted by Mr P Kluck for a veterinary establishment on Lot 6 (2) Banks Avenue, Hillarys for the following reasons:

- 1 the potential traffic implications associated with access being from Monkhouse Way;
- 2 lack of suitable alternative means of vehicle access.

CARRIED

I20305 REQUEST FOR VARIATION TO CAR PARKING STANDARDS, KINROSS LOCAL CENTRE, LOT 1255 AND 1256 EDINBURGH AVENUE, KINROSS - [30/4602, 30/4603]

CITY PLANNER'S REPORT I20305

Council at its 9 February meeting (Item I20202 refers) deferred consideration of a request for a variation to its car parking standards in respect of the shopping and medical centre components of the Kinross Local Centre on Lots 1255 and 1256 Edinburgh Avenue, Kinross.

The City Planner reports on the proposal and provides an assessment of the car parking areas.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council exercises its discretion in accordance with Part 9 of Town Planning Scheme No 1 and allows a reduction of fourteen car parking bays in the shopping and medical centre components of the Kinross Local Centre on Lots 1255 and 1256 Edinburgh Avenue, Kinross subject to:

- 1 the reciprocal parking and access agreements required by the City's earlier development approvals;
- 2 arrangements being made to the satisfaction of the City Planner, for the construction of the fourteen bays referred to above, on the adjacent Lot 1254 Community Purpose Site, should it be deemed necessary by the City

Planner, prior to the development of the adjacent Lot 1253 for the purpose of a church.

CARRIED

I20306 CAR PARK RELAXATION FOR WAREHOUSE UNITS ON LOT 35 (9) WARMAN STREET, NEERABUP - [30/3040]

CITY PLANNER'S REPORT I20306

Riverwood Pty Ltd seeks Council approval for a car park relaxation for warehouse units on Lot 35 (9) Warman Street, Neerabup.

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

MOVED Cr Dammers, **SECONDED** Cr Wood that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and allows Lot 35 (9) Warman Street, Neerabup to operate without the construction of 66 car parking bays, subject to the following conditions:

- 1 the submission and approval of a plan indicating the location and layout of 66 car parking bays on site;
- 2 the construction of the bays to Council's specification and satisfaction should it be considered necessary in the future;
- 3 the applicant agreeing in writing to provide the necessary car parking should the use on Lot 35 change;
- 4 compliance with all other conditions, other than Condition 3 of Council's approval dated 8 December 1993.

CARRIED

I20307 PROPOSED SETBACK RELAXATION ON LOT 19 (5) GREBE COURT, KINGSLEY - [30/2434]

CITY PLANNER'S REPORT I20307

The City Planner reports on an application for a setback reduction to enable dwelling extensions on Lot 19 (5) Grebe Court, Kingsley.

He advises that the proposed extension will not be noticeable from the road and cannot be realistically located on any other portion of the lot. In addition, the owners of Lot 20 have stated that they have no objections to the proposal.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves a side setback relaxation to 3 metres for extensions to the dwelling on Lot 19 (5) Grebe Court, Kingsley, subject to standard and appropriate development conditions.

CARRIED

I20308 PROPOSED UNIFORM FENCING - MERRIWA - [740-1-1]

CITY PLANNER'S REPORT I20308

Smith Corporation Pty Ltd seeks Council approval for the construction of a subdivisional uniform fence which does not comply with Council's "Uniform Fencing - Subdivision" Policy.

The City Planner reports on Council's Policy and gives details of Smith Corporation's request.

RECOMMENDATION

That Council does not approve the timberlap uniform fence proposal put forward by Smith Corporation for the balance of its development at Merriwa but advises Smith Corporation that it will accept timberlap with piers in accordance with Council's Uniform Fencing - Subdivision Policy.

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

1 CITY PLANNER'S REPORT I20308 be received;

2 Council:

- (a) does not approve the timberlap uniform fence proposal put forward by Smith Corporation for the balance of its development at Merriwa;
- (b) invites Smith Corporation to liaise with the City Planner to discuss the matter of fencing.

CARRIED

I20309 PROPOSED SUBDIVISION OF LOT 5 (98) COOGEE ROAD, MARIGINIUP - [740-93063]

CITY PLANNER'S REPORT I20309

Finlaysons Land Development Consultants on behalf of C R Land and M E Coia seek Council approval for the subdivision of Lot 5 (98) Coogee Road, Mariginiup into two lots of approximately 2.013 ha and 2.004 ha in size.

The City Planner reports that the subject site is zoned "Rural" under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 ha and the proposed lot sizes are in contravention of Council's Policy.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council does not support the application submitted by Finlaysons Land Development Consultants for the subdivision of Lot 5 (98) Coogee Road, Mariginiup, for the following reasons:

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

CARRIED

I20310 PROPOSED SUBDIVISION OF LOT 26 (89) DAMIAN ROAD, JANDABUP - [740-93216]

CITY PLANNER'S REPORT I20310

Tuscom & Associates on behalf of K Chaplin-Ardugh seek Council approval for the subdivision of Lot 26 (89) Damian Road, Jandabup into two lots of 2.1853 ha and 2.0494 ha in area.

The City Planner reports that the subject site is zoned "Rural" under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 ha, and the proposed lot sizes are in contravention of Council's Policy.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council does not support the application submitted by Tuscom & Associates for the subdivision of Lot 26 (89) Damian road, Jandabup, for the following reasons:

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

CARRIED

I20311 CLOSE OF ADVERTISING : AMENDMENT NO 661 TO TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF PT LOT M1722 DELAMERE AVENUE FROM R20 TO R40 - [790-661]

CITY PLANNER'S REPORT I20311

Council at its meeting on 27 October 1993 (Item H21026 refers) resolved to initiate Amendment No 661 to Town Planning Scheme No 1. This amendment sought to recode portion of Pt Lot M1722 Delamere Avenue, Currambine from "R20" to "R40" to accommodate medium density housing.

The City Planner reports on an objection received from a nearby resident and provides the assessment of the proposal.

RECOMMENDATION

That Council:

- 1 finally adopts Amendment No 661 to Town Planning Scheme No 1;
- 2 authorises the affixation of the Common Seal to, and the signing of, the amending documents.

ADDITIONAL INFORMATION

The City Planner advised that since the writing of the initial report, a petition containing 67 signatures has been received from adjacent land owners objecting to the proposal (Item I90306 refers).

The petition raised several issues which require further investigation. As such, it is requested that this matter be deferred and referred back to Council at a later date for determination.

MOVED Cr Dammers, **SECONDED** Cr Gilmore that consideration of this matter be deferred and referred back to Council.

CARRIED

I20312 APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION RESERVE NO 29354 BRAZIER ROAD, YANCHEP - [444/129/17]

CITY PLANNER'S REPORT I20312

Council at its meeting on 22 December 1993 deferred considering the disposal of Swan Location 8709 being part of Reserve 29354 Brazier Road, Yanchep pending a report being submitted to Council assessing the future of beach access requirement in the area.

The City Planner reports that a meeting was held between Town Planning, parks and Engineering Departments regarding the retention or disposal of parts of Reserve 29354.

He gives details of three options considered for the portion of Reserve 29354 which provides access to the foreshore.

Correction

Report I20312, Point 1 of the Recommendation incorrectly stated "Lot 129"; this should read "Lot 128".

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

- 1 does not agree to dispose of the whole of Swan Location 8709 being that part of Reserve 29354 Brazier Road, Yanchep to the owners of Lots 128 and 130 Brazier Road;
- 2 resolves to retain the whole of Swan Location 8709 until such time that the redevelopment of the area around the lagoon recreation area occurs to determine the significance of the public accessway.

CARRIED

I20313 SALE OF LAND BY TENDER - WANGARA TRADE CENTRE - **[1280/232/6]**

CITY PLANNER'S REPORT I20313

At its meeting held on 22 September 1993 (Item H30944A refers) Council resolved to offer for sale by public tender its landholding at Lot 232 Dellamarta Road, Wangara. The land is adjacent to the Wanneroo Markets and has an area of 1.5172 hectares, is vacant and zoned "Restricted Commercial Uses Approved by Council".

The City Planner reports on the tender, evaluation of tender, options available to Council, Council's Policy in relation to the sale of municipal land and statutory requirements under the Local Government Act.

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

- 1 does not accept the tender of \$271,600 submitted by Typewood Holdings Pty Ltd for the purchase of Lot 232 Dellamarta Road, Wangara;
- 2 agrees to enter into negotiations with Vanu Pty Ltd and Silverlight Nominees Pty Ltd for the sale of Lot 232 Dellamarta Road, Wangara at a price of not less than One

Million Dollars (\$1,000,000), subject to the approval of the Minister for Local Government;

- 3 in the event that Vanu Pty Ltd and Silverlight Nominees Pty Ltd do not wish to purchase the land at One Million Dollars (\$1,000,000), authorises preliminary subdivision design and action being undertaken on Lot 232 Dellamarta Road, Wangara subject to the approval of the Minister for Local Government with a view to offering the land in smaller parcels for sale by auction and/or public tender in the future whichever may be more appropriate.

CARRIED

I20314 PROPOSED TWO GROUPED DWELLINGS (ONE OF THREE STOREYS) ON LOT 40 (32) WEST COAST DRIVE, MARMION - [30/4570]

CITY PLANNER'S REPORT I20314

The City Planner reports on a revised application received from R L Fisher and Associates on behalf of Mr and Mrs P Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Marmion.

The City Planner reports that at the close of advertising three objections were received to the initial proposal but only two neighbouring landowners have again objected. He gives a summary of the issues raised in the objections.

He provides an assessment of the application and concludes that the objections raised have either been addressed by compliance with the R Codes or have minimal relevance to town planning.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council approves the application submitted by R L Fisher & Associates on behalf of Mr & Mrs Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Sorrento subject to standard and appropriate development conditions.

CARRIED

I20315 PROPOSED BALCONIES WITHIN PRIVATE OPEN SPACE AND STREET SETBACK AREAS - LOT 533 SPYGLASS GROVE, CONNOLLY - [30/4287]

CITY PLANNER'S REPORT I20315

Philip Cox Etherington Coulter and Jones Pty Ltd on behalf of Joondalup Property Investments Pty Ltd seek Council approval to a number of balconies within private open space and street setback areas of a 54 unit housing development on Lot 533 Spyglass Grove, Connolly.

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

RECOMMENDATION

That Council exercises its discretion in accordance with Clause 5.9 of Town Planning Scheme No 1 and approves the additional balconies proposed by Philip Cox Etherington Coulter and Jones Pty Ltd on behalf of Joondalup Property Investments Pty Ltd for dwellings on Lot 533 Spyglass Grove, Connolly subject to:

- 1 the resultant roofed areas not being enclosed;
- 2 the sides of balconies being screened from private open space to neighbouring dwellings to the satisfaction of the City Planner.

MOVED Cr Cooper, **SECONDED** Cr Moloney that consideration of additional balconies for dwellings on Lot 533 Spyglass Grove, Connolly be deferred pending discussion with owners and a further report submitted to Council.

CARRIED

I20316 CONCEPT PLANS: PENTLAND PARK, DUNCRAIG AND FRASER RESERVE, PADBURY - [727-6, 665/233/IF]

CITY PLANNER'S REPORT I20316

The City Planer submits the concept plans for Pentland Park, Duncraig and Fraser Reserve, Padbury.

He reports that considerable public interest has been stimulated by recent newspaper articles about Council's assessment of dry parks for possible residential redevelopment. Several concerned residents have voiced objection to any attempt to redevelop parks. They have been assured of the Council's intention to discuss proposals with local residents in each case when concept plans have been prepared.

Cr Waters left the Chamber at this point, the time being 8.47 pm.

RECOMMENDATION

That Council:

- 1 adopts the concept plans for Pentland Park, Duncraig and Fraser Reserve, Padbury, illustrated in the Attachments to Report I20316 as the basis for discussion with local residents;

- 2 convenes public meetings between South-West Ward Councillors and local residents to discuss proposals for the possible redevelopment of these parks.

Cr Waters entered the Chamber at this point, the time being 8.52 pm.

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

- 1 CITY PLANNER'S REPORT I20316 be received;
2 City Planner's Recommendation **NOT BE ADOPTED** - Item I20316A refers.

CARRIED

I20316A CONCEPT PLANS: PENTLAND PARK, DUNCRAIG AND FRASER RESERVE, PADBURY - [727-6, 665/233/IF]

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

- 1 Council:
- (a) does not proceed with concept plans for development of Pentland Park, Duncraig as proposed in Item I20316;
 - (b) in consultation with local residents, develops a plan to revegetate and beautify this reserve, involving the community in tree planting projects with emphasis on low maintenance;
- 2 following consultation with residents, a report be submitted to Council on the cost of such a proposal for budgetary consideration and timeframing;
- 3 Council defers all action on Fraser Reserve, Padbury at this point in time.

CARRIED

Appendix V refers

I20317 DISCUSSION PAPER ON HORTICULTURE IN THE METROPOLITAN REGION - [319-7]

CITY PLANNER'S REPORT I20317

The Department of Planning and Urban Development has prepared a Discussion Paper on Horticulture in the Metropolitan Region and is seeking comments from Council.

The City Planner reports that comments at officer level have already been forwarded to the Department of Planning and Urban Development and gives details on the key issues in the submission.

RECOMMENDATION

That Council advises the Department of Planning and Urban Development that it endorses the submission on the Discussion Paper on Horticulture in the Metropolitan Region previously forwarded to the Department and outlined in Report I20317.

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

- 1 consideration of this matter be deferred;
- 2 a report be submitted to Policy and Special Purposes Committee at its meeting on 11 April 1994 incorporating the following recommendations:
 - (a) Council does not endorse the previous submission but endorses the sentiments and proposed policy provisions outlined in the State Planning Commission's Draft Metropolitan Rural Policy Discussion Paper;
 - (b) Council requests its Town Planning Department to incorporate these policy provisions into the proposed Rural Strategy Plan;
 - (c) Council expresses its disappointment at the narrow interpretation placed on horticulture with almost total preoccupation with market gardening in the discussion paper and requests that the requirements of other horticultural industries be addressed, for example cut flower growers, the nursery industry, strawberry growers and orchardists;
- 3 input be sought from the Environmental Advisory Committee.

CARRIED

I20318 ENVIRONMENTAL ADVISORY COMMITTEE - [305-6]

CITY PLANNER'S REPORT I20318

The City Planner submits the Minutes from the Environmental Advisory Committee meetings of September, October and November 1993.

He reports that Mr Trevor Johnson, one of the community representatives on the Committee, has had to resign for work related reasons. Council consideration is requested for the appointment of Mr Darryl Stevens (President of the Wanneroo Agricultural Society) as a community representative.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council appoints Mr Darryl Stevens as a community representative to the Environmental Advisory Committee for the remainder of the two year term for which the original community representatives were appointed (appointments expire March 1995).

CARRIED

I20319 SELECT COMMITTEE ON METROPOLITAN DEVELOPMENT AND GROUNDWATER SUPPLIES - [322-18-1]

CITY PLANNER'S REPORT I20319

The Legislative Assembly of the Parliament of Western Australia has established a Select Committee to investigate, make findings and report on metropolitan development and groundwater supplies in the Perth Metropolitan Region.

The City Planner reports that the Committee has written to the City, inviting it to make a submission on various issues by 11 March 1994.

He gives details of comments recommended for inclusion in Council's submission.

MOVED Cr Dammers, **SECONDED** Cr Wood that Council forwards a submission to the Select Committee on Metropolitan Development and Groundwater Supplies conveying the comments contained in Report I20319, and in particular emphasising its opposition to any significant further urbanisation eastwards in the areas currently designated for future urban use under the North West Corridor Structure Plan in the East Wanneroo area south of Neaves Road.

CARRIED

Appendix VI refers

I90312 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I30301 TRAFFIC BOARD VACANCY - [312-2]

TOWN CLERK'S REPORT I30301

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Deputy Member - Traffic Board of Western Australia (LGA representative) A panel of three names is sought.

The Town Clerk reports on the Board membership and advises that the term of the current vacancy expires on 1 August 1996.

MOVED Cr Rundle that Council does not submit nominations to the position of Deputy Member - Traffic Board of Western Australia.

Discussion ensued. Cr Rundle advised that she wish to have the Motion

WITHDRAWN

Cr Waters nominated herself.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council nominates
Cr Waters for consideration of appointment to the position of Deputy Member - Traffic Board of Western Australia (LGS Representative).

CARRIED

I30302 AUSTRALIAN CENTRE FOR LOCAL GOVERNMENT STUDIES - ELECTED MEMBERS COURSE NO 38 - [702-3]

TOWN CLERK'S REPORT I30302

Nominations have been invited for participation in the ACLGS Elected Members' Course to be held in Canberra from 8-13 May 1994.

The Town Clerk gives details of the course and advises that funds are available within allocation 20006 - Members of Council, Conference Expenses to meet the cost of attendance for one councillor, at a cost of approximately \$4,200.

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

- 1 does not nominate a Councillor to attend the Australian Centre for Local Government Studies, Elected Members' Course to be held in Canberra from 8-13 May 1994;
- 2 writes to the Australian Centre for Local Government Studies suggesting that the course be rescheduled to June in each year to allow participation by Western Australian Councils whose elections fall in May of each year.

CARRIED

I30303 TURF IRRIGATION NUTRIENT STUDY - PUBLICITY FUNCTION - [250-0]

TOWN CLERK'S REPORT I30303

In June 1993, the Turf Irrigation Nutrient Study project received confirmation of a Commonwealth Government Research Grant via the Horticultural Research and Development Commission totalling \$125,000.

The Town Clerk reports that a publicity function is proposed to:

- (a) acknowledge the initial development group;
- (b) broaden the informational base of the project;
- (c) invite other groups to participate in future stages of the study.

He advises that the official launch of Stage 2 of this project has been scheduled for 14 April 1994 at 10.30 am at the City of Wanneroo and outlines the official list for invitations.

MOVED Cr Freame, **SECONDED** Cr Cooper that TOWN CLERK'S REPORT I30303 be received.

CARRIED

I30304 NORTHERN DISTRICTS GERBERA SOCIETY (INC) - REQUEST FOR TROPHY DONATION - [009-1]

TOWN CLERK'S REPORT I30304

The City Treasurer reports on a request from the Northern Districts Gerbera Society for the donation of a trophy, to be awarded as first prize in the Gerbera or Floral Art section of the Society's Annual Show.

He advises that it is suggested that as this has been an annual event for many years, a perpetual trophy should be awarded at a cost of up to \$100. Funds are available within allocation 20052 - Members of Council, Presentation Items.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council donates a perpetual trophy to the Northern Districts Gerbera Society (Inc) for presentation at the Society's Annual Show; such trophy to be to a maximum value of \$100.

CARRIED

I30305 DONATIONS - [009-1]

CITY TREASURER'S REPORT I30305

The City Treasurer gives details on the following requests for financial assistance from Council:

- Carine Senior High School, Athletic Championships, Hobart
- Shannon Martin, Asian-Oceania Junior Hockey Championships, Beijing, China
- Wayne Mayger, National Volleyball Junior Championships, Adelaide

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council donates \$50 to:

Rosaline Normoyle
Shannon Martin
Wayne Mayger

such donations to be from Account No 29740 - Sundry Donations - Recreation Control.

CARRIED

I30306 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT I30306

The City Treasurer submits a schedule of 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 \$49,708.

MOVED Cr Cooper, **SECONDED** Cr Gilmore that Council authorises, in accordance with Section 547(12) of the Local Government Act, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 9 March 1994.

CARRIED BY AN

ABSOLUTE MAJORITY

Appendix VII refers

I30307 CASH FLOATS - SORRENTO/DUNCRAIG RECREATION CENTRE AND ENVIRONMENTAL HEALTH FOOD MONITORING PROGRAMME - [280-5; 330-1-1]

CITY TREASURER'S REPORT I30307

The City Treasurer reports on the following increases in the cash floats:

- Sorrento/Duncraig Recreation Centre by \$50 to \$200;
- Environmental Health Food Monitoring Programme by \$100 to \$200.

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

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

- 1 increases the cash floats as follows:
 - (a) Sorrento/Duncraig Recreation Centre by \$50 to \$200;
 - (b) Environmental Health Food Monitoring Programme by \$100 to \$200;
- 2 ensures the cash floats are operated in accordance with correct accounting principles.

CARRIED

I90313 COMMUNITY SERVICES

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

CARRIED

REPORTS

I40301 RECREATION FACILITIES REQUEST FOR WAIVER OF HIRE CHARGES
- [260-0]

**ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S
REPORT I40301**

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

- Community Policing, waiver of the hire fees for MacDonald Sports Complex and MacDonald Reserve North;
- Perth Wildcats Pty Ltd, concessional rate on court hire in various Council facilities.

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

- 1 reduces the hire fee to \$6.30 per hour for MacDonald Sports Complex and \$34 for the day's use of Macdonald Reserve North for Community Policing to hold a "Community Day in the Park" on 10 April 1994, such waiver to be made from Account Number 29439 - Recreation Control Recreation Facility Subsidy;
- 2 does not offer Perth Wildcats Pty Ltd a concessional rate for basketball court hire.

CARRIED

I40302 DOG ACT APPEAL - MRS K GROTHUES, 62 KOONDOOLA AVENUE,
KOONDOOLA - [843/217/62]

MANAGER - MUNICIPAL LAW & FIRE SERVICES' REPORT I40302

In December 1993, Council refused an application by Mrs K Grothues of 62 Koondoola Avenue, Koondoola to keep three dogs at her residence.

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

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

CARRIED

I90314 BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

I60301 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]

ACTING CITY ENGINEER'S REPORT I60301

The Acting City Engineer reports on Council Works, Drainage, pedestrian and dual use paths, traffic management treatments, car parks, road resurfacing, street lighting, waste disposal and miscellaneous maintenance for the period ending 18 February 1994.

MOVED Cr Nosow, **SECONDED** Cr Gilmore that ACTING CITY ENGINEER'S REPORT I60301 be received.

CARRIED

I60302 WANNEROO EISTEDDFOD - AUDITED REPORT - [429-1-1]

CITY TREASURER'S REPORT I60302

Council is in receipt of the Wanneroo Eisteddfod audited statements for the 1992 and 1993 years.

The City Treasurer advises that the auditor, John W Muntz has highlighted in his report several matters which require attention. The Eisteddfod organisers are aware of the action required to remedy the problems outlined.

MOVED Cr Nosow, **SECONDED** Cr Gilmore that CITY TREASURER'S REPORT I60302 be received.

CARRIED

I60303 ROBBIE BURNS FESTIVAL - BURNS BEACH - [325-30]

CITY TREASURER'S REPORT I60303

The City Treasurer reports on the Robbie Burns Festival conducted on Sunday 23 January 1994.

The Ratepayers Association advises that approximately 2,000 people attended the Festival which was considered a very successful event and thoroughly enjoyed by public and performers.

MOVED Cr Nosow, **SECONDED** Cr Gilmore that CITY TREASURER'S REPORT I60303 be received.

CARRIED

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

190315 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Marwick, **SECONDED** Cr Nosow that the Report of the Policy and Special Purposes Committee Meeting, held on 2 March 1994, be received.

CARRIED

ATTENDANCES

Councillors:	G A MAJOR - JP, Mayor - Chairman	South-West Ward
	P NOSOW - Deputy Mayor	South Ward
	M J GILMORE	South Ward
	W H MARWICK from 5.35 pm	Central Ward
	B A COOPER	Central Ward
	N RUNDLE - Deputising for Cr Dammers	
	South-West Ward	
	H M WATERS - Observer to 6.54 pm	North Ward
	B J MOLONEY - Observer from 5.50 pm	South Ward
	K H WOOD - Observer	South Ward
	I D MACLEAN - Observer from 6.00 pm	South Ward
	F D FREAME - Observer	South-West Ward
	G W CURTIS - Observer from 5.50 pm	
	to 6.45 pm	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
Acting City Planner:	A C SHEPPARD
City Engineer:	R MCNALLY
Acting City Recreation and Cultural Services Manager:	D INGARFIELD
Acting Environmental Health Manager:	M AUSTIN
Acting City Building Surveyor:	L CANDIDO
City Parks Manager:	F GRIFFIN
Acting Manager - Municipal Law &	

Fire Service:	K SMITH
City Librarian:	N CLIFFORD
Acting Manager - Welfare Services:	J RENSHAW
Minute Clerk:	R GARLICK

APOLOGIES

An apology for absence was tendered by Cr Dammers; Cr Rundle deputised.

CONFIRMATION OF MINUTES

The Minutes of the Policy and Special Purposes Committee Meeting held on 1 December 1993 were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	5.32 pm
Closed:	8.03 pm

I50301 PUBLIC RELATIONS SECTION - STRUCTURE AND ROLE - [404-0]

ITEM FOR DISCUSSION

The Committee discussed the structure and role of the Public Relations Section.

RECOMMENDATION

That:

- 1 an officer be appointed from Council's staff to the position of Administrative/Functions Officer - Public Relations;
- 2 the appointment be reviewed after three months;
- 3 a guarantee be provided for the officer to be reinstatement to his/her original position if required.

MOVED Cr Waters, **SECONDED** Cr Cooper that consideration of this matter be held behind Closed Doors.

CARRIED

I50302 POLICY REVIEW - SPECIAL OCCASION PRESENTATION - [702-3]

MAYOR'S REPORT I50302

The Mayor reports on congratulatory presentations for special occasions and seeks Council consideration for the following qualifications:

50th WEDDING and 10 years residency in Wanneroo:
plaque plus flowers plus 2 glasses

60th WEDDING and 10 years residency in Wanneroo:
plaque plus flowers

80th and 90th BIRTHDAYS and 20 years residency in Wanneroo:
plaque plus flowers

MOVED Cr Wood, **SECONDED** Cr Nosow that Council amends its policy B4-04 to include the following categories for congratulatory presentation:

**"50th WEDDING and 10 years residency in Wanneroo:
plaque plus flowers plus 2 glasses plus presentation
confectionery.**

60th WEDDING and 10 years residency in Wanneroo:
plaque plus flowers plus presentation confectionery.

80th and 90th BIRTHDAYS AND 20 years residency in
Wanneroo:
plaque plus flowers plus presentation confectionery."

CARRIED

I50303 USE OF 1080 BAITS WITHIN THE CITY OF WANNEROO - [865-2]

TOWN CLERK'S REPORT I50303

The Town Clerk reports on comments provided by the Agriculture Protection Board in respect of the use of "1080" poison baits to control the fox population within the metropolitan area.

MOVED Cr Woods, **SECONDED** Cr Nosow that TOWN CLERK'S REPORT I50303 be received.

CARRIED

I50304 PROPOSED AMENDMENT TO COUNCIL POLICY: J3-10 - [702-1, 290-5]

ACTING CITY BUILDING SURVEYOR'S REPORT I50304

The Acting City Building Surveyor reports on the proposed amendment to Council Policy J3-10 which addresses outbuildings, garden sheds and pergolas.

MOVED Cr Woods, **SECONDED** Cr Nosow that Council deletes paragraph (b)(ii) from its Policy J3-10 and substitutes the following paragraph:

"(b)(ii) A pergola may be constructed up to the boundary of an adjoining property."

CARRIED

I50305 REQUEST FOR REFUND OF BUILDING FEES: PROPOSED DWELLING: LOT 212 (4) MULLOWAY COURT, SORRENTO - [3173/212/4]

DEPUTY BUILDING SURVEYOR'S REPORT I50305

The Deputy City Building Surveyor reports on a request for a refund of building fees for a proposed dwelling at Lot 212 (4) Mulloway Court, Sorrento.

A letter was sent to the owner advising him that a refund would not be given because it was considered that hardship had not been demonstrated.

However, it was indicated that, because the design of the proposed dwelling on two of the applications was the same, the work commitments of the City were extremely minimal. Therefore, it was requested that Council reconsider the matter and refund the owner the sum of \$828.00.

MOVED Cr Woods, **SECONDED** Cr Nosow that Council, in this instance, approves the refund of \$828.00 to the owner of the property at Lot 212 (4) Malloway Court, Sorrento.

CARRIED

I50306 PROPOSED POLICY TO DISCOURAGE THE USE OF ORGANOCHLORINES FOR PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES - [210-15]

At its meeting on 24 November 1993, Council requested that a report be submitted to the Policy and Special Purposes Committee regarding the adoption of a Policy similar to that adopted by the City of Fremantle to discourage the use of organochlorines (Item H1123 refers).

The Deputy City Building Surveyor advises that the Policy was substantially changed and the reasons for the changes are similar to those encountered by the City of South Perth, ie there is no authority for Councils to prevent the use of organochlorines until legislation is promulgated.

He reports on the following:

- costs of new methods of protecting buildings against subterranean termites;
- letter to the Minister for Local Government requesting appropriate amendments to the regulations;
- National Registration Authority (NRA) Report on Termite Chemical Ban;
- integrated pest management approach;
- costs of termite prevention and control measures;
- recommendations of the NRA Panel.

DEPUTY BUILDING SURVEYOR'S REPORT I50306 recommended that Council does not pursue the adoption of a Policy to discourage the use of organochlorines for the protection of Buildings from Subterranean Termites.

**I50306A PROPOSED POLICY TO DISCOURAGE THE USE OF ORGANOCHLORINES
FOR PROTECTION OF BUILDINGS FROM SUBTERRANEAN TERMITES -
[210-15]**

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

- 1 Council discourages the use of organochlorines for the protection of buildings from subterranean termites;
- 2 a report on implementing ways of discouraging the use of organochlorines be submitted to the next Policy and Special Purposes Committee Meeting.

CARRIED

I50307 CONSULTING ROOMS POLICY REVIEW - [702-1]

CITY PLANNER'S REPORT I50307

The Acting City Planner submits the Consulting Rooms Policy G3-10 for review by the Policy and Special Purposes Committee (Item H91254 refers).

MOVED Cr Woods, **SECONDED** Cr Nosow that CITY PLANNER'S REPORT I50307 be received.

CARRIED

**I50308 PROPOSED CONSULTING ROOMS POLICY FOR ARNISDALE ROAD,
DUNCRAIG - [702-1]**

CITY PLANNER'S REPORT I50308

The City Planner reports on medical facilities near the Glengarry Hospital, Arnisdale Road, Duncraig.

He advises that it is recommended that in response to the applications and pressure being placed on residents in the locality that Council consider the adoption of a policy to relieve the demand for medical consulting facilities which, under Council's existing policy, is unable to be accommodated.

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

- 1 consults with the affected landowners as proposed by this policy;
- 2 subject to the landowners support to the proposed policy amends its Consulting Rooms Policy G3-10 by:
 - "(a) including the whole of the existing policy under the sub-heading "PART 1 - GENERAL";

- (b) adding the following part relating to the Arnisdale Road, Duncraig area:

"PART 2 - ARNISDALE ROAD, DUNCRAIG PRECINCT
GUIDELINES

OBJECTIVES

- (a) to establish guidelines for the location of consulting rooms in Arnisdale Road Duncraig to provide a suitable level of medical facilities while protecting the existing residential amenity.
- (b) to highlight alternative locations that may provide suitable sites for the establishment of regional/specialist consulting rooms.

POLICY AREA

This policy applies to lots on the southern side of Arnisdale Road, west of the existing pedestrian accessway between Lots 1 and 372 where the Council is prepared to support consulting room development.

POLICY STATEMENT

The Council will support and encourage the amalgamation and co-ordination of consulting room development in the policy area which would allow for common car parking areas and other possible advantages to promote this policy.

Council also encourages the development of Pt Lot 263 which extends between Arnisdale Road and Warwick Road to further accommodate medical facilities on its northern portion. The encouragement of a strata development in the form of a medical centre on Pt Lot 263 could satisfy a substantial amount of the demand currently being experienced.

The Council discourages consulting room development outside the policy area illustrated in the Appendix" - (Attachment 2)."

CARRIED

Cr Major dissented.

Appendix VIII refers.

150309 HEIGHT OF BUILDINGS IN RESIDENTIAL NEIGHBOURHOODS POLICY
- [702-1, 30/4591]

CITY PLANNER'S REPORT 150309

Council has deferred an application submitted by R & P Miller for an additional dwelling of three storeys on Lot 47 (1) Leach Street, Marmion and has requested a report to the Policy and Special Purposes Committee reviewing Council's policy relating to residential building height (Item I20219 refers).

The City Planner reports on the existing Policy and addresses objections relating to the impact neighbours perceive a proposed dwelling will have on their homes.

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

- 1 approves the application submitted by R & P Miller for an additional dwelling unit on Lot 47 (1) Leach Street, Marmion, subject to standard and appropriate development conditions;
- 2 deletes its Policy G3-17 and substitutes the following new policy;

"HEIGHT OF BUILDINGS IN RESIDENTIAL NEIGHBOURHOODS

The "Standard Height" for all residential development (except Multiple Dwellings) shall be limited to two storeys or six metres, calculated as the average building height measured vertically above the natural ground level at the base of the wall to the underside of eaves. The standard height for flat roofed style buildings (eg Mediterranean) will be measured vertically above ground level at the base of the wall to the top of ceiling. The Standard Height for Multiple Dwellings shall be three storeys or 9 metres.

Where a building exceeds the Standard Height specified above, or is considered to constitute unreasonably excessive development, affected neighbours shall be consulted prior to Council considering the application in accordance with Clause 3.18 of the Scheme.

Council delegates to the City Planner and/or City Building Surveyor the following authority to determine building applications under this Policy:

- authority to approve applications where no objections are received in response to neighbour consultations;
- all applications against which there has been objection and all applications recommended for refusal shall be referred to Council for determination."

CARRIED

I50310 DRAFT PLANNING POLICY ON THE DESIGN OF CENTRES - [702-1;760-1]

CITY PLANNER'S REPORT I50310

The City Planner reports on the draft Planning Policy on the Design of Centres and outlines the procedure for approval of the Planning Policy.

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

- 1 adopts the Draft Planning Policy on the Design of Centres attached to Report No I50310;
- 2 advertises that Draft Planning Policy for a public submission period of 21 days.

CARRIED

Appendix IX refers.

I50311 POLICY RELATING TO ENVIRONMENTAL GRANTS - [305-6]

CITY PLANNER'S REPORT I50311

The City Planner reports on the City of Wanneroo Environmental Grants Scheme and provides recommendations relating to applications for funding pursuant to the Scheme.

He discusses the following matters that need to be addressed in considering a policy for the operation of Council's Environmental Grant Scheme:

- basic objective of the scheme;
- potentially appropriate projects;
- magnitude of grants available;
- system of applications;
- termination of projects.

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

- 1 adopts the Policy on City of Wanneroo's Community Environmental Grant Scheme (Attachment 2 to Report No I50311 refers);
- 2 adopts the modified Policy on Assistance to Schools (Policy B5.03 - Attachment 3 to Report No I50311 refers);
- 3 approves the following grants under the City of Wanneroo's Community Environmental Grant Scheme:
 - (a) a maximum of \$1,000 (on a dollar for dollar basis) to the Duncraig Primary School for acquisition of a lockable storage shed for the school's recycling programme;
 - (b) a maximum of \$1,000 (on a dollar for dollar basis) to the Quinns Rock Primary School for construction of the school's nursery enclosure (and associated storage benches and plumbing).

CARRIED

Appendix X refers.

I50312 GOODS AND SERVICES PURCHASING POLICY - [010-0-1]

CITY TREASURER'S REPORT I50312

The City Treasurer reports on Council's current Purchasing Policy and submits a redrafted Policy for Council consideration.

RECOMMENDATION

That Council:

- 1 rescinds Policy B3-17;
- 2 adopts a new policy with the following wording:

"Local Purchasing -

When determining the supplier for goods, services or works, whether by way of quotation or public tender, equitable trading conditions shall apply to all suppliers. Financial preference to local suppliers shall not apply, however local suppliers shall be given the opportunity to quote on all work, wherever practicable. Ultimately, "value for money" shall be the deciding factor in determining the supplier. This shall incorporate factors such as price, fitness for purpose,

whole of life costs, operating costs, after sales support and warranties";

- 3 seeks annual registrations of interest from local businesses for Council supplies.

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

- 1 rescinds Policy B3-17;

- 2 adopts a new policy with the following wording:

"Local Purchasing -

When determining the supplier for goods, services or works, whether by way of quotation or public tender, equitable trading conditions shall apply to all suppliers. Financial preference to local suppliers shall not apply, however local suppliers shall be given the opportunity to quote on all work, wherever practicable. Ultimately, "value for money" shall be the deciding factor in determining the supplier. This shall incorporate factors such as price, fitness for purpose, whole of life costs, operating costs, after sales support and warranties";

- 3 seeks annual registrations of interest from local businesses for Council supplies.

- 4 write to the Chamber of Commerce and the Joondalup Business Association advising of the outcome of the above policy.

CARRIED

I50313 FIRE SERVICE LEVY FOR RURAL RESIDENTS - [902-1]

CITY TREASURER'S REPORT I50313

The City Treasurer reports on the feasibility of rural residents and residents outside the metropolitan fire district paying an additional levy for fire services.

He advises that the power to raise such a levy is beyond the existing provisions of the Local Government Act and thus Council is unable to proceed without legislative changes.

MOVED Cr Woods, **SECONDED** Cr Nosow that CITY TREASURER'S REPORT I50313 be received.

CARRIED

I50314 RURAL FLY WORKING PARTY - MANURE STOCKPILES - [855-3]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I50314

The Acting City Environmental Health Manager reports on the feasibility of amending or structuring Council's Health By-laws to make provision for the requirement of two conditions to provide for the control of fly breeding:

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

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

- 1 Council adopts a Policy to require:
 - (a) hard base storage for manure stockpiles with adequate drainage;
 - (b) one piece heavy duty covers for manure stockpiles subject to ingress of moisture from water sprinklers;

in accordance with the provisions of the Fly Eradication Regulations (1961);
- 2 the Policy be implemented by 1 September 1994.

CARRIED

I50315 LOCAL GOVERNMENT MODEL BY-LAWS (CARAVAN PARKS AND CAMPING GROUNDS) - [920-5]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I50315

The Acting City Environmental Health Manager reports on the discovery of a discriminatory aspect of the Local Government Model By-laws (Caravan Parks and Camping Grounds) (Item I40207 refers).

He advises that Council is requested to consider the removal of the Schedule Clause prohibiting additional annexural structures to "double width" or "park home" type units in caravan parks being aware of the requirement of a 4.5 metre clearance between structures on caravan bays, which will continue to preserve emergency procedures for quick removal of caravans in the case of fire.

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

- 1 amends its By-laws relating to Caravan Parks and Camping Grounds by amending Schedule "Y" - Annexes - construction and conditions by:
 - (a) amending Clause 5 by adding after the word "annexes" in line 1, the words "to be of all metal construction and";
 - (b) revoking Clause 6 and renumbering Clause 7 as Clause 6;
- 2 authorises the affixation of the Common Seal to and endorses the signing of the documents;
- 3 authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed By-laws promulgated.

CARRIED

I50316 DELEGATION OF AUTHORITY - LIQUOR LICENCES - [930-17]

The Acting City Recreation and Cultural Services Manager reports on the delegation of authority to determine requests for liquor licences.

He advises that the City of Stirling has delegated this authority to the Head of the Recreation Department and recommends a similar delegation by this Council.

ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I50316 recommended that Council:

- 1 in accordance with the provisions of Section 157A of the Local Government Act, delegates authority, **BY ABSOLUTE MAJORITY**, as specified in Attachment 1 to Report I50316;
- 2 amends the Register of Delegation of Authority accordingly.

I50316A DELEGATION OF AUTHORITY - LIQUOR LICENCES - [930-17]

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

- 1 Council:
 - (a) retains authority to determine new requests for liquor licences;

- (b) delegates authority to the City Recreation and Cultural Services Manager to approve renewal of liquor licences;
- (c) amends the Register of Delegation of Authority accordingly;

2 a report listing approved liquor licences be submitted annually to Policy and Special Purposes Committee.

CARRIED

I50317 CITY OF WANNEROO ART COLLECTION - [429-1-13]

**ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S
REPORT I50317**

The Acting City Recreation and Cultural Services Manager reports on the rotation and eventual placement of art works in the proposed public art gallery.

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

- 1 endorses the annual rotation of visual art works within the City of Wanneroo Administration Building as determined by the Art Collection Advisory Committee;
- 2 agrees to the eventual placement of all art works from the collection in the proposed Joondalup Public Art Gallery;
- 3 amends the City of Wanneroo Art Collection Policy Statement accordingly;
- 4 seeks a further report detailing options for the display of Artworks in the Administration Centre to replace works from Council's collection once these are relocated to the proposed Joondalup Public Art Gallery.

CARRIED

Crs Rundle and Dammers entered the Chamber at this point, the time being 9.20 pm.

**I50318 DISABILITY INTEGRATION PROGRAMME - SUBMISSION FOR
FUNDING - [260-0]**

**ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S
REPORT I50318**

At its meeting in May 1992 Council agreed to accept the offer from Recreation Network to participate in a pilot disabled

integration project by locating a disabilities specialist in the Recreation and Cultural Services Department for a period of twelve to eighteen months to enhance the integration of people with disabilities into mainstream recreation (and cultural) activities (Item G40517 refers).

The Acting City Recreation and Cultural Services Manager outlines the goals of this project and advises that the funding for the current project expires in March 1994.

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

- 1 agrees to tender the submission appearing in Attachment 1 of Report No I50318 to the State Disabilities Services Commission with the intention of securing ongoing financial support for the salary and on-costs of a "Recreation Advisor - Disabilities";
- 2 subject to the provision of State funding, lists for consideration in the draft 1994/95 Budget funds to cover the administrative costs for this position.

CARRIED

Appendix XI refers.

I50319 FUNDING FOR AUSTRALIA DAY COMMUNITY EVENTS - [301-5-1]

The Acting City Recreation and Cultural Services Manager reports on the 1993/94 Budget allocation to encourage the Recreation Associations to promote local events to celebrate Australia Day.

ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT
I50319 recommended that Council lists for consideration the sum of \$8,000 in the 1994/95 draft Budget for the promotion of Australia Day community events; these funds to be granted evenly between the nine remaining Recreation Associations.

I50319A FUNDING FOR AUSTRALIA DAY COMMUNITY EVENTS - [301-5-1]

RECOMMENDATION

That Council:

- 1 Council lists for consideration the sum of \$9,000 in the draft 1994/95 Budget for the promotion of Australia Day community events; these funds to be allocated at a maximum of \$1,000 per Recreation Association;
- 2 funds not allocated are to be retained in the Municipal Fund;

- 3 all expenditure is to be accounted for, with receipts,
change and financial statement to be forwarded to the
City Treasurer;
- 4 any advertising must include that the promotion is
sponsored by the City of Wanneroo.

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

- 1 Council lists for consideration the sum of \$9,000 in the
draft 1994/95 Budget for the promotion of Australia Day
community events; these funds to be allocated at a
maximum of \$1,000 per Recreation Association; these
funds being not transferable between associations;
- 2 funds not allocated are to be retained in the Municipal
Fund;
- 3 all expenditure is to be accounted for, with receipts,
change and financial statement to be forwarded to the
City Treasurer;
- 4 any advertising must include that the promotion is
sponsored by the City of Wanneroo.

CARRIED

I50320 LIBRARIES DEPARTMENT LOGO - [240-2]

CITY LIBRARIAN'S REPORT I50320

The City Librarian requests Council consideration for adoption
of two draft logos for the range of printed materials produced
for public distribution.

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

- 1 Council approves use of the two logos incorporating
elements of the Council crest and the stylised book on
printed materials used by the Libraries Department;
- 2 the word "Libraries" on the logos be in solid print.

CARRIED

Appendix XII refers.

I50321 STRIP BURNING OF BUSHLAND - [902-1]

MANAGER - MUNICIPAL LAW & FIRE SERVICE'S REPORT I50321

Council resolved that a report be submitted to the Policy and Special Purposes Committee on the feasibility of strip burning land in the Neerabup National Park (Item I90224 refers).

The Manager - Municipal Land and Fire Services reports that the Wanneroo District Manager for the Department of Conservation and Land Management (CALM), Mr Alan Briggs advises that CALM is preparing interim guidelines which will authorise and empower it under the CALM Act to carry out strip burning in National Parks including Neerabup.

Mr Briggs anticipates strip burning at Neerabup will be carried out after the prohibited burning season ends on 31 March 1994.

MOVED Cr Woods, **SECONDED** Cr Rundle that **MANAGER - MUNICIPAL LAW AND FIRE SERVICE'S REPORT I50321** be received.

CARRIED

I50322 STANDING ORDER BY-LAW NO 112 - REVIEW - [960-1]

TOWN CLERK'S REPORT I50322

At its meeting on 27 October 1993, Council considered at Item H90135 "how it may be possible to limit the use of rescission motions, within the confines of the Local Government Act, to limit the possibility of abuse of the system".

The Town Clerk advises that until such time as the proposed new Local Government Act is enacted, Council is bound by the provisions of the current Act and, in discretionary matters, by its Standing Orders By-Law 112.

Council's solicitors have advised that, in their view, By-Law 112 restricts the operation of S177(2)(b) of the Local Government Act which provides a power for Council to rescind or alter a resolution in certain circumstances.

It is therefore necessary for Council to amend its Standing Orders By-Law 112 by deleting the words "by absolute majority resolution".

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

- 1 adopts the proposed amendment to its By-laws relating to Standing Orders as attached to Report I50322;
- 2 authorises the affixation of the Common Seal to and endorses the signing of the documents;

3 authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed amended By-laws

CARRIED

Appendix XIII refers.

150323 INTRODUCTION OF PERFORMANCE AGREEMENTS - ex H50801 - [404-6]

Council at its meeting in August 1993 (Item H50801 refers) requested a report on "the possible introduction of performance agreements be referred to the Policy and Special Purposes Committee for consideration."

MOVED Cr Woods, **SECONDED** Cr Rundle that the Town Clerk prepare a report covering all aspects relating to the following:

- corporate plan;
- alternative management structures;
- performance objectives;
- performance appraisals;
- contracts award restructuring etc;

to be presented to the Policy and Special Purposes Committee by November/December 1994.

CARRIED

VISIT BY HON DEPUTY PRIME MINISTER B HOWE - [200-2]

Town Clerk reported on the proposed visit by the Hon Deputy Prime Minister B Howe, to the City of Wanneroo, on Sunday 20 March 1994 between 3.30 pm - 5.30 pm and advised that a letter will be sent to Councillors confirming the details.

150324 MAINTENANCE OF COUNCIL PARKS AND RESERVES - [250-1]

Cr Cooper requested a report on the feasibility of collectives being formed for present Parks Department Outside Staff to take over the maintenance function of collective parks and reserves.

MOVED Cr Woods, **SECONDED** Cr Rundle that a report on the feasibility of collectives being formed for present Parks Department Outside Staff to take over the maintenance function of collective parks and reserves be submitted to the next Policy and Special Purposes Committee Meeting.

CARRIED

190316 TOWN CLERK'S REPORT

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

CARRIED

190317 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Agreement
Parties: City of Wanneroo and Hames Sharley
Description: Design Brief - Civic and Cultural Facilities, Joondalup
Date: 16.2.94

Document: Deed
Parties: City of Wanneroo and G B M Taylor
Description: Copyright Agreement
Date: 25.2.94

Document: Deed
Parties: City of Wanneroo and S R Leach
Description: Copyright Agreement
Date: 25.2.94

Document: Deed
Parties: City of Wanneroo and B G Eakins
Description: Copyright Agreement
Date: 25.2.94

Document: Deed
Parties: City of Wanneroo and A H Flynn
Description: Copyright Agreement
Date: 25.2.94

Document: Deed
Parties: City of Wanneroo and C F Pearsall
Description: Copyright Agreement
Date: 25.2.94

Document: Easement
Parties: City of Wanneroo and H D Greenock
Description: Lot 657 Mermaid Way, Heathridge
Purpose: To protect City's drainage line
Date: 25.2.94

Document: Lease
Parties: City of Wanneroo and Wanneroo Racing Pigeon Club (Inc)
Description: Reserve 19545 Jambanis Road, Wanneroo
Purpose: Tenure over club premises
Date: 1.3.94

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

CARRIED

190318 DEVELOPMENT ASSESSMENT UNIT - [290-1]

The City Planner submits a resumé of the development applications for the period 18 February 1994 to 3 March 1994.

Cr Nosow declared an interest in this item.

MOVED Cr Rundle, **SECONDED** Cr Gilmore that Council adopts the recommendations in the list of development applications processed for the period 18 February 1994 to 3 March 1994 as outlined on Appendix I hereto and approves the applications, subject to standard and appropriate conditions of development.

CARRIED

Cr Nosow abstained from voting.

Appendix XIV refers.

190319 ANZAC DAY CEREMONY - [200-0]

At its meeting on 22 December 1993, Council considered report H41208 (copy attached) which detailed the City's past involvement with a combined schools ANZAC Day ceremony. That report suggested that the provision of equipment on loan is considered appropriate involvement by the City, but that actual costs associated with school ceremonies should not be the City's responsibility

The matter has been discussed with the District Superintendent of Education, Joondalup District, who concurs with the view that individual schools should budget for their own ceremonies and expresses gratitude for the provision of equipment on loan by the City of Wanneroo.

Accordingly, it is suggested that should Council receive any future requests for contribution towards the conduct of ANZAC Day ceremonies for schools, the extent of Council support be limited to the provision of equipment on loan.

MOVED Cr MacLean, **SECONDED** Cr Nosow that Council restricts its contribution to school ANZAC Day ceremonies to the provision of equipment on loan, such loans to made available on a first come, first served basis.

CARRIED

Appendix II refers

190320 HUMAN RESOURCE MATTERS - [404-0]

This report gives details of staff appointments and resignations.

STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Trainee Environmental Health Officer - Health	Heather BOOKER	28.02.94
Community Arts Officer - Rec & Cultural Services	Elizabeth LEDGER	08.03.94
Curator (Temp) - Gloucester Lodge Museum - Recreation	Aline PALEY	09.03.94

RESIGNATIONS

Drafting Officer - Engineering	Wayne MO	08.03.94
Co-ord - Mobile Day Care - Welfare Services	Jill IRELAND	08.04.94
Co-ordinator - Community Aged Care - Welfare Services	Karen HENDERSON	11.03.94

MOVED Cr Marwick , **SECONDED** Cr Nosow 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.

CARRIED

190321 LIBRARIES - EASTER CLOSING - [240-2]

The City Librarian advises that the Libraries shall be closed over the following hours during the Easter period:

Friday	1 April - All closed
Saturday	2 April - All closed
Monday	4 April - All closed
Tuesday	5 April - All closed
Wednesday	6 April - All open 10.00 am - 8.30 pm (Yanchep 10 - 12 noon; 3 - 6 pm)

MOVED Cr Nosow, **SECONDED** Cr Freame that the information relating to the closure of the Libraries over the Easter period be received.

CARRIED

I90322 LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE -
[050-0]

At its meeting on 28 April 1993 (Item I30215 refers), 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 Ruby 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:

1.	partition and two doors	\$660.00
2	sink/cupboard and dry well	<u>\$870.00</u>

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.

Cr Marwick wished it to be recorded that he is the President of the Historical Society.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Dammers that consideration of this matter be deferred and referred to the next Council meeting together with an updated plan of the proposal.

CARRIED

Appendix XV refers.

190323 **RAVE PARTY - [360/1646/28]**

Council was advised that the Wanneroo Police Station informed this office on Friday, 4 March 1994 of an expected 'rave party' at Lot 1646 (28) Rowley Place, Mariginiup on Sunday night, 6 March 1994.

Cr MacLean left the Chamber at this point, the time being 9.34 pm.

Having unsuccessfully tried to contact the property owner, a Pollution Abatement Notice was prepared based on the information at hand and delivered to the owner's home that afternoon. A covering letter advised the recipient that should a rave party occur, the emission of music beyond the boundary of the property may lead to legal action under the Environmental Protection Act 1986. The letter also advised that an individual was liable, upon conviction, to a maximum penalty of \$25000.

Whilst 'rave parties' are not condoned, their occurrence currently manages to by-pass the usual procedures regarding the approval process. The location and time is usually a secret and authorities generally have little or no warning of the event. Because of this modus operandi, the only recourse is reactive, usually noise induced.

On this occasion a Council Noise Officer monitored the noise from a house in Honey Road, Mariginiup between 3.40 - 4.11 am on Monday, 7 March 1994 which indicated the noise was in excess of the Environmental Protection Act requirements.

This raises the question of what measures can or cannot be taken by an authorised person or Police Officer under Section 81 (1) (b) of the Environmental Protection Act. Police at this stage are not prepared to take it upon themselves to forcibly stop such an event as the Act is unclear and offers no indemnity to the Officer concerned. Power of Entry under Section 82 is also not defined for Police. This sad state of affairs has existed for nearly two years with no assurances or action by the Environmental Protection Authority to address the issue.

Cr MacLean entered the Chamber at this point, the time being 9.36 pm.

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

- 1 initiates legal action under Section 65 of the Environmental Protection Act 1986 against Mr Graham Rodney Klarich of Lot 1646 (28) Rowley Place, Mariginiup for a breach of the Pollution Abatement Notice of 4 March 1994; and

2 seeks from the Premier, the Minister for the Environment and the Attorney General an urgent review of the Environmental Protection Act 1986 to give Police clearly defined powers and indemnity under Section 81 (1) (b) of that Act and powers of entry under Section 82.

CARRIED

MOVED Cr Wood, **SECONDED** Cr Curtis that Council seeks an urgent deputation with the Minister of Police and Attorney General to express Council's concerns at "rave parties" and the safety of citizens, such delegation to consist of Crs Major, Cooper and Freame.

CARRIED

MOVED Cr Rundle, **SECONDED** Cr Ewen-Chappell that Council sets aside its Policy in respect of Communication of Council Resolutions in this instance to allow action in this matter.

CARRIED

190324 REPRESENTATION ON THE DEPARTMENT OF COMMUNITY DEVELOPMENT - MIRRABOOKA LOCAL DISTRICT COMMITTEE - [702-3]

Cr Freame brought to the attention of Council a request from the Department of Community Development for a representative on the Mirrabooka Local District Committee.

Cr Rundle nominated Cr Gilmore.

MOVED Cr Rundle, **SECONDED** Cr Wood that Cr Gilmore be appointed as Council's representative on the Department of Community Development - Mirrabooka Local District Committee.

CARRIED

MOTIONS FOR FURTHER ACTION

MARMION AVENUE - SPEED LIMITS - [510-2]

Cr Dammers requested an update of the position regarding speed limits on Marmion Avenue.

City Engineer advised that the Main Roads Department proposed that speed limits be increased to 90 kph on Marmion Avenue, and also a similar increase on other roads within the City of Wanneroo. He stated that Council was awaiting a response from the Main Roads Department regarding several concerns, and a further report will be submitted to Council.

MOTIONS FOR REPORT

190325 RAVE PARTIES - [863-1-1]

MOVED Cr Curtis, **SECONDED** Cr Ewen-Chappell that a report be submitted to Policy and Special Purposes Committee on the feasibility of implementing by-laws to control Rave Parties.

CARRIED

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

190326 DISCUSSION PAPER ON HORTICULTURE IN THE METROPOLITAN REGION - [319-7]

In relation to the deferral of Item I20317 - Discussion Paper on Horticulture in the Metropolitan Region, Cr Nosow requested that Council writes to the Department of Planning and Urban Development requesting it defers consideration of the submission pending the outcome of Council's report to Policy and Special Purposes Committee.

MOVED Cr Nosow, **SECONDED** Cr Curtis that Council writes to the Department of Planning and Urban Development requesting it defers consideration of the submission relating to Horticulture in the Metropolitan Region pending the outcome of Council's Policy and Special Purposes Committee.

CARRIED

190327 TRAFFIC LIGHTS - [510-2]

Cr Nosow requested a report on the position regarding traffic lights on the intersections of Shenton Avenue and Marmion Avenue, and Burns Beach Road and Marmion Avenue.

RESOLVED that a report be submitted to Council on the position regarding traffic lights on the intersections of Shenton Avenue and Marmion Avenue, and Burns Beach Road and Marmion Avenue and referral of this matter to the Main Roads Department.

Cr Gilmore entered the Chamber at this point, the time being 9.57pm.

190328 PATROL OFFICER - YANCHEP/TWO ROCKS - [905-1]

Cr Waters requested a report on the possibility of a permanent patrol officer being allocated for Yanchep/Two Rocks to reduce problems of vandalism in the area.

MOVED Cr Waters, **SECONDED** Cr Marwick that a report be submitted to Council on the feasibility of a permanent patrol officer being allocated for Yanchep/Two Rocks to reduce problems of vandalism in the area.

CARRIED

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

Cr Waters left the Chamber at this point, the time being 9.59 pm.

PUBLIC QUESTION/COMMENT TIME

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

Cr Waters entered the Chamber at this point, the time being 10.05 pm.

MOVED Cr Gilmore, **SECONDED** Cr Wood that the Meeting be held behind closed doors, the time being 10.16 pm.

CARRIED

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

Cr Curtis left the Chamber at this point, the time being 10.16 pm.

CONFIDENTIAL BUSINESS

I50301 PUBLIC RELATIONS SECTION - STRUCTURE AND ROLE - [404-0]

Cr Curtis entered the Chamber at this point, the time being 10.20 pm.

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

- 1 an officer be appointed from Council's staff to the position of Administrative/Functions Officer - Public Relations;

- 2 the appointment be reviewed after three months;
- 3 a guarantee be provided for the officer to be reinstated
to his/her original position if required.

CARRIED

CITY OF WANNEROO ART AWARDS - [429-1-28]

Cr Waters expressed concern regarding the use of the Council Chamber, Councillors' Lounge and third floor foyer for display of art work for the City of Wanneroo Art Awards, and the inconvenience this caused to Councillors.

TOWN PLANNING SCHEME NO 21 - [780-21]

The City Planner advised that since the Special Meeting of Council in December 1993, the Premier had been invited to a Deputation. However, in early January the Minister for Planning had discussions with Councillor Dammers and the Town Clerk with a view to resolving issues relating to the development of East Wanneroo. As these negotiations were proceeding, a letter was sent to the Premier advising him of the present position and deferring the request for a Deputation.

It is hopeful that the Minister and the Department's advice should be with the City early in April so that this matter may be further progressed.

MOVED Cr Waters, **SECONDED** Cr Nosow 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 23 MARCH 1994.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 10.54 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

I10300

CITY OF WANNEROO

TECHNICAL SERVICES SECTION

REPORTS FOR COUNCIL MEETING

9 MARCH 1994

I10301

CITY OF WANNEROO REPORT NO I10301

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 208-6

SUBJECT: PLANT AND VEHICLE PURCHASES - TENDER NUMBERS
060 - 062, 064 - 067, 069 AND 070 - 93/94

Tenders were advertised on 29 January and 1 February 1994 for the supply and delivery of the following:

Tender No:

060-93/94	One	(1)	Low bed mower transport trailer
061-93/94	One	(1)	Drawn seven gang mower
062-93/94	Three	(3)	Ride on rotary mowers
064-93/94	Two	(2)	6 cylinder utilities
065-93/94	One	(1)	Full forward control window van
066-93/94	Two	(2)	4 cylinder 1600cc sedans
067-93/94	One	(1)	Skid steer loader
069-93/94	One	(1)	Tandem axle trailer
070-94/94	Four	(4)	650mm rotary mowers

To be traded:

<u>Tender No</u>	<u>Plant No Delivery</u>	<u>Description</u>	<u>Reg'n No</u>
060-93/94	98 138	Tandem axle trailer	WN 21599
	23.04.80		
061-93/94	98 269	Ransome 7 gang mower	-
	20.02.87		
062-93/94	98 342	Kubota ride on mower	WN 26320
	08.12.89		
"	98 358	Toro Groundsmaster	WN 28481
	17.05.91		
"	98 359	"	WN 28458
	05.03.91		

064/93/94	95 502	Mitsubishi Triton	WN 30266
	18.11.92		
065-93/94	99 062	Ford Laser wagon	WN 30018
	04.10.91		
066-93/94	99 052	Holden Apollo wagon	WN 30064
	27.11.91		
"	99 053	"	WN 30209
	09.12.91		
067-93/94	98 691	Mustang 940 loader	WN 28161
	21.04.89		
069-93/94	98 054	Tandem axle trailer	WN 21505
	09.05.79		
070-93/94	98 703	Deutscher rty mower	-
	30.06.89		
"	98 714	"	-
	02.03.89		

Tenders closed at 11.00 am on Friday, 11 February 1994 and are shown at Attachment 1.

Generally, tenders providing the lowest changeover and to Council specification are recommended with the following exceptions.

Tender Nos: 060 and 069-93/94

Only one submission to supply a trailer was received from North West Engineering at these tenders. North West Engineering has been the supplier of similar trailers to Council over a number of years. Its tenders have always proved to be competitively priced and the workmanship has always been of a high standard.

The trade values of the trailers to be sold are typical of previous offers and are considered equally acceptable.

The tenders of North West Engineering are recommended accordingly.

Tender No: 062-93/94

The John Deere model F935 has previously been purchased by Council. It proved to have operational problems and was unreliable. It was consequently replaced and further purchase of this model is not recommended.

The lower of the two tenders submitted by E & M J Rosher to supply the Kubota F2100 model ride-on mower does not comply

with the minimum engine size requirements in accordance with tender specification.

The next low tender is that of Rover Mowers for the supply of a Toro Groundsmaster. This mower is typical of ride-on mowers currently in Council's fleet and the tender of Rover Motors accordingly.

Tender No: 064-93/94

At adoption of the 1993/94 Budget, Council approved the purchase of an additional six cylinder utility for the Manager of Craigie Leisure Centre. This vehicle will be used for all transport and small cartage operations associated with the centre. One of the two vehicles concerned with this tender provides for this requirement.

Tender No: 066-93/94

Council is advised that the two Community Policing vehicles it supplied to the Police Department have been handed back. The Police Department has advised that Big Rock Toyota, Custom Fleet, Toyota and SGIO will now be providing it with vehicles for Community Policing purposes.

Council is also advised that the Manager of Welfare Services has indicated that the Commonwealth Government has donated \$34,000 funding from the Community Age Care Package Programme for the purchase of two vehicles. These vehicles are to be used for client services, ie visiting clients in their home and transporting them for medical treatment. The funding will become available in March 1994.

Both Community Policing vehicles returned to Council have reached 40,000 Kms and are due for exchange or be sold as surplus to requirement.

It has been opportune therefore to offer these vehicles at trade for the provision of two (2) small sedans for the Community Age Care Programme.

Trade vehicles have realised \$31,850.00 and this amount is required to be returned to the Municipal Reserve Fund when Commonwealth funding is received. The funding of \$34,000.00 from the Commonwealth Government, therefore, provides a further \$2,150.00 that can be used in the Community Age Care Programme.

Tender No: 067-93/94

The low tender of CJD Equipment of the Scat Trak 1300C is well below the specification required at tender in engine power, operating weight and lift capacity and has not therefore been considered.

The Mustang 960 skid steer loader is \$2,030.00 more than the second low tender of J I Case Australia at retail but is reduced to \$305.00 after discounts and trade has been applied.

Although Council has purchased different types of skid steer loaders over the years the Mustang has dominated Council's fleet at any one time. It has found favour with the operators and has proved very reliable, particularly with the hard digging associated with road works. The tender of Tutts for the supply of a Mustang 960 skid steer loader is recommended.

Tender No: 070-93/94

Two of the four rotary mowers concerned with this tender are additional units requested by the City Parks Manager, and approved by Council at the adoption of the 1993/94 Budget. The increased number of garden beds within the road verges has necessitated this additional requirement.

RECOMMENDATION

That Council:

7accepts the following tenders as outlined in Attachment 1 to Report No

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
060-93/94	North West Eng (supply only)	\$ 8,442.00
"	W Stokes (purchase only)	\$ 1,000.00
CR		
061-93/94	Boya Market Garden Equipment	\$35,877.00
062-93/94	Rover Mowers	\$47,039.00
064-93/94	Titan Ford	\$16,072.00
065-93/94	Titan Ford	\$ 1,845.00
067-93/94	Tutts	\$22,500.00
069-93/94	North West Eng (supply only)	\$ 3,181.00

069-93/94	M Harris (purchase only)	\$	560.00
CR			
070-93/94	Rover Mowers (supply only)	\$	9,616.00
070-93/94	K Jelleff (purchase only)	\$	930.00
CR			

8endorses the calling of tenders for the purchase of two (2) small sedans for the Community Age Care Package Programme at Tender Number 066-93/94;

9authorises the trade of two (2) Holden Apollo station wagons, plant numbers 99 052 and 99 053 returned from Community Policing for the supply of two (2) small sedans for the Community Age Care Package Programme at Tender Number 066-93/94;

10approves the tender of Halberts Mitsubishi for the supply of two (2) Mitsubishi Lancer sedans for the changeover price of \$246.00 credit at Tender Number 066-93/94.

D R BLAIR
Acting City Engineer

BD:DRB:PRG:EMT
dre021

I10302

CITY OF WANNEROO REPORT NO I10302

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 510-1720

SUBJECT: PARKING PROHIBITIONS - LIWARA PLACE,
GREENWOOD

The All Saints Catholic Church, Greenwood has requested an extension of the "No Parking on Verge" prohibition in Liwara Place. A previous request for a verge prohibition in Liwara Place was approved between Orkney Road and Iona Place. (Item F10613 refers). This prohibition enabled the Church to establish bollards along the verge to complement the parking restriction.

The Church officials have indicated that they wish to extend the bollards west along Liwara Place to protect existing vegetation. The proposed prohibition is shown on Attachment 2.

RECOMMENDATION

That Council extends the "NO PARKING ANY TIME ON VERGE" signs along the south side of Liwara Place from Iona Place to the western driveway of All Saints Church as shown on Attachment No 2 to Report

D R BLAIR
Acting City Engineer

DP:EMT
Bere0303

I10303

CITY OF WANNEROO REPORT NO I10303

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 510-441

SUBJECT: PARKING PROHIBITIONS - AINGER ROAD, QUINNS
ROCKS

Following a request by the Principal of Quinns Rocks Primary School, Council approved the relocation of a bus stop with the supporting prohibitions from White Road to Ainger Road as shown on Attachment 1 (Item G10813 refers). The school Principal has now requested that the existing "NO STANDING 8.15AM TO 9.15AM, 2.30PM TO 3.30PM MONDAY TO FRIDAY EXCEPT BUSES" prohibition be revoked as buses no longer use the existing embayment. The removal of this prohibition will then provide for extra parent vehicle spaces with access to the school.

The revised parking prohibition for Ainger Road is shown on Attachment 2.

RECOMMENDATION

That Council:

- 1 revokes the existing "NO STANDING 8.15AM TO 9.15AM, 2.30PM TO 3.30PM MONDAY TO FRIDAY EXCEPT BUSES" prohibition in Ainger Road, Quinns Rocks as shown on Attachment 1 to Report
- 2 advises the Quinns Rocks Primary School accordingly.

R T McNALLY
City Engineer

BL:EMT
Bere0302

I10304

CITY OF WANNEROO REPORT NO: I10304

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 208-57-93/94

SUBJECT: SUPPLY OF FLOOR COVERINGS TO VARIOUS COUNCIL BUILDINGS

Tenders for the supply and installation of floor coverings to all or part of 12 Council Buildings closed at 11.00am on Monday 7 February 1994. Four tenders were received (Totals only shown):

	OPTION 1	OPTION 2	OPTION 3	OPTION 4
	\$	\$	\$	\$
WA Design Carpets	90,294	72,296	104,397	50,616
Henley Nominees P/L as TFT Bateman's Family Trust T/A Bateman's Carpets	97,655	73,945	113,701	85,901
Jupps Holdings P/L T/A Robert Jupp's Commercial Floorcoverings	90,757	67,864	103,551	49,520
Ultralay Carpets	92,250	71,670	102,485	51,610

All tenderers submitted prices for each option for each building.

The four options are all for Flotex carpet. This carpet is generally preferred for its ease of cleaning and upkeep: unlike most carpets it can be mopped.

Option 1 is for standard Flotex (broadloom sheet) flooring, Option 2 is for non-standard Flotex flooring, Option 3 is for standard Flotex carpet tiles and Option 4 is for non-standard Flotex carpet tiles. "Standard" carpets are for the full range of colours and patterns from the Flotex range. "Non-standard" carpets are carpets of the same quality as the standard range,

but show some variations in colours and patterns. The range of colours and patterns available in the non-standard range is considerably smaller than the standard range, and the availability varies wildly from time to time. The non-standard range tends to accumulate more "extreme" or lurid colours, which are not always suitable for Council Buildings. This availability changes regularly, and suitable colours are sometimes available.

In the non-standard range it is generally easier to hide colour variations by using carpet tiles and laying the nap in alternate directions.

Because of the vagaries of non-standard supply, it is recommended that the price for supply of standard range sheet carpets be accepted with the proviso that individual centres may be negotiated to use non-standard flooring if suitable colours and patterns are available. This would present some cost savings.

BUDGET

Budget funds for this project are drawn from 12 separate accounts:

Depot-Sanitation Office	A/C 27288	\$ 2,850.00	
Dorchester hall	A/C 28285	\$ 8,700.00	
Emerald Reserve Clubrooms	A/C 30923	\$ 3,350.00	
Girrawheen Senior Citizens	A/C 25275	\$ 7,600.00	
Heathridge IHC	A/C 22179	\$ 2,250.00	
Hudson Reserve Clubrooms	A/C 30911	\$ 6,400.00	
Kingsway Cricket & Hockey Clubrooms	A/C 30944	\$11,500.00	
Rob Baddock Hall	A/C 28272	\$ 2,500.00	
Wanneroo Senior Citizens	A/C 25175	\$ 3,150.00	
Warwick Community Hall	A/C 28267	\$ 2,800.00	
Whitfords Senior Citizens	A/C 25357	\$ 7,600.00	
Ocean Ridge Rec Centre	A/C 30175	<u>\$14,000.00</u>	
			\$72,700.00
Less WA Design Carpets Tender sum			<u>\$90,294.00</u>
Shortfall			(\$17,594.00)
Reallocation from A/C 31785 (funds carried forward from the Re-carpeting of Wanneroo Library no longer required for that Centre)			<u>\$17,594.00</u>
Balance			<u>nil</u>

While the prices submitted for various centres may exceed or fall short of the budget figure for each centre, re-allocation of funds between accounts and from Account No 31785 will account for the variations.

RECOMMENDATION

That Council:

- . with respect to contract No 57-93/94, accepts the overall tender sum of \$90,294.00 submitted by WA Design Carpets;
- . authorises the signing of contract documents;
- . authorises the City Building Surveyor to negotiate with WA Design Carpets to achieve cost savings by using non-standard Flotex products appropriate to the installation site(s).

R FISCHER
City Building Surveyor

PW:HW/bre03004

I10305

CITY OF WANNEROO REPORT NO: I10305

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 895-11

SUBJECT: HILLARYS COMMUNITY PRESCHOOL

Council will recall at the November 1993 meeting it resolved

- 11endorses in principle the relocation of the preschool
- 12 agrees in principle to contribute to a joint funding pro
- 13 advises the Hillarys Community Preschool Committee acco

Discussions have been held with Mr G Howard of Whitford Beach Pty Ltd and the Lotteries Commission with respect to joint funding for the project. The Lotteries Commission advise they do not make Capital funding available for preschools.

Whitfords Beach Pty Ltd are prepared to construct a building suitable for a Community Centre and Preschool on the following basis:

- .1The Building shall be based on the plan prepared by Council for this purpose dated 3 December 1993 and identified as S2.
- .2Whitfords Beach Pty Ltd will enter into and manage the Building Contract.
- .3The City of Wanneroo shall approve the plans and specifications and issue a Building Licence prior to the letting of the Contract.
- .4Whitfords Beach Pty Ltd will fund the Project and make progress payments.

.5The City of Wanneroo shall pay to Whitfords Beach Pty Ltd \$150,000 as the City's contribution to the cost no later than 31 August 1994.

.6The City of Wanneroo shall vacate the site occupied by the Preschool and known as Lot 54 on the corner of New England Drive and Shackleton Avenue no later than 30 September 1994.

Vacation includes the removal of all structures currently erected on the site and making good where necessary.

.7Whitfords Beach Pty Ltd shall occupy the area marked Sales Office (Future Hall) and the adjoining kitchen and store room and have access to the toilets for a period of five (5) years from the date of Practical Completion of the structure. This term may be varied to a lesser period or a maximum of seven (7) years at Whitfords Beach Pty Ltd's discretion provided that the use is limited to the sales and estate management activities for the Whitfords Beach Estate.

.8Whitfords Beach Pty Ltd shall not pay rent for the premises but will pay their proportion of electricity and water consumption and other relative costs.

.9Whitfords Beach Pty Ltd shall have the right to erect flag poles and signage to promote the building as a Sales Office and install partitions and other "fit out" items to allow the premises to operate as an Office.

.10A formal agreement to be prepared by the Solicitors nominated by Whitfords Beach and executed by the City and Whitfords Beach prior to the letting of the Contract to construct the building and each party shall pay their own costs with the City being responsible for costs in relation to stamping the document.

Whitfords Beach also indicates the sale of Lot 54 is being held up pending the relocation of the Pre-school Building and requests this matter be dealt with promptly.

A sketch plan (see attachment A) has been prepared and agreed to by the Hillarys Pre-school and Whitfords Beach Pty Ltd. Whilst detailed plans are not yet available, the estimated value of the development including the carparking is \$400,000. The cost of \$150,000 to Council therefore represents good value. If Council

were to provide toilets and changerooms for the adjacent reserve, the cost would be about \$60,000 (subject to servicing costs) and the cost for the Pre-school would be about \$140,000. This mitigates against the delay of the hall becoming available whilst it is occupied by the Developer for up to a period of seven years.

The toilets and changerooms will service the adjacent reserve and would be available for use once the reserve is completed by the developer. The Sales Office cum Hall will provide for community functions and activities. The Community Purposes site has not yet been vested in Council.

If Council agrees to this proposal, a further report will be presented with respect to the relocation of the existing preschool's building located at corner of Shackleton Avenue and New England Drive, Hillarys.

RECOMMENDATION

That Council:

.1budgets \$150,000 in its 1994/95 budget for its contribution, payable in August 1994;

.2enters into a legal agreement with Whitford Beach Pty Ltd to contribute \$150,000 towards the construction of a community purposes facility on the proposed community purposes site in Broadbeach Boulevard, Hillarys subject to the approval of the Hon Minister for Local Government under the provisions of Section 529(e) of the Local Government Act;

.3seeks a report on the relocation of the existing preschool building located at the corner of Shackleton Avenue and New England Drive, Hillarys.

R FISCHER
City Building Surveyor

RF:HW
bre03008

I10306

CITY OF WANNEROO REPORT NO: I10306

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 057-4

SUBJECT: PERRY'S PADDOCK - LEAP PROJECT

Council at its August 1993 meeting considered a proposal that it sponsor a LEAP project for restoration of the buildings at Perry's Paddock.

Council resolved that it:

14endorses in principle the proposal for a Land Care and

15agrees to sponsor the LEAP project to restore historical buildings in Perry's Paddock;

16assists the Co-ordinator in making an application to t

17upon approval, seeks the approval of the Department o

Advice has now been received from the Western Australian Department of Training that the application was unsuccessful. The Department advise over 80 applications were received and that there was only enough funding for 17 programmes.

Following the Department's advice, discussions have been held with the Regional Economic Development Group (formerly WEDA) who are Brokers for the Job Skills programme.

Job Skills is a programme designed to improve the employment prospects of people who have been out of the workforce for twelve months or more. It is funded by the Commonwealth through the Department of Employment, Education and Training.

Participants spend a total of 40% of their time in structured training, 25% of the time is spent in "off the job" training

provided by TAFE, Skillshare etc, 15% is spent in training on the job, see attachment A for summary of details. Funds are provided by the Government and the Sponsor (ie the City of Wanneroo).

As for the LEAP project, it is proposed that work commences on restoring the old buildings at Perry's Paddock.

The project would involve the employment of ten persons. Sponsorship of the programme would require Council to pay Workers' Compensation, Superannuation and holiday pay, provide all materials required for the project and expert advice and other incidental costs where appropriate such as machinery, equipment, materials and transport costs. In addition supervisor expenses would need to be met. Representatives from the Regional Economic Group and I have held discussions regarding the buildings in Perry's Paddock including the Wanneroo State School and Perry's Cottage and consider that these could constitute ideal elements in the project. It would be necessary to complete the wiring to the State School so that it could be used for on-site training.

Council will be aware that the lease arrangements for Perry's Paddock between the Department of Planning and Urban Development and the City of Wanneroo are progressing. They will not be able to be finalised by the commencement of the project. Accordingly, any proposal for Council to act as sponsors in this project would require both the approval of DPUD and, because expenditure is involved, the Minister for Local Government.

The proposed work is:

Wanneroo State School

- . re-wire the school house (contractor)
- . erect the verandah to the front of the school house
- . erect landing and stairs to the rear of the school house

Perry's Cottage/Bunkhouse

- . clean up site
- . determine building layout
- . make joinery
- . construct walls and brick corbling
- . construct roof frame
- . install roof cover
- . develop garden to cottage

Perry's Shed

- . clean up site
- . restack stones in preparation for next job skills programme (if available).

BUDGET

Income

Training wage		
10 x \$300 x 26 weeks	\$78,000.00	
REDG contribution	\$ 2,500.00	
(1) Special project funding		
10 x \$2,000.00	\$20,000.00	\$100,500.00
	Total income	<u>\$100,500.00</u>

Expenditure

Wages		
Wages (as above)	\$78,000.00	
(2) Supervision	\$17,000.00	
Workers' Compensation	\$ 4,680.00	
Superannuation	\$ 2,340.00	
Holiday pay	\$ 3,900.00	
Incidentals	\$ 6,000.00	\$111,920.00

Preliminaries

Architectural drawings	\$ 3,000.00
Fees	\$ 500.00
Site storage	\$ 780.00
Hire equipment	\$ 4,000.00
Toilets <u>\$ 2,070.00</u>	\$ 10,350.00

Works

Electrical	\$ 3,000.00	
Materials (est)	<u>\$10,000.00</u>	\$ 13,000.00
	Total expenditure	<u>\$135,270.00</u>
	less income	\$100,500.00
	Council contribution	<u>\$ 34,770.00</u>

(1) The programme contributes \$2,000.00 for each participant on a \$1 for \$1 basis, and only used for equipment, consultants, but not for wage related costs.

(2) It is proposed a supervisor is engaged to administer the project, provide on the job training and supervise the works.

Funds for Council's contribution to this project could be made available from the reserve fund established for the restoration of Perry's Paddock.

RECOMMENDATION

That Council:

- . endorses in principle the proposal for a Job Skills programme for the restoration of historical buildings in Perry's Paddock;
- . agrees to sponsor the Job Skills project to restore historical buildings in Perry's Paddock subject to the approval of the Hon Minister for Local Government under the provisions of Section 529(e) of the Local Government Act;
- . authorises by absolute majority in accordance with Section 547(12) of the Local Government Act the reallocation of \$35,000 from the Perry's Paddock Reserve fund in order to undertake the work involved;
- . make an application in conjunction with the Regional Economic Development Group to the Department of Employment, Vocational Education and Training for the Job Skills project;
- . seeks the approval of the Department of Planning and Urban Development.

R FISCHER
City Building Surveyor

RF:HW
bre03007

I10307

CITY OF WANNEROO REPORT NO: I10307

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/3470 AND 920-9

SUBJECT: PROPOSED ELECTRIC FENCE: LOT 14 (28) AVERY STREET, NEERABUP/AMENDMENT TO BY-LAWS RELATING TO FENCING AND PRIVATE TENNIS COURT FLOODLIGHTING

APPLICATION

A report was submitted to the 10 November meeting of Council advising that an application had been submitted for approval to erect an electrified fence at the Readymix Concrete Plant, Lot 14 (28) Avery Street, Neerabup (H11109 refers).

The recommendation which was endorsed by Council was that consideration of approval or refusal of the proposed electric fence be deferred until a legal opinion was sought and comments obtained from Council's insurers.

Council's Brokers, Alexander and Alexander Limited are of the opinion that the matter of electric fencing is basically a legal issue (e.g. responsibilities to third parties) rather than primarily an insurance issue, and that appropriate legal advice should be sought. From an insurance perspective, they advise, that Council has a general "duty of disclosure", and a "reasonable precautions" warranty in insurance policies to satisfy.

A preliminary opinion from Council's solicitors indicated that there should be no liability to Council if the electric fence was 1000mm away from the main boundary link mesh fence. The Solicitors were advised that the Australian Standard permits an electric fence to be 100mm away from the main boundary link mesh fence. The solicitors initial concern was that the electric shock emitted from the electrified fence could cause serious injury to anyone who touched it.

The applicant, Consolidated Security Systems Australia Pty Ltd has provided the solicitors with a video demonstration and an inspection of a typical electrified fence was carried out by the solicitor, the applicant and a Council officer. The solicitors are now satisfied that the electrified fence located 100mm from a link mesh fence is acceptable.

However before Council has the authority to give approval for the proposed fence at Lot 14 (28) Avery Street, Council's by-laws relating to Fencing and Private Tennis Court Floodlighting require to be amended.

The existing by-laws, Clause 8 (f) states:

'that a person shall not erect or allow to remain an electrified fence except where it is constructed in accordance with AS3129/1981 and is in a rural area for the purpose of control of livestock but so that no part of such a fence is adjacent to a road or other public place and only if warning sign approved by the Surveyor are erected and maintained on or adjacent to the fence'.

Council's solicitors recommend that this clause be amended as follows:

- (f) "Erect or allow to remain an electrified fence unless warning signs approved by the surveyor are erected and maintained on or adjacent to the fence and;
- (i) the fence is constructed in accordance with AS3014 1991 and is in a rural area for the purpose of control of livestock but so that no part of such a fence is adjacent to a road or other public place; or
- (ii) the fence is constructed in accordance with AS3129-1989 and AS3014-1991 and is on land zoned commercial or industrial pursuant to Council's Town Planning Scheme."

It should be noted that AS3014-1991 - Electrical installations - Electric fences supersedes AS3129-1981 and AS3129-198 addresses Approval and test specification-Electric-fence energisers.

RECOMMENDATION

That Council:

- . amends its By-laws relating to Fencing and Tennis Court Floodlighting as attached to Report ;
- . authorises affixation of the Common Seal to and endorses the signing of the documents;
- . authorises administrative action in accordance with Section 190 of the Local Government Act 1960, to have the proposed amendment promulgated; and
- . defers approval of an electrified fence at lot 14 (28) Avery Street, Neerabup, until the proposed amendments to Councils By-laws relating to Fencing and Private Tennis Court Floodlighting are promulgated and advises the applicant accordingly.

L CANDIDO
Deputy City Building Surveyor

LC:lc:bre03005

I10308

CITY OF WANNEROO REPORT NO: I10308

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/1336

SUBJECT: UNAUTHORISED FENCE: JOONDALUP GOLF COURSE: LOT
531 COUNTRY CLUB BOULEVARD, CONNOLLY

APPLICATION

The Joondalup Country Club has submitted an application for approval to construct a chain link mesh and barbed wire fence to a section of the golf course boundary adjoining Fairway Circle (see Attachments 'A & D').

BACKGROUND

The fence has already been erected without Council approval and contravenes Council's By-laws relating to Fencing and Private Tennis Court Floodlighting. Following an inspection of the unauthorised fence, the Joondalup Country Club was requested to remove the three strands of barbed wire immediately and submit an application for the fence in accordance with Council's requirements.

The barbed wire was removed and replaced with three strands of plain wire. In the application, the Joondalup Country Club is pursuing the use of three strands of barbed wire.

The section of fence is approximately 132000 long and the chain link mesh section is 1830 high (see Attachments 'A & D'). The Golf Club Manager claims that the fence is necessary for the security of the Golf Course and nearby residents. There have been several recent incidents of theft and vandalism in the immediate area (see Attachment 'B').

The Manager Regional Centres of LandCorp has requested that Council reject the application (see Attachment 'C').

A letter has also been received from the Connolly Resident's Association. The Association has indicated that some concerned residents consider that the fence does not comply with Council's Uniform Fencing Policy for Connolly. The Association also believes that the fence is not correctly located on the boundary and requests that Council refuse the application and seeks a more appropriate, aesthetic and functional fence which complies with uniform standards.

The Town Planning Board's condition No.14 of subdivision requirements dated 15 November 1985 states:

"The construction of a uniform fence and provision of suitable landscaping along the rear and side boundaries of those lots abutting Fairway Circle, Shenton Avenue, The freeway Reserve and the Golf Course are to be provided to the specification and satisfaction of the Local Authority. (LA)"

There is no requirement for the type of fence which should be erected around the Golf Course where it adjoins a road or public accessway.

Clause 8 (a) of Council's by-laws states:

'A person shall not erect or affix or allow to remain on or part of any fence on an allotment owned or occupied by him in a residential area or in a commercial area any barbed wire or any other wire or materials with spiked or jagged projections unless an application has been made in writing and approved by Council'.

The Marangaroo and Carramar Golf Clubs are fenced with 1800 high link mesh fence and three strands of barbed wire.

In this instance, it is considered that the Joondalup Golf Course should be permitted to provide similar security. The impact of the security fence can be lessened by the provision of landscaping, trees and shrubs, etc.

RECOMMENDATION

That Council approve the application to retain the link mesh fence and restore the three strands of barbed wire between Royal Melbourne Avenue and Portmarnock Circuit facing Fairway Circle and that suitable landscaping be provided within the Golf Course.

L.CANDIDO
Deputy City Building Surveyor

RS:LC:lc
bre03006

I10309

CITY OF WANNEROO REPORT NO: I10309

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 832/12/6

SUBJECT: PROPOSED OUTBUILDING: LOT 12 (6) FAWKNER ROAD,
TWO ROCKS

APPLICATION

An application has been submitted for approval to use an ex-Westrail Railway Carriage as a garden/storage shed at Lot 12 (6) Fawkner Road, Two Rocks (see Attachment 'A').

The railway carriage is 11000 long and 2400 wide and 26.4 square metres in area. The internal height is 2400. The jarrah flooring is fixed to timber beams and 250 rolled steel joists. The roof is Jarrah tongued and grooved boarding rivetted to a metal frame. The boards are tarred, covered with Malthoid and painted with a silver paint. The walls are metal framed and covered with jarrah tongued and grooved boarding or plywood.

However, information received from the same source as the above, is that on many occasions Jarrah was unavailable and Karri was used. While the use of Karri is suitable on carriages, it would attract termites when placed on the ground and used as an outbuilding.

Should Council approve the use of a railway carriage as an outbuilding on this property, it could set a precedent and more similar applications will follow. While a railway carriage may be suitable as an outbuilding on a rural property, it is considered that it is not suitable in a residential area.

RECOMMENDATION

That Council refuse the application to use a railway carriage as an outbuilding at Lot 12 (6) Fawkner Road, Two Rocks.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre03001

I10310

CITY OF WANNEROO REPORT NO: I10310

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 2611/20/7

SUBJECT: PROPOSED OUTBUILDING: LOT 20 (7) DECORA COURT,
WANNEROO

APPLICATION

An application has been received for approval to construct an outbuilding at Lot 20 (7) Decora Court, Wanneroo, which will exceed 60 square metres in area (see Attachment 'A').

COUNCIL POLICY

Council requires that an application for an outbuilding which exceeds 60 square metres in area must be submitted to Council for consideration. The applicant is also required to provide the written comments of the adjoining owners and a written declaration stating that the proposed building will not be used for habitable, commercial or industrial purposes.

COMMENTS

The applicant has provided the favourable written comments of the adjoining owners and a written declaration from the owner stating that the garage will not be used for habitable, commercial or industrial purposes.

OUTBUILDING

The proposed garage is to be constructed of a steel frame with metal cladding. It will be 12000 in length and 6000 in width or an area of 72 square metres which exceeds the area normally approved by Council by 12 square metres. The combined area of the existing dwelling and the outbuilding will be 328 Square metres. The area of the Lot is 4007 square metres and is in a special

residential area. The proposed structure complies with Council's requirements in respect to boundary clearances and construction.

COMMENTS

Although Council has set a maximum area for an outbuilding at 60 square metres in a residential area. There is no longer any regulation which restricts the area of an outbuilding, except a requirement in the Residential Planning Codes which states that 50% of open space on an allotment must be maintained.

RECOMMENDATION

That Council approve the proposed garage to be erected at Lot 20 (7) Decora Court, Wanneroo with an area of 72 square metres.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre03003

I20300

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

9 MARCH 1994

I20301**CITY OF WANNEROO REPORT NO: I20301**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 702-1, 760-1, 790-671

SUBJECT: DRAFT MINDARIE CENTRAL NEIGHBOURHOOD CENTRE
PLANNING POLICY

INTRODUCTION

At its meeting on 23 February 1994 (I20253) Council considered an application submitted by Taylor and Burrell to rezone portion of Lot 962 Marmion Avenue, Mindarie, to facilitate the Mindarie Central Neighbourhood Centre.

A draft Planning Policy has been prepared to establish guidelines for the design and development of Mindarie Central Neighbourhood Centre.

BACKGROUND

For some time Council has been encouraging centre designs which may facilitate the creation of effective community focal points.

To achieve this a Draft Planning Policy on the Design of Centres (Council is referred to the report on this month's Policy and Special Purposes Committee on 2 March 1994 agenda that deals with this matter) has been prepared which establishes a number of broad objectives. A special Planning Policy (as provided for under Clause 5.11 of Council's Scheme) is seen to provide an appropriate means of facilitating the achievement of certain design objectives specifically for the Mindarie Central Neighbourhood Centre.

The broad objectives in the Draft Planning Policy on the Design of Centres have been taken into consideration in the assessment of the design of Mindarie Central Neighbourhood Centre.

The objectives and guidelines contained in the Draft Mindarie Central Neighbourhood Centre Planning Policy reflect the intent of the overall Draft Planning Policy.

PROCEDURE FOR APPROVAL OF THE PLANNING POLICY

Clause 5.11 of Council's Town Planning Scheme No 1 provides for the following procedure for the approval of Planning Policies:

1. adoption of a draft Policy by Council;
2. advertising for public submissions (minimum period of 21 days);
3. review of draft Policy by Council in light of submissions received and adoption of final Policy (with or without modifications);
4. advertising of notice of final adoption of Policy.

EFFECT OF PLANNING POLICY

The effect of a Planning Policy adopted under the provisions of Scheme No 1 is described in sub-clause 5.11(f) of the Scheme: "A Policy shall not bind the Council in respect of any application for planning approval but the Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its decision."

RECOMMENDATION:

THAT Council:

1. adopts the following draft Mindarie Central Neighbourhood Centre Planning Policy:

"MINDARIE CENTRAL NEIGHBOURHOOD CENTRE PLANNING POLICY

- 18 To ensure that a cohesive, multi-functional and we
- 19 To establish guidelines for the design of the Mind

AREA: This Planning Policy applies to the portion of Lot 960 located on the intersection of Anchorage Drive and Rothesay Heights, as shown on Plan No 92/08/109 attached to this Planning Policy.

GUIDELINES:

1. This Planning Policy shall be applied in conjunction with the objectives and design principles contained in Council's Planning Policy for the Design of Centres.
2. Mindarie Central Neighbourhood Centre should be developed generally in accordance with the approved Centre Structure Plan (being Plan No 92/08/109 dated September 1993) attached to this Planning Policy.
3. The following uses are permitted within the Planning Policy area: shops, service station, community centre, fast food restaurant and fast food drive through.
4. Surrounding buildings should address the Town Square to assist in it becoming an attractive, active, and vibrant space. In particular:
 - .1 the shopping centre interface with the Town
 - .2 the fast food/restaurant interface with the
 - .3 the community centre interface with the Town
5. The design of the centre should promote linkages between its various components to facilitate ease of access between those components.
6. The buildings comprising the centre should be built in a complimentary style.
7. Reciprocal access and parking is encouraged throughout the centre and if necessary will be supported by an easement in gross or other suitable arrangement.
8. Parking will be required in accordance with the following:
 - .1

One bay per 30m² gross floor area

.2 The shopping centre:

One bay per 12.5m² gross leasable floor area

.3 The fast food outlets:

One bay per 12.5m² gross leasable floor area

.4 The service station:

Three bays per service bay
One bay per employee
One bay per 12.5m² of sales area
(for the purposes of this calculation approved refuelling positions shall be regarded as car bays up to a maximum of eight bays.

9. Council will encourage the developer to participate in the development and maintenance of the Town Square. Council sees the Town Square as a public space to be used actively by shop owners, other centre uses and the community. Council will encourage interaction between the Town Square, retail and community activities and the general public.
10. The design of the centre should ensure that it is easily accessible by public and private transport and linked to the surrounding area by pedestrian and cyclist routes.
11. Landscaping should be complimentary to the centre by creating an attractive environment that enhances the visual amenity of the centre.
12. The ongoing maintenance of the car parks and landscaping shall be the responsibility of the owners of the centre."
2. advertises the Draft Planning Policy for a public submission period of 21 days.

O G DRESCHER
City Planner

lk:gm
preo94206
2.2.94

I20302

CITY OF WANNEROO REPORT NO: I20302

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 702-1, 760-1, 790-584

SUBJECT: DRAFT MINDARIE NORTH NEIGHBOURHOOD CENTRE
PLANNING POLICY

INTRODUCTION

At its meeting on 23 February 1994 (I20253) Council considered an application submitted by Taylor and Burrell to rezone a portion of Lot 962 Marmion Avenue, Mindarie to facilitate the Mindarie North Neighbourhood Centre.

A draft Planning Policy has been prepared to establish guidelines for the design and development of Mindarie North Neighbourhood Centre.

BACKGROUND

For some time Council has been encouraging centre designs which may facilitate the creation of effective community focal points.

To achieve this a Draft Planning Policy on the Design of Centres (Council is referred to the report on this months Policy and Special Purposes Committee meeting on 2 March 1994 agenda that deals with this matter) has been prepared which establishes a number of broad objectives. A special Planning Policy (as provided for under Clause 5.11 of Council's Scheme) is seen to provide an appropriate means of facilitating the achievement of certain design objectives specifically for the Mindarie North Neighbourhood Policy.

The broad objectives in the Draft Planning Policy on the Design of Centres have been taken into consideration in the assessment of the design of Mindarie North Neighbourhood Centre.

The objectives and guidelines contained in the Draft Mindarie North Neighbourhood Centre Policy reflect the intent of the overall Draft Planning Policy.

PROCEDURE FOR APPROVAL OF THE PLANNING POLICY

Clause 5.11 of Council's Town Planning Scheme No 1 provides for the following procedure for the approval of Planning Policies:

1. adoption of a draft Policy by Council;
2. advertising for public submissions (minimum period of 21 days);
3. review of draft Policy by Council in light of submissions received and adoption of final Policy (with or without modifications);
4. advertising of notice of final adoption of Policy.

EFFECT OF PLANNING POLICY

The effect of a Planning Policy adopted under the provisions of Scheme No 1 is described in sub-clause 5.11(f) of the Scheme: "A Policy shall not bind the Council in respect of any application for planning approval but the Council shall have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its decision."

RECOMMENDATION:

THAT Council:

1. adopts the following draft Mindarie North Neighbourhood Centre Planning Policy:

"MINDARIE NORTH NEIGHBOURHOOD CENTRE PLANNING POLICY

- OBJECTIVES:
1. To ensure that a cohesive, multi-functional and well integrated centre is developed, that interacts well with its local community.
 2. To establish guidelines for the design of Mindarie North Neighbourhood Centre to ensure that its various components

relate positively to the Town Square and each other.

AREA: This Planning Policy applies to the portion of Lot 962 on the intersection of Marmion Avenue and Anchorage Drive, Mindarie as shown on plan No 91/08/108 attached to this Planning Policy.

- GUIDELINES:
1. This Planning Policy shall be applied in conjunction with the objectives contained and design principles in Council's Planning Policy for the Design of Centres.
 2. Mindarie North Neighbourhood Centre should be developed generally in accordance with the approved Centre Structure Plan (being Plan No 91/08/108 dated September 1993).
 3. The following uses are permitted within the Planning Policy area: shops, service station, community centre, fast food restaurant, fast food drive through, medical centre, child care centre, church, mixed business (nursery and hardware).
 4. Surrounding buildings should address the Town Square to assist in it becoming an attractive, active, and vibrant space.
 5. The design of the centre should promote linkages between its various components to facilitate ease of access between those components.
 6. The buildings comprising the centre should be built in a complimentary style.
 7. Reciprocal access and parking is encouraged throughout the centre and if necessary will be supported by an

easement in gross or other suitable arrangement.

8. Parking will be required in accordance with the following:

.4 the community purpose building:

one bay per 30m² gross floor area;

.5 the shopping centre:

one bay per 12.5m² gross leasable floor area;

.6 the fast food outlets:

one bay per 12.5m² gross leasable floor area.

.7 the service station:

Three bays per service bay;

One bay per employee;

One bay per 12.5m² of sales area (for the purposes of this calculation approved refuelling positions shall be regarded as car bays up to a maximum of eight bays.

.8 the mixed business:

One bay per 25m² gross floor area.

.9 the medical centre

Six bays per practitioner.

.10 the child care centre:

One bay per staff member plus one bay per eight children accommodated. Not less than five bays.

.11 the church:

One bay per four persons accommodated.

9. Council will encourage the developer to participate in the development and maintenance of the Town Square. Council sees the Town Square as a public space to be used actively by shop owners, other centre users and the community. Council will encourage interaction between the Town Square, retail and community activities and the general public.
 10. The design of the centre should ensure that it is easily accessible by public and private transport and linked to the surrounding area by pedestrian and cyclist routes.
 11. Landscaping should be complimentary to the centre by creating an attractive environment that enhances the visual amenity of the centre.
 12. The ongoing maintenance of the car parks and landscaping shall be the responsibility of the owners of the centre."
2. advertises the Draft Planning Policy for a public submission period of 21 days.

O G DRESCHER
City Planner

lk:gm
preo94302
7.2.94

I20303

CITY OF WANNEROO REPORT NO: I20303

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/4588

SUBJECT: PROPOSED MEDICAL CONSULTING ROOMS, LOT 102 (2)
LYELL GROVE, WOODVALE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
OWNER: John & Carol Chase
CONSULTANT: Rosemary Rosario

INTRODUCTION

A revised application has been received from Rosemary Rosario on behalf of John and Carol Chase, for approval to develop medical consulting rooms on Lot 102 (2) Lyell Grove, Woodvale.

BACKGROUND

An application for medical consulting rooms was placed before Council at the 9 February 1994 meeting (I20208). The application was deferred by Council pending the receipt of revised plans and additional information. The previous application was recommended for refusal due to the poor location of parking bays and the inability to meet the requirements of Council with regard to traffic movement on to a major road, ie Timberlane Drive.

PROPOSAL

It is proposed that one practitioner, a physiotherapist, relocates from the existing medical centre at Lot 1103 cnr Trappers Drive, Timberlane Drive and Lyell Grove (see Attachment No 1) to Lot 102 Lyell Grove, converting the existing dwelling to medical consulting rooms.

The revised proposal has re-addressed the location of parking and its movement. A total of six parking bays is provided on site with access and egress from Lyell Grove. The parking has been designed so that all vehicles may exit the property in a forward gear thus reducing the chance of conflict with pedestrian and vehicular traffic on Lyell Grove.

ASSESSMENT

The proposed use was advertised on site for a period of 30 days with a closing date of 7 February 1994. A total of three submissions objecting to the proposal was received. One submission had been signed by ten residents. These submissions were addressed in the previous report. The general grounds of objection were parking facilities being hazard to children and customers parking on the verge areas.

This proposal has all parking on site with landscaping to the boundaries as well as landscaping of the verge to replace the existing pebble gravel. This is planned to discourage parking on the verge.

The physiotherapist, currently located across the road at the Woodvale Family Medical Centre has had the area of his current suites reduced. As a result he intends to relocate to this property to allow more space for himself and his patients. The physiotherapist will be the only consultant on location and advises that with the time allocated to each patient there will not be a rapid flow of patients and the traffic impact should therefore be minimal.

It is believed that an attempt has been made to improve the parking layout and address the requirements of Council's policy on medical consulting rooms.

RECOMMENDATION:

THAT Council approves the application submitted by Rosemary Rosario, on behalf of J and C Chase for a medical consulting room on Lot 102 (2) Lyell Grove, Woodvale, subject to standard and appropriate development conditions.

O G DRESCHER
City Planner

mb:gm
pre94313
21.2.94

I20304

CITY OF WANNEROO REPORT NO: I20304

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/976

SUBJECT: PROPOSED VETERINARY ESTABLISHMENT ON LOT 6 (2)
BANKS AVENUE, HILLARYS

METRO SCHEME: Urban
LOCAL SCHEME: Special Development A
APPLICANT/OWNER: Paul Kluck

INTRODUCTION

Council has received an application from Mr P Kluck, being the proposed owner of Lot 6 (2) Banks Avenue, Hillarys, for a veterinary establishment on the said lot.

BACKGROUND

Two applications for consulting rooms on the subject lot have previously been received by Council and consequently refused. The first was made in 1980 where a proposal for a chiropractic clinic was considered by Council and refused due to the undesirable traffic implications associated with the proposal. This decision was the subject of an appeal to the Minister which was dismissed on the grounds of the potential traffic problems.

A second application for a medical centre in November 1987 was also made on the subject lot and adjoining Lots 4 and 5. The proposal was advertised for a period of 30 days in which time 28 letters and a 120 signature petition was received, all objecting to the proposal.

Access to the development was to be from Banks Avenue with staff access from the right of way at Monkhouse Way.

The issues raised about the proposals predominantly related to excessive traffic volumes on Banks Avenue and traffic conflicts at the Marmion Avenue intersection.

ASSESSMENT

The applicant proposes to operate a veterinary establishment with one practitioner and two full time staff; the operating hours being between 8.30 am and 7.00 pm.

Proposed activities undertaken on the site will be veterinary consultations, treatment, surgery and radiography of small animals and kennelling of sick and recuperating animals. The applicant also proposes to reside on the subject site.

Access to and from the lot is proposed through the rear accessway onto Monkhouse Way with no access from Banks Avenue.

Banks Avenue is a major collector road which provides access to the Whitfords City Shopping Centre predominantly from the Whitfords Avenue end. This is justified from the traffic count figures obtained in November 1992 which identify the Whitfords Avenue end of Banks Avenue carrying 10,500 VPD and the Endeavour Road end of Banks Avenue carrying 2,150 VPD.

Although access to the site is proposed off Monkhouse Way, access to Monkhouse Way will mostly be obtained from Banks Avenue. The advertising initiated with the previous application for a medical centre on the subject lot identified concerns from the surrounding residents, in particular the residents on Monkhouse Way, about the increase in traffic that will be introduced on this "quiet" road.

However, on the previous application, access to the site was proposed off Banks Avenue with staff access off Monkhouse Way. Concerns raised dealt with only limited access from Monkhouse Way and given the opportunity to comment on a development with full access off Monkhouse Way, the residents' opinion will most considerably be amplified.

RECOMMENDATION:

THAT Council refuses the application submitted by Mr P Kluck for a veterinary establishment on Lot 6 (2) Banks Avenue, Hillarys for the following reasons:

1. the potential traffic implications associated with access being from Monkhouse Way;
2. lack of suitable alternative means of vehicle access.

O G DRESCHER
City Planner
sk:gm
pre94315
22.2.94

I20305

CITY OF WANNEROO REPORT NO: I20305

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/4602, 30/4603

SUBJECT: REQUEST FOR VARIATION TO CAR PARKING
STANDARDS, KINROSS LOCAL CENTRE, LOTS 1255 AND
1256 EDINBURGH AVENUE, KINROSS

METRO SCHEME: Urban
LOCAL SCHEME: Commercial, Special Zone (Restricted Use)
Medical Centre
APPLICANT/OWNER: Mr S Oh

INTRODUCTION

Council at its February 9 meeting (I20202) deferred consideration of a request for a variation to its car parking standards in respect of the shopping and medical centre components of the Kinross Local Centre on Lots 1255 and 1256 Edinburgh Avenue, Kinross.

BACKGROUND

The background to this is outlined in Report I20202. Briefly, the approved concept plan for this centre comprises four individual sites for a shopping centre, a medical centre, a community purposes building and a church. Each component is orientated around a Town Square and has a peripheral car parking area (see Attachment No 2). Development approvals for the shopping and medical components of the centre were issued in December 1993, subject to, inter alia, the provision of an additional 28 car parking bays in order to provide 82 bays in line with Town Planning Scheme standards. The landowner has subsequently requested Council relax this requirement.

ASSESSMENT

Town Planning Scheme No 1 provides discretion for Council to modify its normal car parking standards where it is established that such a standard is unreasonable or undesirable in a particular circumstance.

The Scheme also empowers Council to accept a cash payment in lieu of car parking, where it is satisfied that an adequate provision exists or a reasonable expectation that there will be adequate provision for public car parking in proximity to the proposed development.

Councils Cash-in-Lieu of Car Parking Policy, however, specifically excludes instances where scheme parking standards are clearly inappropriate. Examples of such instances include:

1. Purpose built, single occupancy industrial developments where large scale storage and/or equipment is envisaged and where car parking demand can be estimated with a high degree of confidence.
2. Where complimentary land uses are located in close proximity and where located on individual lots are supported by reciprocal parking and access agreements.

It is considered that the land uses envisaged for the Kinross Local Centre are complimentary. Some capacity would therefore exist for a car parking relaxation in this instance.

Assuming the church will operate at a 50% capacity at peak operating times for the overall centre (ie Monday to Saturday 8.00 am - 6 00 pm), 50% of its allocated 29 bays (ie 14 bays) would be available for the shopping and medical centres at their peak operating times.

Conversely, the shopping, medical and community site car parking areas would not be operating at capacity during the church's peak operating times, (assumed to be Saturday evenings and Sundays) and would therefore be available for use by the church.

Council has often relaxed its normal car parking standards in the past without the application of a cash payment in lieu of bays where similar complementary land uses have been proposed. Recent examples include a church/community centre on a primary school site at Lot 297 Duffy Terrace, Woodvale (H20934) and additions to a tavern located adjacent to the Carine Glades Shopping Centre on the corner of Beach and Davallia Roads, Duncraig (I20261).

The only problem envisaged by this arrangement would be the possibility of short-term parking problems in the period prior to the development of the church. In this regard it may be appropriate for the shopping/medical centre developers to either construct the shortfall of car parking bays on the Council community purposes site or provide an appropriate legal agreement, bond or similar, as surety that this shortfall will be constructed if interim car parking problems are encountered. Sufficient area is available on the community purpose site to accommodate this arrangement and the developers will, of course, still benefit as they would not be responsible for providing the land component of the car parking bays.

RECOMMENDATION:

THAT Council exercises its discretion in accordance with Part 9 of Town Planning Scheme No 1 and allows a reduction of fourteen car parking bays in the shopping and medical centre components of the Kinross Local Centre on Lots 1255 and 1256 Edinburgh Avenue, Kinross, subject to:

20the reciprocal parking and access agreements required by the City's earlier development approvals, and

21arrangements being made to the satisfaction of the City Planner, for the construction of the fourteen bays referred to above, on the adjacent Lot 1254 Community Purpose site, should it be deemed necessary by the City Planner, prior to the development of the adjacent Lot 1253 for the purpose of a church.

O G DRESCHER
City Planner

rmp:gm
pre94308
21.2.94

I20306

CITY OF WANNEROO REPORT NO: I20306

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/3040

SUBJECT: CAR PARK RELAXATION FOR WAREHOUSE UNITS ON LOT
35 (9) WARMAN STREET, NEERABUP

METRO SCHEME: Industrial
LOCAL SCHEME: General Industrial
APPLICANT/OWNER: Riverwind Pty Ltd

INTRODUCTION

A request has been received by Riverwind Pty Ltd being the owners of Lot 35 (9) Warman Street, Neerabup, for a car park relaxation for warehouse units on the subject lot (Attachment No 1).

BACKGROUND

An application for two warehouse units was received on 4 October 1993 and subsequently approved on 8 December 1993. The approved warehouse units are an addition to an existing four units on the subject lot and have a total floor space of 990m² (Attachment No 2).

Council has been requested to consider a relaxation to the car parking requirements due to the nature of the existing industrial activities on site.

PROPOSED RELAXATION

The existing and proposed buildings generate a requirement for a further 66 car parking bays additional to those which are currently provided. The operation of the industry does not generate many cars, rather it requires the utilisation of large trucks to transport wood for stock piling.

It is considered that the construction of the car parking bays is not essential at this stage, however, it is important to ensure that they can be physically provided. Furthermore, should the bays be required at any stage the construction of these bays to Council's specifications and satisfaction should be required.

RECOMMENDATION:

THAT Council exercises discretion under Clause 5.9 of Town Planning Scheme No 1 and allows Lot 35 (9) Warman Street, Neerabup, to operate without the construction of 66 car parking bays, subject to the following conditions.

22the submission and approval of a plan indicating the location and layout of 66 car parking bays on site;

23the construction of the bays to Council's specification and satisfaction should it be considered necessary in the future;

24the applicant agreeing in writing to provide the necessary car parking should the use on Lot 35 change;

25compliance with all other conditions, other than Condition 3 of Council's approval dated 8 December 1993.

O G DRESCHER
City Planner

pje:gm
pre94301
10.2.94

I20307

CITY OF WANNEROO REPORT NO: I20307

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/2434

SUBJECT: PROPOSED SETBACK RELAXATION ON LOT 19 (5)
GREBE COURT, KINGSLEY

METRO SCHEME: urban
LOCAL SCHEME: Special Residential
APPLICANT/OWNER: L & L Ricciardi

INTRODUCTION

An application has been received by Council from Mr and Mrs L Ricciardi for a setback reduction to enable dwelling extensions on Lot 19 (5) Grebe Court, Kingsley.

BACKGROUND

Lot 19 is 2385m² in area and is zoned Special Residential (Zone 2). The proposal is to extend their dwelling to be 3m from the boundary of Lot 20.

ASSESSMENT

The minimum setback required from a side boundary under the provisions of these zones is 5 metres. A site inspection of the area revealed a number of garden sheds and similar structures within 5m of side boundaries which are visible from streets.

The proposed extension will not be very noticeable from the road and cannot be realistically located on any other portion of the lot. In addition, the owners of Lot 20 have stated that they have no objection to the proposal.

In summary, the proposed development will not detract from the amenity of the area at a reduced setback and is supported.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves a side setback relaxation to 3 metres for extensions to the dwelling on Lot 19 (5) Grebe Court, Kingsley, subject to standard and appropriate development conditions.

O G DRESCHER
City Planner

hjc:gm
94317
23.2.94

I20308

CITY OF WANNEROO REPORT NO: I20308

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 740-1-1

SUBJECT: PROPOSED UNIFORM FENCING - MERRIWA

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Smith Corporation Pty Ltd

INTRODUCTION

Correspondence has been received from the Smith Corporation Pty Ltd seeking Council's approval for the construction of a subdivisional uniform fence which does not comply with Council's "Uniform Fencing - Subdivision" Policy.

BACKGROUND

At its meeting in August 1993, Council adopted a policy which outlined several requirements for uniform fencing associated with new subdivisions within the City.

The policy essentially identifies where the fencing is required and the types acceptable.

Because of previous experiences where certain fencing had collapsed in strong winds for instance, all new fencing is required to incorporate brick or masonry piers provided at intervals of not more than 7.5 metres for brick or masonry fences and 6.0 metres for all other fences.

SMITH CORPORATION'S REQUEST

Existing uniform fencing in Merriwa consists of timberlap fencing without piers. The fencing was installed prior to the adoption of the new policy.

Smith Corporation wants to continue this type of fencing for reasons of appearance and cost.

According to the correspondence, Smith Corporation's consulting engineers have prepared a comparative quotation for uniform fencing required for the next two stages of the estate. Timberlap fencing alone would cost in the order of \$24,500.00 but with limestone at 6 metre intervals in accordance with Council's Policy the cost will be \$49,000.00.

Although the additional cost may initially appear significant, it must be remembered that the subject stages comprise 157 residential lots and therefore the additional cost per lot is in the vicinity of \$156.00. This figure is minimal given the obvious benefits (ie additional strength, improved appearance, lower maintenance costs).

The argument relating to appearance is of little relevance in this case as the additional fencing will be installed in new stages and it will be marginally different by the inclusion of piers. The infills are still proposed to be timberlap.

There are examples where uniform fencing differs slightly in the one vicinity (Joondalup, Clarkson, Kinross) - it is not considered to be a problem if similar materials are used.

RECOMMENDATION:

THAT Council does not approve the timberlap uniform fence proposal put forward by Smith Corporation for the balance of its development at Merriwa but advises the Smith Corporation that it will accept timberlap with piers in accordance with Council's Uniform Fencing - Subdivision Policy.

O G DRESCHER
City Planner

tk:gm
pre94312
21.2.94

I20309

CITY OF WANNEROO REPORT NO: I20309

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 740-93063

SUBJECT: PROPOSED SUBDIVISION OF LOT 5 (98) COOGEE ROAD, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: C R Land and M E Coia
CONSULTANT: Finlaysons Land Development Consultants

INTRODUCTION

Council received an application on 27 January 1994 for the subdivision of Lot 5 (98) Coogee Road, Mariginiup into two lots of approximately 2.013 ha and 2.004 ha in size.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 ha.

ASSESSMENT

The subject site is currently used as a retail nursery and the proposed lot sizes are in contravention to Council's Policy. Please note that the property may be subject to modifications identified under the East Wanneroo District Transport Study.

It is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by Finlaysons Land Development Consultants for the subdivision of Lot 5 (98) Coogee Road, Mariginiup, for the following reasons:

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

O G DRESCHER
City Planner

sk:gm
pre94310
21.2.94

I20310

CITY OF WANNEROO REPORT NO: I20310

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 740-93216

SUBJECT: PROPOSED SUBDIVISION OF LOT 26 (89) DAMIAN ROAD, JANDABUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: K Chaplin-Ardugh
CONSULTANT: Tuscom & Associates

INTRODUCTION

Council received an application on 10 February 1994 for the subdivision of Lot 26 (89) Damian Road, Jandabup into two lots of 2.1853 ha and 2.0494 ha in area.

BACKGROUND

The subject site is zoned Rural under Town Planning Scheme No 1 and is subject to Council's Rural Subdivision Policy G3-33. The minimum lot size for this locality is designated as 4 ha.

ASSESSMENT

The subject site is currently used for residential purposes and the proposed lot sizes are in contravention to Council's Policy.

It is recommended that the application be refused to avoid the fragmentation of rural lots.

RECOMMENDATION:

THAT Council does not support the application submitted by Tuscom & Associates for the subdivision of Lot 26 (89) Damian Road, Jandabup, for the following reasons:

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

O G DRESCHER
City Planner

sk:gm
pre94311
21.2.94

I20311

CITY OF WANNEROO REPORT NO: I20311

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 790-661

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 661 TO
TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF
PT LOT M1722 DELAMERE AVENUE FROM R20 TO R40

METRO SCHEME: Residential Development
LOCAL SCHEME: Urban
APPLICANT/OWNER: Beaumaris Land Sales
CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Council, at its meeting on 27 October 1993 (H21026) resolved to initiate Amendment 661 to Town Planning Scheme No 1. This amendment sought to recode portion of Pt Lot M1722 Delamere Avenue, Currambine from R20 to R40 in order to accommodate medium density housing.

SUBMISSIONS

Advertising of the amendment closed on 1 March 1994 and at the time of writing this report one letter of objection had been received from a nearby resident. The objector's property has been highlighted on Attachment 1 to this report.

The objector is concerned that the recoding will result in the development high density housing which will adversely affect property values in the area and increase the risk of "undesirable elements".

ASSESSMENT

An R40 coding would allow medium density grouped housing at the ratio of one dwelling per 250m² of site area or subdivision to a minimum lot size of 200m². The current R20 code would allow low

density housing at the ratio of one dwelling per 450m² of site area or subdivision to a minimum lot size of 450m².

A development approval would be required for any grouped housing development proposed for the subject land and, depending on lot size, either a development approval as design guidelines would be required before the land could be subdivided to create lots less than 450m² in area. This process provides the means of ensuring co-ordinated development of the proposed medium density area.

It is not considered that small pockets of properly planned medium density housing areas would significantly affect property values or attract undesirables. This would however, facilitate the development of a wider range of housing types in this currently low density, predominantly single residential suburb.

The subject area is considered suitable for increased density, being in close proximity to future commercial, civic and recreational facilities as well as public transport links.

Council will be advised of any further objections received prior to the close of advertising.

RECOMMENDATION:

THAT Council

26finally adopts Amendment No 661 to Town Planning Scheme No 1; and

27authorises the affixation of the Common Seal to and the signing of the amending documents.

O G DRESCHER
City Planner

rmp:rp
pre94307
21.2.94

I20312

CITY OF WANNEROO REPORT NO: I20312

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 444/129/17

SUBJECT: APPLICATION TO PURCHASE A PORTION OF PUBLIC
RECREATION RESERVE NO 29354 BRAZIER ROAD,
YANCHEP

Council at its meeting on 22 December 1993 deferred considering the disposal of Swan Location 8709 being part of Reserve 29354 Brazier Road, Yanchep pending a report being submitted to Council assessing the future of beach access requirement in the area.

A meeting was held between Town Planning, Parks and Engineering regarding the retention or disposal of parts of Reserve 29354.

Three options were considered for the portion of Reserve 29354 which provides access to the foreshore. These options are:

OPTION 1 - RETENTION OF THE PUBLIC OPEN SPACE IN TOTAL

The initial offer submitted by the adjoining residents is outside the guidelines as submitted by the Department of Planning and Urban Development. Retention by Council may benefit the future residents as population density increases. The current development of residential blocks abutting the foreshore reserve will restrict access points previously available to the public.

OPTION 2

The reserve could be split to form a public accessway of 4 metres width allowing the remaining part of the reserve to be made available for purchase by the residents.

This option would retain the access availability and also reduce Council's maintenance requirement. As the reserve was created under Section 20A of the Town Planning and Development Act, its

disposal would require the approval of the Department of Planning and Urban Development and the Minister for Lands. The support of the public would also be required.

OPTION 3

Retention of the total area of the reserve to enable construction of a public accessway incorporating an angle parking facility.

This option may be subject to public reaction due to the proximity to residential property.

SUMMARY

Tokyu Corporation Ltd recently submitted a district structure plan for the area from Club Capricorn south to Compass Circle.

This plan indicates possible construction of a cycleway running parallel to the coast along the rear of the residential blocks. The plan fails to indicate existing tracks and steps around the lagoon area or south to Compass Circle. It must therefore be considered deficient. Comparison with other areas of coastline, ie Quinns Rocks foreshore shows pathways are located at every 150 metres to 200 metres spacing. The residential blocks in this section total 256 metres in length. Therefore, an access point could be considered a necessity.

Redevelopment of the foreshore area around the lagoon recreation area will occur in the future and the significance of this public accessway/reserve will only be realised at the implementation stage. It is therefore suggested that the whole of the area be retained until redevelopment takes place.

RECOMMENDATION:

THAT Council

28does not agree to dispose of the whole of Swan Location 8709 being that part of Reserve 29354 Brazier Road, Yanchep to the owners of Lots 129 and 130 Brazier Road;

29resolves to retain the whole of Swan Location 8709 until such time that the redevelopment of the area around the lagoon recreation area occurs to determine the significance of the public accessway.

O G DRESCHER
City Planner

cd:rp
pre94309
21.3.94

I20313

CITY OF WANNEROO REPORT NO: I20313

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 1280/232/6

SUBJECT: SALE OF LAND BY TENDER : WANGARA TRADE CENTRE

BACKGROUND

At its meeting held on 22 September 1993 (H30944A) Council resolved to offer for sale by public tender its landholding at Lot 232 Dellamarta Road Wangara. The land is adjacent to the Wanneroo Markets and has an area of 1.5172 hectares, it is vacant and is zoned "Restricted Commercial Uses Approved by Council".

THE TENDER

The tenders were advertised once in the Wanneroo Times and twice in the weekly Commercial Property Section of the West Australian and closed at 11.00am on 16 February 1994. Fourteen sets of tender documents were issued but only one tender was submitted. This was from Typewood Holdings Pty Ltd at the price of \$271,600.

The Conditions of Sale required the successful tenderer if any to pay a deposit equal to ten per cent of the tendered price within five days of acceptance by Council. Settlement was to be completed within sixty days of that acceptance and interest penalties were to apply at the rate of 15.00% in the event of a delay to settlement.

EVALUATION OF TENDER

Council's resolution to offer the land for sale by public tender was made following its non-acceptance of an unsolicited offer to purchase by private treaty at the price of \$750,000 that was made by Vanu Pty Ltd and Silver Light Nominees Pty Ltd in September 1993. In not accepting that offer, Council was mindful that even though the price of \$750,000 was equal to the then current value

of the land as a vacant englobo parcel, the potential value of it if subdivided would be in the order of \$1,000,000.

The amount of \$271,600 tendered by Typewood Holdings Pty Ltd is unrealistically below both the actual and potential value of the land and should therefore not be accepted.

OPTIONS

The City may wish to retain the land in the City's land bank for dealing with as deemed appropriate in the future, or offered for sale by either private treaty, auction or the recalling of tenders or it may be subdivided by the City and sold or leased as smaller parcels.

The parties who made the unsolicited offer to purchase by private treaty namely Vanu Pty Ltd and Silverlight Nominees Pty Ltd did not submit a tender but they did send a letter prior to the tender close date offering to recommence negotiations for purchase by private treaty. I believe Council should enter into negotiations with them.

In view of the low tender submitted by Typewood Holdings Pty Ltd, I do not see any advantage of negotiating with them to match the Vanu Pty Ltd-Silver Light Nominees Pty Ltd offer.

COUNCIL POLICY

Item B5-14 of Council's Policy Manual states that the sale of municipal land shall be conditional upon the City being granted the right to share in any capital gains realized by the purchaser after being rezoned or resubdivided by him. A Caveat is to be lodged against the purchaser's title to the land and is to remain for a period of fifteen years to protect the City's interest.

That policy is difficult to implement because it is vague and uncertain as to how it is to be applied. In recent private treaty sales Council has opted to place a premium on the price of the land at the time of sale thereby avoiding the possibility of future contractual difficulties that might arise from the application of the policy.

The current zoning of this land is considered to be its highest and best zoning and the policy would therefore relate only to the potential for resubdivision. As Council is already aware of the increased value that could be achieved by resubdivision (ie \$250,000) I suggest it would be advantageous for it to dispense

with the policy in this instance and to apply that increased value to the vacant englobo value of the land (\$750,000) to achieve a sale price of \$1,000,000.

STATUTORY REQUIREMENTS

Section 266 of the Local Government Act requires Council to obtain the approval of the Minister for Local Government to the sale of the land by private treaty. Section 266B provides that a proposal by the Council to subdivide and sell the land must also be approved by the Minister for Local Government.

RECOMMENDATION:

THAT Council

30does not accept the tender of \$271,600 submitted by Typewood Holdings Pty Ltd for the purchase of Lot 232 Dellamarta Road Wangara;

31agrees to enter into negotiations with Vanu Pty Ltd and Silverlight Nominees Pty Ltd for the sale of Lot 232 Dellamarta Road Wangara at a price of not less than One Million Dollars (\$1,000,0000), subject to the approval of the Minister for Local Government;

32in the event that Vanu Pty Ltd and Silverlight Nominees Pty Ltd do not wish to purchase the land at One Million Dollars (\$1,000,000), authorises preliminary subdivision design and action being undertaken on Lot 232 Dellamarta Road, Wangara, subject to the approval of the Minister for Local Government with a view to offering the land in smaller parcels for sale by auction and/or public tender in the future whichever may be more appropriate.

O G DRESCHER
City Planner

twm:rp
pre94305
18.2.94

I20314

CITY OF WANNEROO REPORT NO: I20314

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/4570

SUBJECT: PROPOSED TWO GROUPED DWELLINGS (ONE OF THREE
STOREYS) ON LOT 40 (32) WEST COAST DRIVE,
MARMION

METRO SCHEME: Urban
LOCAL SCHEME: Residential
APPLICANT/OWNER: Mr & Mrs P Mirandah
CONSULTANT: R L Fisher & Associates

INTRODUCTION

A revised application has been received from R L Fisher & Associates on behalf of Mr & Mrs P Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Marmion.

BACKGROUND

The subject lot is 911m² and is located in an R20 area as defined under the Residential Planning Codes (R Codes). A minimum area of 450m² is required per unit for grouped dwellings in this area.

The lot is serviced by septic tanks because reticulated sewerage is unavailable.

An initial application was received on 19 November 1993 and was withdrawn on 16 December 1993 subsequent to the consultant becoming aware of significant objections. The revised plan presents a mirror image and some minor design amendments.

Council's Policy (G3-17) allows the opportunity to develop residences in excess of two storeys or six metres in height. This requires that the proposal be advertised on site or for adjacent landowners to be consulted.

The latter action was taken and advertising has closed. Three objections were received to the initial proposal but only two neighbouring landowners have again objected.

The issues raised are summarised below:

- the three storey unit is incompatible with the surrounding homes with regard to height and a minimum setback from the road of 5.5m;
- closeness of rear unit to Lot 50 boundary (1m) with consequent invasion of privacy;
- overlooking into bedrooms and rear of houses with subsequent loss of privacy;
- deprivation of northern sunlight in winter and diminished benefit from solar heating;
- obstruction of views;
- concern about the use and efficiency of a biocycle effluent disposal system;
- possible devaluation of property values;
- Lot 40 property owners are overseas investors and will not be residing on the property so their main interest is for a good return on their investment rather than any concern for the comfort of their neighbours.

ASSESSMENT

The revised proposal is a mirror image of the original proposal with only minor other amendments, that is, simple design changes, rear unit closer to rear boundary, Unit 1 height above natural ground level slightly increased.

Despite there being, as stated, only a few homes on West Coast Drive in excess of two storeys there are other dwellings of three storeys in adjacent streets (for example, Leach Street at the rear). Being an established suburb with a history including beachside holiday accommodation, the required setbacks from West Coast Drive have changed considerably over the several decades since development began in this area. Consequently, there is not only a variable streetscape in terms of design, height, size and

character of dwellings in the area but also in terms of front setbacks. The proposed development would conform to the present requirements under the R Codes with an average setback of 6m and, in time, it is likely that this will be the norm as the area redevelops. Objections based on incompatibility of the development would not therefore seem to be justified.

The proposed development, with the exception of the 5.5m front setback, complies with the R Codes in terms of setbacks, open space, parking, storage and access provisions which are intended to ensure adequate standards of privacy, lighting and ventilation.

For grouped dwelling units it is not practical to denote which is the rear boundary for the purposes of determining the required setback because the orientation of the units is unknown. Therefore, as long as a 24m² area of open space with a minimum dimension of 4m is available, the boundaries are interchangeable.

This means that it is satisfactory to have as little as a 1m setback to a "rear" boundary - likewise, side boundaries - as long as the required distances between buildings is available.

It would be unreasonable for property owners to expect uninterrupted sunlight all year round on residential sized lots once they are developed. The fact that both Lots 39 and 40 have been vacant for some time means that the owners of Lot 41 have enjoyed uninterrupted northerly heating of their solar units which would inevitably alter with development and can be reasonably expected in residential areas. Compliance with the R Codes, while not specifically addressing the issue of solar heating units, ensures an adequate compromise in the provision of sunlight as well as privacy so it can be expected that these objections have been adequately addressed.

Property owners do not have exclusive rights to views which means this objection should not be considered on town planning grounds.

Biocycle effluent disposal systems are a Health Department of WA approved alternative to septic tanks which have been suggested by the City's Environmental Health Department for this development on the proviso that it is connected to sewer within 3 months of sewer becoming available. They have done a preliminary assessment of the development in terms of the provision of a suitable area of open space to operate the system and it would seem to comply. A more detailed assessment will need to be done in order to obtain the approval of the Health Department of WA.

The possible devaluation of surrounding properties is a fairly broad and subjective statement. This view is unfounded based on the demonstrated improved property values of old and neglected suburbs once they are redeveloped. The R Codes are the standard development criteria in this instance as in newer suburbs where property values have been far from devalued by incorporating these standards.

It is of no consequence to town planning that Lot 40 is owned by overseas investors. What is of concern is compliance with Council's development standards and it is not therefore appropriate to consider an objection to overseas ownership.

In summary, the objections raised have either been addressed by compliance with the R Codes or have minimal relevance to town planning.

RECOMMENDATION:

THAT Council approves the application submitted by R L Fisher & Associates on behalf of Mr & Mrs Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Sorrento subject to standard and appropriate development conditions.

O G DRESCHER
City Planner

hg:rp
pre94278
8.2.94

I20315

CITY OF WANNEROO REPORT NO: I20315

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 30/4287

SUBJECT: PROPOSED BALCONIES WITHIN PRIVATE OPEN SPACE
AND STREET SETBACK AREAS - LOT 533 SPYGLASS
GROVE, CONNOLLY

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development R20

APPLICANT/OWNER: Joondalup Property Investments Pty Ltd

CONSULTANT: Philip Cox Etherington Coulter & Jones Pty Ltd

INTRODUCTION

Correspondence has been received from Philip Cox Etherington Coulter & Jones Pty Ltd on behalf of Joondalup Property Investments Pty Ltd seeking Council's approval to a number of balconies within private open space and street setback areas of a 54 unit housing development on Lot 533 Spyglass Grove, Connolly.

BACKGROUND

Lot 533 is one of three existing medium density housing sites radiating around part of the Joondalup Golf Course in Connolly.

Concurrent development and subdivision applications were approved for this site in June 1993. These applications proposed a total of 54 individual two storey dwelling units generally arranged in modules comprising four dwellings with a single central driveway leading to a car parking area behind the front row of dwellings (see Attachment No 2).

In line with the principles contained in the City's Small Lot Subdivision Manual and the Residential Planning Codes a minimum 1.5 metre street setback was applied to this development site.

In order to comply with the prescribed 1.5 metre street setback as well as private open space standards of the Residential Planning Codes a number of first floor balconies were omitted from the development plans. The applicant has subsequently requested Council to reduce the street setback to nil in five instances and to reduce private open space standards in three separate instances in order to permit the construction of additional balconies each measuring up to 7.5 metres in area.

ASSESSMENT

The Residential Planning Codes gives Council the discretion in exceptional circumstances to reduce a street setback to nil, where a street is being created as part of a development and the wall does not exceed 9 metres in length and 6 metres in height and does not contain ground floor openings within 1.5 metres of a street.

As the proposed balconies comply with this design criteria and will form part of a total development package whereby the entire street and streetscape is being created, no planning objection is raised to the proposed balconies in these instances. Similarly, the Development Assessment Unit has no building or engineering related concerns with the proposal.

In respect to the balconies intruding into the private open space, Council is advised that the Residential Planning Codes require a minimum average provision of 60m² private open space per dwelling. In order that part of this open space be usable at least one portion should have a minimum area of 24m², a minimum dimension of 4 metres, be accessible from a living room and not be built on except for structures of a pergola type.

Each subject dwelling has at least 60m² of private open space and at least 24m² in one location which is accessible from a living room. Given the presence of the proposed balconies however, the minimum dimension of private open space in each case will be only 3 metres.

The presence of the golf course abutting each subject dwelling and the low boundary fencing proposed will create a perception of space sufficient to overcome any concerns of enclosure. An outdoor area exceeding that prescribed in the Residential Planning Codes exist and will be usable as such although around 5m² to each dwelling will be roofed. So long as the roofed area created by the balcony is not enclosed and the sides of balconies

are screened from open space to neighbouring dwellings the proposal could be supported.

RECOMMENDATION:

THAT Council exercises its discretion in accordance with Clause 5.9 of Town Planning Scheme No 1 and approved the additional balconies proposed by Philip Cox Etherington Coulter and Jones Pty Ltd on behalf of Joondalup Property Investments Pty Ltd for dwellings on Lot 533 Spyglass Grove, Connolly subject to:

33the resultant roofed areas not being enclosed; and

34the sides of balconies being screened from private open space to neighbouring dwellings to the satisfaction of the City Planner.

O G DRESCHER
City Planner

rmp:rp
pre94316 23.3.94

I20316

CITY OF WANNEROO REPORT NO: I20316

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 727-6, 665/233/IF

SUBJECT: CONCEPT PLANS : PENTLAND PARK, DUNCRAIG AND
FRASER RESERVE, PADBURY

Council's Resolution H21234 required the preparation of concept plans for smaller parks in the South-West Ward and a further report to Council for consideration and adoption of the concept plans prior to public meetings being held with affected residents. To date concept plans have been prepared for Pentland Park, Duncraig and Fraser Reserve, Padbury. These are illustrated in the attachments.

Considerable public interest has been stimulated by recent newspaper articles about Council's assessment of dry parks for possible residential re-development. Several concerned residents have voiced objection to any attempt to re-develop parks. They have been assured of the Council's intention to discuss proposals with local residents in each case when concept plans have been prepared.

PENTLAND PARK, DUNCRAIG

The concept plan for Pentland park is designed to compliment surrounding homes. Three dwellings are proposed, each three bedroom, one bathroom/ensuite. Each will be on its own freehold lot. All existing natural vegetation and major trees will be retained wherever possible.

The site already has provision for a sewer connection.

The design has all dwellings addressing a private laneway, giving each a northerly/easterly aspect. This laneway, which is provided with bollards to prevent a thoroughfare between Pentland and Grenfell Avenues will be separated from the dual use path by a tree-lined landscape buffer to minimise vehicular conflicts

with pedestrians and cyclists. The orientation of dwellings will provide better public amenity than a fenced pedestrian accessway with its associated surveillance and graffiti problems.

Group housing (three dwellings) or a single house and a two dwelling grouped housing development with alternative road layouts are other options.

FRASER RESERVE, PADBURY

A four dwelling terraced development is illustrated in the concept plan. This proposal with a density similar to its surroundings is based on a central landscaped brick-paved laneway which provides vehicular and pedestrian access from Warner Drive.

It terminates with bollards providing only pedestrian and cycle access to a pathway system through the park to the north.

The design again alleviates the problem of a corridor pedestrian accessway alongside the development. Cross easements and an easement in gross for the pedestrian/cycleway will be necessary.

Re-development of the southern half of Fraser Reserve leaves the northern half as a park, to possibly be upgraded from funds from the development.

Finally, it must be stressed that the concept plans are only ideas for discussion purposes with local residents. They are not the best or preferred options - these will emerge only through consultation with residents. Larger coloured copies are available for viewing in the Councillors' reading room, together with photographs of the areas concerned.

RECOMMENDATION:

THAT Council:

1. adopts the concept plans for Pentland Park, Duncraig and Fraser Reserve, Padbury, illustrated in the Attachments to Report I203 as the basis for discussion with local residents;
2. convenes public meetings between South-West Ward Councillors and local residents to discuss proposals for the possible re-development of these two parks.

O G DRESCHER
City Planner

acs:gm
pre94303

I20317

CITY OF WANNEROO REPORT NO: I20317

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 319-7

SUBJECT: DISCUSSION PAPER ON HORTICULTURE IN THE
METROPOLITAN REGION

INTRODUCTION

The Department of Planning and Urban Development has prepared a Discussion Paper on Horticulture in the Metropolitan Region and is seeking comments from Council.

The Discussion Paper includes a proposed policy, which is provided in Attachment No 1. Basically the discussion paper addresses potential areas of conflict between existing market gardens and the encroachment of residential areas and Special Rural Zones. It also briefly outlines the impacts of market gardening on the environment.

Comments at officer level have already been forwarded to DPUD. The submission was made on these key issues:

35 Basically it is not feasible to regulate for the continued operation or relocation of market gardeners. Market gardeners want to operate without interference from regulatory authorities.

36 Many of the larger market gardeners have purchased land elsewhere with a view to eventually relocating. In due course, with the progression of urban development in east Wanneroo, existing market gardens will be converted to urban uses and the operation will be relocated elsewhere.

37 Issues associated with of the retention or relocation of market gardens in east Wanneroo will be addressed through the preparation of the City of Wanneroo's Rural Strategy Plan. It is considered that this is the most

appropriate avenue for dealing with the future of horticulture in Wanneroo.

RECOMMENDATION:

THAT Council advises the Department of Planning and Urban Development that it endorses the submission on the Discussion Paper on Horticulture in the Metropolitan Region previously forwarded to the Department and outlined in Report No

O G DRESCHER
City Planner

pre94257
lk:gm
31.1.94

I20318

CITY OF WANNEROO REPORT NO: I20318

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 305-6

SUBJECT: ENVIRONMENTAL ADVISORY COMMITTEE

Minutes from the Environmental Advisory Committee' meetings of September, October and November 1993 are attached for Council's information (there are no recommendations requiring consideration by Council). The Committee now meets on a monthly basis (fourth Monday) although, because of public holidays, it did not meet in December 1993. The Committee met in January of this year, with the minutes being considered for adoption at its February meeting. These minutes (and all minutes of future Committee meetings) will be referred to Council at the earliest opportunity following adoption.

There is one matter from the Committee's January meeting which will, nevertheless, require Council action and the Chairman (Cr Marwick) has suggested that this could go to Council in anticipation of Committee adoption of its January meeting minutes and endorsement of the action taken.

Mr Trevor Johnson, one of the community representatives on the Committee, has had to resign for work related reasons. Mr Johnson's experience as a rural producer was considered an important input to the Committee's function and the Committee has recommended that Council appoint a replacement community representative who could also make an input from the rural producers perspective.

As none of the original nominees could provide such input (based on information provided with their nominations) it was necessary to seek an alternative appointee. In consultation with Cr Marwick, Mr Darryl Stevens (President of the Wanneroo Agricultural Society) was approached in this context, and is willing to participate as an individual (as distinct from as a nominee or representative of the Agricultural Society).

Mr Stevens would certainly provide the Committee with the rural producers perspective as sought and his appointment to the Committee, as a community representative, is recommended.

RECOMMENDATION:

THAT Council appoints Mr Darryl Stevens, as a community representative, to the Environmental Advisory Committee for the remainder of the two year term for which the original community representatives were appointed (appointments expire March 1995).

O G DRESCHER
City Planner

ph:gm
pre94302
14.2.94

I20319

CITY OF WANNEROO REPORT NO: I20319

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 322-18-1

SUBJECT: SELECT COMMITTEE ON METROPOLITAN DEVELOPMENT
AND GROUNDWATER SUPPLIES

INTRODUCTION

The Legislative Assembly of the Parliament of Western Australia has established a Select Committee to investigate, make findings and report on metropolitan development and groundwater supplies in the Perth Metropolitan Region. The Committee is to give particular regard to what extent and in what manner development should be permitted on or around groundwater reservoirs in the Perth Metropolitan Region, with particular attention to protecting underground water supplies whilst maximising the potential to zone and develop land for its optimum and best use inclusive of urban development.

The Committee has also identified other issues that it needs to address:

.1assess the impact of existing land uses on environmental resources within the declared groundwater mounds of the Perth Metropolitan Region including the quality and quantity of groundwater;

.2investigate the potential for future land use on the groundwater mounds and provide a framework in which change in land uses could occur; and

.3identify the most appropriate mechanisms and processes that Government should use to protect future groundwater supplies.

The Committee is required to report by no later than 30 November 1994.

The Members of the Committee are:

Mr Mike Board, MLA (Chairman);
Mr John Day, MLA;
Mr Rob Johnson, MLA;
Mr John Kobelke, MLA; and
Mr Norm Marlborough, MLA

The Committee has written to the City, inviting it to make a submission on the issues outlined above. The closing date for lodging of submissions is 25 February 1994, however, the Chairman of the Committee has advised that it would accept a submission from Council by 11 March 1994, following its consideration of the matter at its meeting of 9 March 1994.

COMMENTS RECOMMENDED FOR INCLUSION IN COUNCIL SUBMISSION

1. The Committee's Terms of Reference refer to "groundwater reservoirs" and "underground water supplies". One of the first things the Committee should consider doing is to describe exactly what is the extent of these features in so far as the Committee will be dealing with them. The reason for this is that to date, there has been no generally accepted definition of their extent, a variety of definitions having been used. For example, some studies and policies define the boundaries of the Gngangara Mound as the Ocean, the Swan River, Ellen Brook and the Moore River (hydrological boundaries). Others define it in a less precise manner, generally referring to the higher part of the Mound.

This has often led to confusion. For example, the Water Authority of W A (WAWA) has often strongly argued against intensive forms of development on "the Mound", saying that urban development and public groundwater supply schemes are not compatible. This makes some sense if "the Mound" refers only to the higher parts of the Gngangara Mound. However, if "the Mound" is regarded as extending to its hydrological boundaries as described earlier, incongruity tends to arise from the current construction of a public groundwater supply scheme within the North West Corridor, and even more so when one considers the Gwelup and Mirrabooka schemes which involve urban land and have been operating for many years.

Two main points flow out of the above:

- (a) If the Committee proposes to make meaningful comments about the "groundwater reservoirs" and "underground water supplies", particularly in terms of land use, then it first needs to clearly define the extent of the land affected by these features.
- (b) Furthermore, if anyone wishes to make a meaningful comment on these matters, the above definition needs to be in place as a reference datum. This particularly relates to agencies such as WAWA, EPA, DPUD and CALM.

(For the purpose of the comments made in this report, the "groundwater reservoir" areas are defined on the basis of hydrological boundaries ie in the case of the Gnangara Mound, the Ocean, the Swan River, Ellen Brook and Moore River).

380One of the Committee's roles is, essentially, to provide advice on the "optimum and best use" of land comprising Perth's groundwater reservoirs. As a precursor to formulating such advice, the Committee will need to establish the process by which what constitutes such a use will be determined. A philosophical approach premised on the concepts of environmental suitability and sustainability would be appropriate in this context.

This approach is based on matching land use to the intrinsic capacity of the environment to sustain development, and identifying consequent management requirements (to ensure ongoing environmental acceptability of a particular land use). It is also premised on recognition that, at some point, the level of management required to ensure the ongoing environmental acceptability of a particular form of land use in a particular locality is so great as to be unsustainable and accordingly, that such use is not appropriate to that locality.

The environmental suitability/sustainability approach is outlined in EPA Bulletin 319 "Environmental Guidance to Land Use and Development in Southern Western Australia" and it may therefore be appropriate for this publication to be drawn to the Committee's attention.

It needs to be recognised that adoption of the above philosophy will involve a departure from the traditional development approach. For it to be successfully implemented, there will therefore need to be attitudinal changes within the broader community, and for these changes to be brought about, the role of education will need to be considered.

39The relative timing of the Committee's deliberations and the current programme of major Metropolitan Region Scheme Amendments being pursued by Government has obvious implications for the Committee. For instance, finalisation of the East Wanneroo Amendment could foreclose options for a significant portion of the Gngangara Mound and, therefore, the Committee's ability to effectively investigate the potential for future land use on the groundwater mounds and framework within which change in land use could occur.

Council's intention to prepare its Rural Strategy as a priority may also have implications for the Committee's deliberations. However, as the strategy will have an environmental suitability/sustainability premise, the potential for compromise of groundwater quality maintenance objectives would be reduced.

The Committee will need to give early consideration to the relationship between its deliberations and progression of current regional and other planning processes that could potentially affect land use options for the groundwater mounds.

40The Committee is intending to address the issue of a framework in which change in land uses could occur, and to identify the most appropriate mechanisms and processes that Government should use to protect future groundwater supplies. In this regard, the Committee should assess the adequacy of the present strategic planning system in Perth whereby emphasis is given to accommodating urban growth to a specific time horizon (2021). The Metropolitan Strategy diagram in Metroplan (see Attachment No 1) does give some rough indication of possible longer term directions for growth through its "Future Urban Growth Option" arrows, however in reality, any land beyond the presently designated future urban areas is regarded as "fair game" for possible longer term future urbanisation.

There may be merit in developing a much longer term strategy or vision for the metropolitan region which could even be an "ultimate development" or "end state" plan for the region, which would result from a proper environmental capability assessment referred to earlier, along with consideration of the many other factors involved in a strategic planning exercise of this nature.

This would be quite different from the incremental growth type of strategy currently used which leaves a question-mark over most non-urban land.

Such a process would, in fact, be a better way of considering the future of the groundwater supply areas than is the process currently being undertaken by the Select Committee. The danger in what the Select Committee is doing is that having considered a limited number of factors, it may recommend say that portion of the upper area of the Ghangara Mound could be urbanised.

This could be interpreted as a green light by many that such a use should indeed occur and be provided for in the plans for the region. However, there may well be other factors, not properly considered within the Committee's Terms of Reference, which militate against such a use. It is therefore important that the Committee carefully qualify its findings and recommendations to avoid misunderstandings and misuse.

Those who argue against the idea of longer term "end state" planning generally do so on the grounds of "it's too far into the future to have any real idea of what it may be like then" and "planning needs to be flexible and responsive to change: and 'end state' plans are contrary to this". The first argument does of course have some basis and is indeed a shortcoming in any attempts at very long-term planning. The second argument has no basis as "end state" plans can be reviewed and changed just as readily as shorter term plans and, in fact, must be in recognition of the shortcoming associated with very long term planning referred to earlier (regarding the difficulty of making predictions very far into the future). The Committee should give careful consideration to the perceived advantages and disadvantages associated with "end state" planning for the region.

41In terms of specific comment to the Select Committee on the possibility of further urbanisation extending eastwards over the Gngangara Mound, Council has previously considered this issue (at least in respect of the land south of Neaves Road) when it was formulating its submission to DPUD in respect of the North West Corridor Structure Plan, particularly in respect of that part of the plan affecting the East Wanneroo area (east of Wanneroo Road). At a Special Meeting of Council held on 29 July 1991, Council resolved to support a modified plan for East Wanneroo (see Attachment No 2) as the basis on which urbanisation should be supported for the East Wanneroo area (Item F80747). It may be noted that the plan designates the land east of the proposed Urban area as "Landscape Protection, Rural and Special Rural".

The report which presented this plan to Council includes the following comment: "It would appear that alternative "C" [a DPUD plan for East Wanneroo] as modified by the City satisfies the Government requirements as well as the City's and enables the City to establish a firm eastern boundary within which Rural and Special Rural zones can be accommodated and maintained. The plan also gives the community a clear definition of the long-term objectives, for even though this plan will take many years to implement, it will afford the community of Wanneroo a variety of lifestyles within the rural area to the east which, although reduced in size is still a relatively large area of land".

The City's letter which conveyed Council's resolution on the above matter to DPUD also contained the following pertinent comment: "Council has also expressed concern over the possibility of urbanisation extending eastwards beyond those areas designated. The Council therefore promotes the creation of Special Rural Zones or Landscape Enhancement Zone abutting the eastern boundary of the proposed urban area to provide more security to those eastern rural people and to clearly define the boundary and the extent of any urbanisation".

RECOMMENDATION:

THAT Council forwards a submission to the Select Committee on Metropolitan Development and Groundwater Supplies conveying the comments contained in Report No , and in particular emphasising its opposition to any significant further

urbanisation eastwards of the areas currently designated for future urban use under the North West Corridor Structure Plan in the East Wanneroo area south of Neaves Road.

O G DRESCHER
City Planner
pjt:gm/pre94304
17.2.94

I30300

CITY OF WANNEROO

FINANCE & ADMIN RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

9 MARCH 1994

I30301CITY OF WANNEROO REPORT NO: I30301

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: COUNCIL
MEETING DATE: 9 MARCH 1994
FILE REF: 312-2
SUBJECT: TRAFFIC BOARD VACANCY

The Western Australian Municipal Association has invited nominations from member Councils for appointment to the position of Deputy Member - Traffic Board of Western Australia (LGA representative). A panel of three names is sought.

The Board was commissioned under the Road Traffic Act to administer the provisions of that Act. Meetings are held at Police Headquarters on the third Tuesday of every month, commencing at 12:15pm and are generally of four hours duration. A meeting fee of \$73 per half day is paid, together with mileage expenses.

Board membership is as follows:

- Commissioner of Police (Chair)
- 1 Police Force representative
- Commissioner of Main Roads
- Director-General of Transport
- 1 CSCA representative
- 1 CUCA representative
- 1 LGA representative

The term of the current vacancy expires on August 1, 1996.

Submitted for nomination of a panel of three names.

R F COFFEY
Town Clerk

PAH:pah
are94014

I30302

CITY OF WANNEROO REPORT NO: I30302

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 9 MARCH 1994

FILE REF: 702-3

SUBJECT: AUSTRALIAN CENTRE FOR LOCAL GOVERNMENT STUDIES
- ELECTED MEMBERS COURSE NO.38

Nominations have been invited for participation in the ACLGS Elected Members' Course to be held in Canberra from the 8th to the 13th of May 1994.

The course has a maximum of 28 participants which guarantees a highly participative program for all elected members. It is designed for both newly elected and experienced councillors, and holds a national focus on many key issues. A copy of the preliminary programme appears as attachment 1 to this report.

The location in Canberra also provides participants with the opportunity for making contact with national local government bodies such as the Australian Local Government Association, the Australian Local Government Training Board and the Commonwealth Office of Local Government. As the Federal Parliament will also be sitting for part of the course, observation of Parliament and discussion with Parliamentary representatives may be possible.

Funds are available within allocation 20006 - Members of Council, Conference Expenses to meet the cost of attendance for 1 Councillor, at a cost of approximately \$4,200.00.

SUBMITTED FOR CONSIDERATION

R F COFFEY
Town Clerk

PAH:pah
are94016

I30303

CITY OF WANNEROO REPORT NO: I30303

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 9 MARCH 1994

FILE REF: 250-0

SUBJECT: TURF IRRIGATION NUTRIENT STUDY - PUBLICITY
FUNCTION

In June 1993 the Turf Irrigation Nutrient Study project received confirmation of a Commonwealth Government Research Grant via the Horticultural Research and Development Commission totalling \$125,000.

AGC Woodward-Clyde has been selected to undertake this work on behalf of the TINS Project Group, consisting of the Cities of Wanneroo, Stirling, Melville and Water Authority of WA. Organisational control has been placed with the RAIPR.

In conjunction with signing of this project a publicity function is proposed to:

- (a) Acknowledge the initial development group.
- (b) Broaden the informational base of the project.
- (c) Invite other groups to participate in future stages of the study.

The official launch of Stage 2 of this project has been scheduled for 14 April 1994 at 10.30am at the City of Wanneroo. Council's function room is required as the venue in the form of a morning tea.

The official list for invitations is as follows:-

Minister for the Environment
Minister for Local Government
Swan River Trust

Hon K J Minson MLA
Hon P D Omodei MLA
Mr D Deeley

AGC Woodward-Clyde

G T Evans Weed Spraying

WACA

Alcoa

ChemTurf

Mr P Ruscoe

Dr J Yeates

Mr R B S Haynes

Mr K Johnston

Mr K Evans

Mr C Smith

Glenda Pickersgill

LandCorp Mr T Morgan

WAWA

Ministry of Education

Homeswest

UWA

26 Local Councils

City of Wanneroo Councillors

Mr K Heaton

Mr S Gilchrist

Prof J Considine

Prof G Aylemore

Executive Officers

Parks Managers

Funding is available within the Parks Department Allocation No 29158 - Irrigation Management to host the function.

In accordance with Council policy, approval is now sought to host the event.

R F COFFEY

Town Clerk

PAH:pah

are94015

I30304

CITY OF WANNEROO REPORT NO: I30304

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 9 MARCH 1994

FILE REF: 009-1

SUBJECT: NORTHERN DISTRICTS GERBERA SOCIETY (INC) -
REQUEST FOR TROPHY DONATION

A request has been received from the Northern Districts Gerbera Society for the donation of a trophy, to be awarded as first prize in the Gerbera or Floral Art section of the Society's Annual Show.

It is suggested that as this has been an annual event for many years, a perpetual trophy should be awarded at a cost of up to \$100. Funds are available within allocation 20052 - Members of Council, Presentation Items.

RECOMMENDATION

That Council donates a perpetual trophy to the Northern Districts Gerbera Society (Inc) for presentation at the Society's Annual Show; such trophy to be to a maximum value of \$100.00.

R F COFFEY
Town Clerk

PAH:pah
are94018

I30305

CITY OF WANNEROO REPORT NO: I30305

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 009-1

SUBJECT: DONATIONS

A request for financial assistance has been received from:-

1. Mr Jason Arblaster, 16 Channar Rise, Duncraig 6023.

Jason has been selected to represent the State in the National Swimming Championships to be held at Hong Kong in May 1994. The cost to perform in this Championship is \$1,668.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council donates \$50.00 to Jason Arblaster to assist with costs to participate in the National Swimming Championships to be held at Hong Kong in May 1994. Such donation to be from Account No 29740 - Sundry Donations - Recreation Control.

J B TURKINGTON
City Treasurer

JW
2 March 1994

tre0002

I30306

CITY OF WANNEROO : REPORT NO I30306

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 23 MARCH 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 \$49,708.

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 March 1994.

J B TURKINGTON
City Treasurer

JW
2 March 1994

tre0008

I30307

CITY OF WANNEROO REPORT NO: I30307

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 MARCH 1994

FILE REF: 280-5; 330-1-1

SUBJECT: CASH FLOATS - SORRENTO/DUNCRAIG RECREATION
CENTRE AND ENVIRONMENTAL HEALTH FOOD
MONITORING PROGRAMME

The Recreation and Cultural Services and Environmental Health Departments have requested increases in the cash floats as follows:-

1. Sorrento/Duncraig Recreation Centre by \$50 to \$200; and
2. Environmental Health Food monitoring programme by \$100 to \$200.

The increase in the cash float at Sorrento/Duncraig Recreation Centre is required due to the installation of an Armaguard double key lock safe which prevents access to money being held for banking. Previously through necessity these funds were accessed when there was a shortage of change.

The increase in the cash float for the Environmental Health Food monitoring programme is required to allow for the programme to operate continually and not be restricted by shortage of funds while awaiting recoup to be processed.

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

RECOMMENDATION

That Council -

1. increases the following floats as follows:-

Sorrento/Duncraig Recreation Centre by \$50 to \$200; and

Environmental Health Food monitoring programme by \$100 to \$200.

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

J B TURKINGTON
City Treasurer

22 February 1994
TP:JW

tre0187

I40300

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

9 MARCH 1994

I40301CITY OF WANNEROO REPORT NO: I40301

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 MARCH 1994

FILE REF: 260-0

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 *Community Policing* is holding a "Community Day in the Park" on 10 April 1994 and is seeking a full waiver of the hire fees for MacDonald Sports Complex and MacDonald Reserve North. *Community Policing* has booked MacDonald Sports Complex from 11.45 am to 3.00 pm at a cost of \$12.60 per hour (\$40.95) and MacDonald Reserve North from 8.00 am to 5.00 pm at a cost of \$68.00. Council's usual policy in this regard stipulates a 50% concession of the regular community rate for service clubs.
- 2 The *Perth Wildcats Pty Ltd* are requesting that they be given a concessional rate on court hire in various Council facilities in order to hold one day basketball clinics for primary school children on pupil free days. Council's policy on this matter is that junior groups

receive free use except where the activity is promoted by a commercial operator.

RECOMMENDATION

That Council:

- 1 reduces the hire fee to \$6.30 per hour for MacDonald Sports Complex and \$34 for the day's use of MacDonald Reserve North for *Community Policing* to hold a "Community Day in the Park" on 10 April 1994, such waiver to be made from Account Number 29439 - Recreation Control Recreation Facility Subsidy; and
- 2 does not offer *Perth Wildcats Pty Ltd* a concessional rate for basketball court hire.

D INGARFIELD
Acting City Recreation and
Cultural Services Manager

NC:SS
rre4301
A

I40302

CITY OF WANNEROO REPORT NO: I40302

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 9 MARCH 1994

FILE REF: 843/217/62

SUBJECT: DOG ACT APPEAL - MRS K GROTHUES, 62 KOONDOOLA AVENUE, KOONDOOLA

On 22 December 1993 Council refused an application by Mrs K Grothues of 62 Koondoola Avenue, Koondoola to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

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

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mrs Grothues under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. that all reasonable steps are taken to control or minimise the barking of the dogs;
2. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in her care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

11 February 1994

tmt/dw/02006

I60300

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

9 MARCH 1994

I60301**CITY OF WANNEROO REPORT NO I60301**

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 9 MARCH 1994

FILE REF: 201-2

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 18 February 1994. The updated 1993/94 Construction Programme is shown at Attachment 1.

A COUNCIL WORKS**42 MAJOR WORKS****.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)**

This project is nearing completion with outstanding works of drainage, street lighting, asphalt resurfacing of the western carriageway and line marking to be completed by April 1994.

.2Marmion Avenue/Banks Avenue Intersection Modifications, Whitfords City Shopping Centre

This project involves the provision of left turn and right turn lane improvements to accommodate the installation of traffic signals.

Funding is being provided by the Whitfords City Shopping Centre.

Construction commenced on 1st February and is nearing completion with island paving and installation of the traffic signals by the Main Roads WA to be carried out during March.

.3Duplication of Whitfords Avenue, Dampier Avenue to Endeavour Road, Whitfords City Shopping Centre

Funding has been provided by the Whitfords City Shopping Centre for the duplication of Whitfords Avenue from Dampier Avenue to Endeavour Road. The drainage component of the works has been programmed to commence during the week starting 21 February. These works will also include improvements to the left and right turn lanes at the intersection of Dampier Avenue and Endeavour Road.

.4Wanneroo Road/Carramar Golf Course Access Road Intersection, Neerabup

The final stage of the road access to Carramar Golf Course will be the construction of the intersection of the access road with Wanneroo Road. The intersection treatment is in accordance with Main Roads WA standards and specifications. The design allows for separate left and right turn lanes off Wanneroo Road. The drainage works have commenced and roadworks will follow immediately.

43 DRAINAGE

.1Kempfenfeldt Avenue Drainage, Sorrento

Drainage works have been completed and roadworks are nearing completion with kerbing, asphalt surfacing and verge reinstatement works outstanding.

These works will be completed by March.

.2Sycamore Drive, Duncraig

The upgrading of the drainage at the low point, adjacent to the public open space, has commenced and will be completed by March. Works involve the provision of extra side entry pits and upgrading of drainage lines with a temporary overflow in the reserve.

44 PEDESTRIAN AND CYCLE FACILITIES

.1Private

Clarkson Dual Use Path Hannaford Avenue

		(Walyunga Blvd to Lot 343 inc)
Currambine	Pedestrian Accessway	Marco Polo Mews (Wilcannia Elbow to Lot 806)
Iluka	Dual Use Path	Ocean Gate (Naturalist Blvd to Marmion Ave)
Iluka	Dual Use Path	Shenton Avenue (Naturalist Blvd to Marmion Ave)
Iluka	Dual Use Path	Marmion Avenue (Shenton Avenue to Ocean Gate)
Iluka	Dual Use Path	Naturalist Blvd (Shenton Avenue to Ocean Gate) KinrossDual Use PathSelkirk Drive (Lot 856 to Lot 878)
Merriwa	Footpath	Greyhound Drive (Marmion Ave connection)
.2	Council Contractor	
	Girrawheen	Footpath Calvert Way
	Warwick	Footpath Chelsford Road
	Hillarys	Dual Use Path Mawson Park
4	TRAFFIC MANAGEMENT	
	<u>.3Kerbside Parking Embayments - Chichester Drive, Woodvale</u>	
	The paving of the island nibs and line marking works were undertaken during early February 1994. This project is now complete.	
	<u>.4Kerbside Parking Embayments - Ellendale Drive, Heathridge</u>	

Installation of two small island nibs and semi-mountable kerbing to define the kerbside parking bays commenced early February 1994. The outstanding works are island pavement and line marking. This project is programmed for completion by the end of February.

.5Kerbside Paving Embayments - Cromwell Road, Alexander Heights

The installation of nib islands and minor widening works to accommodate kerb side parking bays for the Alinjarra Primary School commenced early February. The Ministry of Education has funded 50% of the cost of this project. The outstanding works include brickpaving of the islands and line marking. This is programmed to be completed by early March 1994.

.6Kerbside Parking Embayments - Addington Way, Marangaroo

A nib island has been installed in the vicinity of Addington Way and Leigh Court intersection. This will formalise and clearly define the kerbside parking bays opposite Marangaroo Primary School. The Ministry of Education has funded 50% of the cost of this project. The line marking of the bays will be undertaken late February 1994 to complete this project.

45 CAR PARKS

.1Carramar Golf Course Access Road and Car Park, Neerabup

Final finishing works to the car park will be undertaken in March upon the completion of the Wanneroo Road/Golf Course Access Road intersection and club house works.

.2Warwick Open Space Access Road and Car Park, Warwick

Eight "watts profile" speed humps have been installed in the access road between Beach Road and Warwick Road. It is now proposed to construct the connecting loop road to the north of the recently constructed car park to

complete this stage of the project. The extension of the car park has been listed for consideration in the Forward Plan.

.3Elliott Reserve Car Park

The outstanding works of crossover installation and lighting have been completed. This project is now 100% complete.

.4Kingsley TAB Car Park

Kerbing and asphalt works have been completed and outstanding works of brick paving and line marking will be completed by early March.

.5Lexcen Park Car Park

This project is nearing completion with outstanding path work to be undertaken upon completion of the toilet block.

.6Aldersea Park Car Park

The construction of a 40 bay car park, off Aldersea Circle in Aldersea Reserve commenced on 3 February. The car park was completed on 20 February with minor associated works of crossover installation, pathway and bollard installation to be completed by March.

46

MISCELLANEOUS

.1Drainage Sump Maintenance

Clearing out reeds and debris from the sumps of Marion Court (Beldon) Coyle Road (Beldon) and Blackboy Park (Mullaloo) was carried out during February.

.2General

Twenty eight metres of slab path was replaced with insitu concrete in Wade Court, Girrawheen.

Sections of subsided pavement in Bailey Road, Carabooda were removed and reinstated.

Gully installation and reinstatement of road and paving were carried out at Mullaloo Surf Club.

471993/94 ROAD RESURFACING PROGRAMME

The 1993/94 Road Resurfacing Programme commenced on 27 October 1993 and the following roads have been resurfaced:

<u>Road</u>	<u>Locality</u>
Kinloch Place	Duncraig
Taree Court	Greenwood
Erica Court	"
Paveta Court	"
Tupelo Court	"
Crossandra Way	"
Lobelia Court	"
Ocean Reef Road	"
200m west of Eddystone Ave	Heathridge
Pelsart Place	"
Channel Drive	"
Poseidon Road	"
Koolama Place	Kallaroo
Awhina Place	"
Delaware Place	"
Delcomyn Place	Craigie
Corima Place	"
Cordova Court	"
Tellen Street	Mullaloo
Anemone Way	"
Gardinia Place	"
Volute Place	"
Mussel Place	"
Scaphella Avenue	"
Cowrie Place	"
Livonia Place	"
Alexander Road	Padbury
Bennett Road	Quinns Rocks
Valkyrie Place	Two Rocks

Galatea Grove	" "
Chester Avenue	" "
St Ives Drive	Yanchep
Totnes Grove	"
Newquay Close	"
Lynton Court	"
Hartland Place	"
Redruth Court	"
Mousehole Crescent	"

48STREET LIGHTING

The works orders for the following projects have been placed according to designs and quotations received from SECWA.

Hartman DriveGnangara Road to Ocean Reef Road

Marmion AvenueSouth of Diablo Way to north

Connolly Drive	Burns Beach Road to Kinross Drive
Connolly Drive	Shenton Avenue to Meadowbrook Prom

Mirrabooka Avenue	Marangaroo Drive to north of Errina Road
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Shenton Avenue	Delamere Avenue to Ocean Reef Road
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Required light poles have been delivered on site for Marmion Avenue and Connolly Drive projects. According to SECWA's submitted installation programme, all annual street lighting projects will be completed by the end of June 1994.

SECWA has completed the street lighting in Ocean Reef Road between Trappers Drive and Wanneroo Road.

B WASTE MANAGEMENT

The expansion of the fortnightly recycling service to the urban area of the City was finalised on Monday, 14 February. The participation level is very high and it may take a number of months to stabilise.

The modifications to the Badgerup Materials Recycling Facility are programmed to commence towards the end of February. The actual date is subject to supply of the new plastics baler and paper "fluffer" equipment. Arrangements have been made with the Recycling Company of WA, Cleanaway and Australian Paper Manufacturers to handle the recyclables when the Badgerup MRF is closed for the modifications.

The delivery of 240 litre domestic carts continues to be in excess of 300 per month. This growth has resulted in the amendment to the collection day for a small section of Padbury.

The Bulk Collection Service has run to schedule up until the week ending 11 February 1999. The large amounts of bulk refuse in the Duncraig area and the reallocation of manpower to the expanded recycling routes resulted in some delays to the collection. This operation will need to be carefully monitored while the recycling service stabilises and the modifications to the Badgerup MRF are completed.

D R BLAIR
Acting City Engineer

DRB:AT
Bere0304

I60302

CITY OF WANNEROO REPORT NO: I60302

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 MARCH 1994

FILE REF: 429-1-1

SUBJECT: WANNEROO EISTEDDFOD - AUDITED REPORT

Council is in receipt of the Wanneroo Eisteddfod audited statements for the 1992 and 1993 years. Details are appended as Attachment A.

The auditor, John W Muntz has highlighted in his report several matters which require attention. The Eisteddfod organisers are aware of the action required to remedy the problems outlined.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
18 February 1994

tre0184

I60303

CITY OF WANNEROO REPORT NO: I60303

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 9 MARCH 1994

FILE REF: 325-30

SUBJECT: ROBBIE BURNS FESTIVAL - BURNS BEACH

Council is in receipt of the grant acquittal report for the Robbie Burns Festival conducted on Sunday, 23 January 1994 - details are appended as Attachment A.

As Councillors will be aware Council made available a grant of \$500 direct from the Cultural Development Fund to assist with the staging of this project.

The Ratepayers Association advises that approximately 2,000 people attended the Festival which was considered a very successful event and thoroughly enjoyed by public and performers.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
18 February 1994

tre0185