

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, 23 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
	C P DAVIES	North Ward
	W H MARWICK	Central Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	F D FREAME	South-West Ward
	N RUNDLE	South-West Ward
	G W CURTIS	South-West Ward

Acting Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
Acting City Engineer:	D BLAIR
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G FLORANCE
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
Manager - Welfare Services:	P STUART
Executive Assistant:	P HIGGS
Publicity Officer:	W CURRALL
Committee Clerk:	J CARROLL
Minute Clerk:	M HOSSACK

There were 38 members of the Public and 3 members of the Press in attendance.

The Mayor declared the meeting open at 7.35 pm.

CONFIRMATION OF MINUTES

I90329 MINUTES OF COUNCIL MEETING, 9 MARCH 1994

Correction

Item I90321 - Libraries - Easter Closing: Times for Saturday 2 April were incorrectly recorded. Correct times are as follows:

"Friday	1 April - All closed
Saturday	2 April - All open 9 - 12 noon
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 Curtis, **SECONDED** Cr Freame that the Minutes of Council Meeting held on 9 March 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

ANNOUNCEMENTS BY THE MAYOR, WITHOUT DISCUSSION

AGRICULTURAL PROTECTION BOARD MEETING

Last Thursday I attended the Zone 10 Control Authority meeting of the Agricultural Protection Board.

It was a most interesting meeting as the APB announced that they had discovered a lure to contain the European Wasp. This is a type of trap device, imported from America, that attracts this pest to the lure if it is within 200 metres. From there APB officers are able to track down the nest and destroy the queen.

It's quite a breakthrough in the management of the European Wasp.

At the same meeting the problems associated with Argentine Ants was discussed.

It appears that a non-specific bait is being tested in an attempt to kill these hard-to-get-rid-of pests.

CITY OF WANNEROO ART AWARDS

Last Friday saw the close of the 1994 City of Wanneroo Art Awards.

This was a most successful project with artists throughout the state entering more than 400 works for exhibition and judging. The awards were so successful that Council had problems in displaying all the works.

Congratulations to all the winners and many thanks, once again, to our sponsors, namely LandCorp, the Creative Hot Shop and the Wanneroo Times.

OPENING OF MOTORCROSS SEASON

Last Sunday morning I officiated at the opening of the 1994 season for the Wanneroo Junior Motorcross Club.

This is a professionally run club with a team of extra keen parents, who are willing to lend a hand to help officials. The club runs well conducted motorcycle races for children aged between 4 and 18 years of age.

VISIT OF DEPUTY PRIME MINISTER

Brian Howe, the Deputy Prime Minister was our guest last Sunday afternoon when he called in for a couple of hours to discuss Council's submission for financial assistance in regard to civic and cultural facilities in Joondalup.

I believe we put a very strong case to Mr Howe on why Wanneroo requires Federal funds to help with providing these facilities. After we had afternoon tea we made a presentation to the Deputy PM which consisted of a development overview, a Joondalup City Centre overview, the proposed civic and cultural facilities

required in Joondalup and the financial issues affecting the viability of this project.

Mr Howe listened with interest with all we had to say and I can only hope that he takes our concerns back to Canberra and argues our case for a more equitable funding deal for Wanneroo in the future.

SPIRITUAL LEADERS RECEPTION

On Monday last Council hosted a reception for the spiritual leaders within the City of Wanneroo.

Church leaders from all denominations came up for the informal gathering and met fellow councillors and senior management. Considering that the church leaders and their congregations provide similar services as Council does for the community, and at the same time represent a healthy proportion of the City's population, we thought it was an opportune time to invite them up for a chat. It was a first for Wanneroo and I'm sure that all who attended gained a good deal of satisfaction from the get together.

MULTICULTURAL CITIZENSHIP CEREMONY

Last night Council held a special multicultural citizenship ceremony where 64 people became Australian citizens.

For those who don't know, this week is Multicultural Week and Council will be holding a Festival Finale Concert at Sorrento Quay this Sunday, March 27 from noon until 7.00pm. This is going to be a family affair with all types of attractions and entertainment that all members of the family can enjoy.

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

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

CARRIED

PETITIONS, MEMORIALS AND DEPUTATIONS

LANDSDALE FARM SCHOOL - [890-12]

Cr Nosow advised that he had recently attended the AGM of the Landsdale Farm School. One of the items discussed was land which Council had given permission to use as a conservation reserve. A City Landcare Grant from the Commonwealth Department of Primary Industry under the National Landcare Programme for \$38,000 had been received which would contribute to the work on the conservation park.

He advised that correspondence had been received and it would be available for Councillors' perusal if required.

I90330 PETITION OBJECTING TO THE SALE AND/OR CONVERSION TO ANY DRY PASSIVE PARKS WITHIN THE CITY OF WANNEROO - [250-1]

Cr Curtis tabled a 327-signature petition objecting to the sale and/or conversion of any dry passive parks within the City of Wanneroo. This petition included 52 signatures from Fraser Road, Padbury and adjacent areas and 36 signatures from Ayton Way, Duncraig.

MOVED Cr Curtis, **SECONDED** Cr Rundle that the petition from residents from the Duncraig and Padbury areas objecting to the sale and/or conversion of any dry passive parks within the City of Wanneroo be received and referred to the Parks Department for a report to Council.

CARRIED

I90331 PETITION REQUESTING A DUAL USE PATHWAY IN COCKMAN ROAD, GREENWOOD - [510-234]

Cr Wood tabled a 182-signature petition from residents of Greenwood requesting a dual use pathway in Cockman Road.

MOVED Cr Wood, **SECONDED** Cr Rundle that the petition from residents requesting a dual use pathway in Cockman Road be received and referred to the Engineering Department for a report to Council.

CARRIED

I90332 LETTER OBJECTING TO THE POSSIBILITY OF A NUDE BEACH IN WANNEROO - [908-2]

Cr Wood tabled a letter from Margaret Chant objecting to the suggestions in the Wanneroo Times of a nude beach in Wanneroo.

MOVED Cr Wood, **SECONDED** Cr Rundle that the letter from Margaret Chant objecting to the suggestions of a nude beach in Wanneroo be received and referred to the Town Planning Department for a report to Council.

CARRIED

**I90333 PETITION REQUESTING REDUCTION OF TRAFFIC SPEEDS -
MERIVALE WAY, GREENWOOD - [510-166]**

A 47-signature petition has been received from residents of Merivale Way, Greenwood requesting Council to take action to reduce the speed of traffic using Merivale Way.

The petitioners draw Council's attention to the fact that Allenswood Primary School is situated on Merivale Way.

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

MOVED Cr Curtis, **SECONDED** Cr Rundle that the petition from residents of Merivale Way, Greenwood requesting Council to take action to reduce the speed of traffic using Merivale Way be received and referred to Engineering Department for a report to Council.

CARRIED

**I90334 PETITION OBJECTING TO DEVELOPMENT OF BARCLAY RESERVE,
PADBURY - [061-25]**

A 61-signature petition has been received from residents adjoining Barclay Reserve, Padbury objecting to development of Barclay Reserve.

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

MOVED Cr Curtis, **SECONDED** Cr Rundle that the petition from residents adjoining Barclay Reserve, Padbury objecting to development of Barclay Reserve be received and referred to Town Planning Department for a report to Council.

CARRIED

190335 PETITION OPPOSING SALE OF CLIFF PARK, SORRENTO - [727-6]

A 25-signature petition has been received from residents objecting to the sale of Cliff Park, Sorrento for residential purposes.

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

MOVED Cr Curtis, **SECONDED** Cr Rundle that the petition received from residents objecting to the sale of Cliff Park, Sorrento for residential purposes be received and referred to Town Planning Department for a report to Council.

CARRIED

190336 PETITION REQUESTING "NO THROUGH ROAD" SIGN - HASKELL GARDENS, CLARKSON - [510-3742]

A 26-signature petition has been received from residents of Haskell Gardens, Clarkson requesting that a "No Through Road" sign be placed at the entry of their road.

The petitioners state that a large amount of traffic enters Haskell Gardens, believing it to be a through-road, and are concerned for the safety of the young children living in the road.

This petition will be referred to Engineering Department for action.

MOVED Cr Curtis, **SECONDED** Cr Rundle that the petition from residents of Haskell Gardens, Clarkson requesting that a "No Through Road" sign be placed at the entry of their road be received and referred to Engineering Department for action.

CARRIED

190337 PETITION REQUESTING REZONING TO ACCOMMODATE RURAL STORE - LOT 32, CNR MENCHETTI/WANNEROO ROADS, NEERABUP - [30/2363]

A 784-signature petition has been received from the owner of Lot 32, cnr Menchetti/Wanneroo Roads, Neerabup requesting rezoning to accommodate a Rural Store.

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

MOVED Cr Curtis, **SECONDED** Cr Rundle that the petition received from the owner of Lot 32, cnr Menchetti/Wanneroo Roads, Neerabup requesting rezoning to accommodate a Rural Store be received and referred to Town Planning Department for a report to Council.

CARRIED

**I90338 PETITION OBJECTING TO PROPOSED DANCE STUDIO - UNIT 11,
200 WINTON ROAD, JOONDALUP - [30/2902]**

A 12-signature petition has been received from proprietors within the business complex at 200 Winton Road, Joondalup objecting to the proposed Dance Studio.

The petitioners state that the establishment of a dance studio would be detrimental to their established businesses and cause parking problems.

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

MOVED Cr Curtis, **SECONDED** Cr Rundle that the petition received from proprietors within the business complex at 200 Winton Road, Joondalup objecting to the proposed Dance Studio be referred and referred to Town Planning Department for a report to Council.

CARRIED

**I90339 PETITION - MOTOR VEHICLE REPAIRS/NOISE - POSEIDON ROAD,
HEATHRIDGE - [1200/692/88]**

A 16-signature petition has been received complaining of motor vehicle repairs/noise at a property in Poseidon Road, Heathridge.

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

MOVED Cr Curtis, **SECONDED** Cr Rundle that the petition received complaining of motor vehicle repairs/noise at a property in Poseidon Road, Heathridge be received and referred to Town Planning Department for action.

CARRIED

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

PETITION OBJECTING TO BRICK STRUCTURE ON LOT 779 FRANGIPANI LOOP, MARANGAROO - ex I90308

"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".

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

HILLARYS COMMUNITY PRESCHOOL - ex I10305

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

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

PROPOSED ELECTRIC FENCE: LOT 14 (28) AVERY STREET, NEERABUP/AMENDMENT TO BY-LAWS RELATING TO FENCING AND PRIVATE TENNIS COURT FLOODLIGHTING - ex I10307

"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".

Approval will be given after amendments have been publicised and promulgated.

UNAUTHORISED FENCE: JOONDALUP GOLF COURSE: LOT 531 COUNTRY CLUB BOULEVARD, CONNOLLY - ex I10308

"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".

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

LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE - ex I90322

"consideration of this matter be deferred and referred to the next Council meeting together with an updated plan of the proposal".

TOWN CLERK'S REPORT I90349

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 revised proposal for a temporary drainage disposal facility on Lot 24 Kingsway is currently being prepared for further discussions with the owner of this property. 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 was undertaken during February and early March. A report will be submitted to Council at its meeting on 27 April.

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 in conjunction with a review of Extractive Industry Licence procedures. A report will be presented to the April meeting of Policy and Special Purposes Committee.

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 and further evaluation is required with Main Roads WA. A report will be presented in conjunction with Item I90270 to Council at its meeting on 27 April.

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."

CITY ENGINEER'S REPORT I10313

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."

The applicant has deferred his application subject to further re-evaluation of the Flynn Drive alignment. A report will be submitted in due course.

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. A report will be submitted to Council on receipt of this information.

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 to Council at its meeting on 27 April.

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.

PETITION - ROAD HAZARD IN FANTOME ROAD, CRAIGIE - ex I90307

"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."

This matter will be investigated by the Traffic Section; a report will be submitted in due course.

TRAFFIC LIGHTS - ex I90327

"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".

This matter has been referred to Main Roads WA for evaluation; 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."

CITY PARKS MANAGER'S REPORT I10317

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."

CITY PARKS MANAGER'S REPORT I10316

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 to Council at its meeting on 13 April.

CONCEPT PLANS: PENTLAND PARK, DUNCRAIG AND FRASER RESERVE, PADBURY - ex I20316A

"following consultation with residents, a report be submitted to Council on the cost of such a proposal for budgetary consideration and timeframing;

Council defers all action on Fraser Reserve, Padbury at this point in time."

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.

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 Priets 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.

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 in conjunction with the application for a corner store which has been received.

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 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.

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."

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

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.

BARCLAY RESERVE - ex I90303

"the letter from Robyna, Ben and Jenny Lang be received and referred to Town Planning Department for a report to Council."

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

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 - ex I20311

"consideration of this matter be deferred and referred back to Council".

TOWN CLERK'S REPORT I90350

PROPOSED BALCONIES WITHIN PRIVATE OPEN SPACE AND STREET SETBACK AREAS - LOT 533 SPYGLASS GROVE, CONNOLLY - ex I20315

"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".

A meeting is being arranged with the owners; a report will be submitted 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."

ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40305

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 with a view of advertising Council's reward policy leading to the apprehension and conviction of persons for acts of vandalism or theft in respect of Municipal property. A recommendation in the subsequent report to Council will recommend that the reward of \$50 to \$200 should be reviewed as this figure was set by Council in about 1972/73.

PETITION - DOG EXERCISE AREA ON BURNS BEACH - ex I90302

"the petition requesting a dog exercise area on Burns Beach be received and referred to Municipal Law and Fire Services for a report to Council".

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

PATROL OFFICER - YANCHEP/TWO ROCKS - ex I90328

"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".

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

DEBT RESTRUCTURING PROPOSAL - ex H91249

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

Council authorises the Mayor, Chairman of Finance and Administrative Resources Committee, Cr Waters, Town Clerk and City Treasurer to negotiate with the National Bank of Australia Ltd and if necessary, other major financial institutions Council's debt restructuring proposal and that a report be submitted to Council on or before the meeting of Council scheduled for 9 February 1994 on the outcome of these negotiations"

In accordance with Council's resolution, expressions of interest have been sought from Australian Banking Institutions and finance brokers for Council's total banking business. Submissions closed on 28 February 1994. The submissions are

currently being analysed and a report will be compiled for Council's consideration.

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."

CITY TREASURER'S REPORT I30312

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

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A BURNS BEACH RECREATION MANAGEMENT COMMITTEE
 Meeting held on 17 February 1994
- B GIRRAWHEEN/KOONDOOLA SENIOR CITIZENS CENTRE MANAGEMENT
 COMMITTEE
 Meeting held on 24 February 1994

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

CARRIED

ADVISORY COMMITTEES

- A CHILDREN'S SERVICES ADVISORY COMMITTEE
 Meeting held on 7 December 1994
- B HISTORICAL SITES ADVISORY COMMITTEE
 Meeting held on 16 February 1994
- C YOUTH ADVISORY COMMITTEE
 Meeting held on 21 February 1994

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

CARRIED

OTHER COMMITTEES

- A CITY OF JOONDALUP SENIOR CITIZENS ASSOCIATION
Meeting held on 21 January 1994
- B RURAL FLY WORKING PARTY
Meeting held on 10 February 1994
- C GREENWOOD/WARWICK COMMUNITY RECREATION ASSOCIATION
Meeting held on 14 February 1994
- D SHIRE OF WANNEROO AGED PERSONS HOMES TRUST INC
Meeting held on 24 February 1994
- E OUTSIDE SITE SAFETY COMMITTEE SPECIAL MEETING
Meeting held on 2 March 1994
- F MARMION SORRENTO DUNCRAIG PROGRESS & RATEPAYERS
ASSOCIATION
Meeting held on 8 March 1994
- G BURNS RATEPAYERS & RESIDENTS ASSOCIATION (INC)
Meeting held on 10 March 1994

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

CARRIED

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

A letter has been received from Mr Pelly, the owner of 20 Mosspaul Close, Duncraig, the property at the rear of 16 Bonchester Court, Duncraig. A building licence has been issued for a third storey addition on this property.

At Council's meeting on 9 March, 1994, Mr Pelly sought and was given answers on the reasons why Council approved the third storey addition.

Mr Pelly submitted the following questions for the Council Meeting of 23 March 1994.

- Q1 Would the Council confirm that the change of mind of the Acting City Building Surveyor from recommending refusal

of the Application to recommending Approval was as a result of the photographs supplied by the applicant immediately prior to the meeting on 27 October, 1993?

- A1 The Acting City Building Surveyor did change his recommendation after viewing the photographs of the view of the adjoining property at the rear.
- Q2 It is my contention that certain of these photographs are misleading, and in order to show that this is so I requested at the last Council Meeting that someone from the Council visit my premises. The Council intimated at the meeting, and indeed certain members including the Mayor assured me after the meeting, that a visit would be arranged. Why has no one even contacted me let alone visiting my premises?
- A2 Two of the photographs placed side by side give a complete view of the rear of Mr Pelly's property. They show that Mr Pelly's rear balcony is approximately 3000 from the boundary and directly overlooks the swimming pool and rear yard of 16 Bonchester Court. A site inspection showed that from the finished floor level of the addition, the view is similar to that shown on the photographs. I cannot speak for any commitments made by the Councillors after the meeting as I was not present.
- Q3 If it is considered by the City Building Surveyor and/or Council that the photographs have misled the Council. Will the Council consider reversing their decision to approve the application?
- A3 The building licence for the addition was approved on 8 December 1993 and validated on 14 December, 1993. It is considered that the photographs are not misleading and as explained in the answers to the last questionnaire, Council does not have the authority to stop works in progress unless it considers that the work being carried out is unsafe.

Mrs Hine of Dundobar Road, Wanneroo submitted the following questions for the Council Meeting of 23 March 1994:

- Q1 Was our Council misled? When on the 24th November agenda. The closure of unmade (road, Griffiths). It would have been voted, upon and passed.

- A1 Regretfully, it is not understood what the three statements and the question mean.
- Q2 Were the Councillors aware when voting that, that particular piece of road was already fenced?
- A2 One would need to canvass all Councillors to answer this question. However, the issue of fencing had no bearing on the decision reached by Council.
- Q3 I rang Mr Neale and told him on the Friday 19th November and Councillor Waters. I also spoke to DOLA at that time. Is this the normal procedure or is this a one off?
- A3 It is not understood what the two statements and question actually mean.

Cr Moloney left the Chamber at this point, the time being 7.53 pm.

- Q4 We have heard about the Rave parties.

When the Representative of Council visited the said rave party and got the measurements and found to was above what the Act says - who did he report to and who made the decision not to call in the police help? What was the real reason?

- A4 The Environmental Health Officer who took the reading was sufficiently empowered under the provisions of the Noise Abatement Act to make decisions in his own right. In these particular situations, the Environmental Health Officers are not obliged to report to a superior officer. Police Officers were present with the Environmental Health Officer when he was taking the noise readings and they were fully aware of the decision reached and expressed no difficulty with it.

The matter is now with Council's solicitors for prosecution and further comment in respect of this particular prosecution will not be made as it may inadvertently prejudice the case.

-
- Q5 Do you believe the soda syphon bulbs were only used for cleaning needles - or did some bulbs contain substances that could be inhaled and have some serious results to the person?
- A5 I am not aware that soda syphon bulbs are used for cleaning needles, nor what the bulbs contain or what personal damage could occur as a consequence of their usage.
- Q6 What was the Council and National Mutual doing in Court for several appearances? What is the outcome of that Tribunal? How much has it cost to date? has the matter been cleared up? What was the problem? Who initiated the case to begin with? Or is it subjudice?
- A6 Permanent Australian Trustees Limited appealed to the Town Planning Appeals Tribunal against Council's refusal of a cinema complex at Whitford City. The Tribunal has as yet not handed down its decision on the matter. A report is to be presented to the April Policy and Special Purposes Committee for Council's consideration.
- Q7 What is the true fact of Lot 100, Wanneroo Road now? What had happened to the two people involved in Lot 100 who were forced off the property? Was there a settlement on this matter out of court? Are the public allowed to know the outcome of the deal? Were these two business people misled on the lease and by whom? How can Council allow a business to proceed as far as this did and not step in? (I may be wrong, if so, apologies).
Was there a loss to these two business people for the lack of sales and relocating and did Council help in any way?
- A7 This matter has now been filed at the Courts and any discussions may prejudice the legal position of this case.
- Q8 What date was chipping ordered and dropped on the Griffiths Road cul-de-sac? Is the person certain it was for Steven Street sealing?
- A8 A review of Council records indicates that the road seal aggregate was ordered on 2 February and delivered by

contractor to Griffiths Road on either 5 or 7th February. The aggregate was for the resealing of Steven Street and the Berkley Road/Evandale Road intersection.

Q9 What dates were sealing of the road done.

A9 The resealing of Steven Street was undertaken on 8 February 1994.

Mrs Hine has also submitted a letter with the request that it be read out at this meeting of Council as a "right of reply" to comments made at the Council meeting of 8 December 1993.

No provision exists under Council's Standing Orders for such action and as such I am unable to accede to her request.

DECLARATIONS OF PECUNIARY INTEREST

Cr Gilmore declared an interest in Items I60304 and I30309.

Cr Wood declared an interest in Item I30309.

Cr Marwick declared an interest in Item I30309.

BUSINESS REQUIRING ACTION

I90340 TECHNICAL SERVICES

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

CARRIED

Cr Moloney entered the Chamber at this point, the time being 7.58 pm.

REPORTS

I10311 PLANT REPLACEMENT RESERVE PROGRAMME - TENDER NUMBER 063-93/94 - [208-063-93/94]

CITY ENGINEER'S REPORT I10311

Tenders have been called for the supply of three tractors as part of the Plant Replacement Reserve Programme.

The City Engineer reports on the tender submissions received.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council accepts Tender Number 063-93/94 from Wanneroo Agricultural Machinery for the supply and delivery of three (3) Case IH595XL tractors at the total changeover price of \$71,856.00 as outlined in Attachment 1 to Report I10311.

CARRIED

Appendix I refers.

I10312 PARKING PROHIBITIONS - SCHEDULE OF AMENDMENTS VARIOUS - [910-4]

CITY ENGINEER'S REPORT I10312

The installation of traffic treatments within the City has necessitated amendments to the existing approved parking prohibitions to comply with statutory requirements and the changed function of streets.

The City Engineer provides details of the affected locations and the scheduled parking amendments.

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

- 1 revokes the existing "NO STANDING ANY TIME" signs in Crinum Court car park (Timberlane Drive) as shown on Attachment 2 to Report I10312;
- 2 amends the existing "NO STANDING 8.15AM TO 9.15AM - 3.00PM TO 4.00PM MONDAY TO FRIDAY" to "NO STANDING ANY TIME" adjacent to the pedestrian refuge island on Trappers Drive, as shown on Attachment 2 to Report I10312;
- 3 extends the existing "NO STANDING ANY TIME" sign on the north east corner of Dorchester Avenue to 9 metres east of the traffic island, as shown on Attachment 4 to Report I10312;
- 4 amends the existing "NO PARKING ANY TIME" sign to "NO STANDING ANY TIME" on the east side of Dugdale Street to 9 metres north of the traffic island as shown on Attachment 4 to Report I10312.

CARRIED

Appendix II refers.

I10313 CHICHESTER PARK CAR PARK PROPOSALS - [061-396]

CITY ENGINEER'S REPORT I10313

Funds of \$76,000 were approved in the draft 1993/94 Budget for the construction of a car park on Chichester Reserve.

Council subsequently resolved that a report be submitted to Council on the optimum position for the car park to minimise damage to bushland.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council constructs the car park on Chichester Park, Woodvale as shown on Attachment 2 to Report I10313.

CARRIED

Appendix III refers.

I10314 SAND QUARRY - LOT 500 FURNISS ROAD, CNR DRIVER ROAD, LANDSDALE - [30-2268]

CITY ENGINEER'S REPORT I10314

Ion Services on behalf of Mr S Salamone has applied for a renewal of the Extractive Industry Licence and Development Approval for the sand quarry on Lot 500 Furniss Road, corner of Driver Road, Landsdale. The excavation is part of recontouring associated with the Landsdale Industrial Area.

The City Engineer provides details of the operation which will remove a sand hill to provide a level land form with Driver Road, Furniss Road and the adjoining property to the west, suitable for future subdivision.

He supports this application subject to a number of conditions relating to rehabilitation and containment of sand drift being applied.

Correction

Report I10314 Recommendation 2(c) showed a typographical error and should read "Rehabilitation bond - \$10,000".

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

- 1 approves the application by Ion Services, on behalf of Mr Salamone, to commence development of the sand quarry on Lot 500 Furniss Road in accordance with the provisions of its Town Planning Scheme, subject to:
 - (a) the use of land for quarrying purposes ceasing by 30 March 1997, unless a further approval is granted by Council. Renewal of the application should be submitted three months before the approval expires;
 - (b) maintaining a water allocation of secure water supply for dust control;
 - (c) all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstand area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
 - (d) submission of an annual updated site contour plan and rehabilitation report and quantity of material removed from the site;
 - (e) the applicant maintaining the agreement with the City of Wanneroo, under Section 85 of the Road Traffic Act to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the agreed rate. Such payment to be made quarterly;
 - (f) stabilising all stockpiles and using suitable dust suppression methods in work areas to prevent the generation of dust;

-
- (g) hours of quarry operation being restricted to:
- | | |
|--------------------------|---------------------|
| Monday to Friday | 0700 - 1700 |
| (except public holidays) | |
| Saturdays | 0700 - 1500 |
| Sundays | Work not permitted |
| Public Holidays | Work not permitted; |
- (h) All site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;
- (i) there being a clear understanding that regardless of the conditions imposed, no indemnity from the provisions of the Environmental Protection Act 1986 is implied or given;
- (j) maintaining a sealed crossover and sealing up to the first 10 metres of the quarry access road from the crossover, to the satisfaction of the City Engineer, to stop dust and material being tracked onto the road;
- (k) operating in accordance with the submitted report and documentation accompanying the Application for Development Approval, except as modified by Council's specific approval conditions;
- (l) no excavation within 20 metres of the property boundaries before submitting to Council a copy of consent from the adjoining property owner;
- (m) all fill areas shall be compacted to 95% modified maximum dry density when tested in accordance with AS1289 E2.1 - 1977 and certified by a NATA registered laboratory. Unless otherwise approved by the City Engineer, the fill shall be placed in 300mm layers and each layer compacted and appropriately tested;
- (n) under Section 340 of the Local Government Act the owner establishing a fence 1.8 metres high covered with 50% voids shade cloth or equivalent to prevent drift sand leaving the property and affecting the road and properties to the north and west;

(o) standard conditions;

2 approves an Extractive Industry Licence for Mr Salamone to operate a sand quarry on Lot 500 Furniss Road, Landsdale with the following conditions:

(a) annual fee - \$300;

(b) period of licence - 3 years to 30 March 1997;

(c) rehabilitation bond - \$10,000;

(d) under By-law 21 of the Extractive Industry By-laws, agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the rate per cubic metre. This agreement is in accordance with By-law 7 of the Extractive Industry By-laws and Section 85 of the Road Traffic Act.

CARRIED

I10315 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]

CITY BUILDING SURVEYOR'S REPORT I10315

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

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report I10315.

CARRIED

Appendix IV refers.

I10316 BANYANDAH PARK, WANNEROO (EX H11223) - [061-24]

CITY PARKS MANAGER'S REPORT I10316

In December 1993 Council requested a report be submitted to Council on the feasibility of parks being mown more frequently to reduce the danger of snakes.

The City Parks Manager reports on the normal programme for the mowing of dry parks (approximately six cuts per year) and the cost of mowing Banyandah Park.

An opinion was sought from Council's solicitors who have suggested a number of measures to limit the potential risk to parkland users and to protect them against foreseeable risks and injury.

The City Parks Manager suggests that the areas of greatest concerns on both side of Lake Joondalup be mown more frequently.

MOVED Cr Marwick, **SECONDED** Cr Rundle that Council approves the following course of action to overcome the problems associated with snakes on public open space:

- 1 the areas of parkland on both sides of Lake Joondalup be mown more often and maintained to a standard sufficient for users of the parks to be more visibly aware of the presence of snakes;
- 2 approval be given to the City Parks Manager to authorise additional mowing of parks in other areas of the Municipality that will, from time to time, be troubled with snakes.

CARRIED

I10317 CRIME AT BLACKALL PARK, GREENWOOD (EX H91104) - [061-38]

CITY PARKS MANAGER'S REPORT I10317

Following receipt of a petition from residents of Greenwood, Cr Wood, the City Parks Manager and six ratepayers met in the grounds of Greenwood Primary School to discuss action which could be taken to reduce vandalism and local undesirables around the school and linear parklands.

The City Parks Manager reports on action taken by the parks staff to reduce the vegetation immediately following that meeting.

He provides details of the cost of providing lighting in thoroughfares between Warrigal Park and Greenwood Shopping Centre and states that funds are unavailable in the current Budget.

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

- 1 advises the petitioners that funds are unavailable on the current budget to provide lighting on the walkways and parklands throughout Greenwood;
- 2 lists for consideration in the draft 1994/95 Budget the provision of lighting on walkways and parklands throughout Greenwood.

CARRIED

I90341 TOWN PLANNING

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

CARRIED

REPORTS

I20320 DRAFT ELLIOT ROAD LOCAL STRUCTURE PLAN - [790-650]

CITY PLANNER'S REPORT I20320

In May 1993 (Item H20512 refers), an application was received from Land Planning Consultants on behalf of various land owners in Elliot Road, requesting Council to rezone Lots 22-26 and 1 Elliot Road, Wanneroo from "Rural" to "Residential Development". In support of the proposed rezoning, Council also received a draft local structure plan for the subject area. This plan was subsequently advertised for a six week public comment period amongst the affected and abutting landowners.

The City Planner reports on advertising of the plan and gives details of three submissions received.

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

- 1 advises Land Planning Consultants to modify the draft local structure plan in accordance with the changes agreed to in Report I20320;

- 2 adopts the draft Elliot Road (North) Local Structure Plan (once modified);
- 3 refers the adopted plan to the Department of Planning and Urban Development together with the submissions received and requests the Department to adopt the plan as the basis for the approval of subdivision and development within the area covered by the plan.

CARRIED

Appendix V refers.

I20321 PROPOSED CARE CENTRE FOR THE INTELLECTUALLY AND PHYSICALLY HANDICAPPED AT LOT 125 (49) TEMPLETON CRESCENT, GIRRAWHEEN - [30/4642]

CITY PLANNER'S REPORT I20321

The City Planner reports on an application received from Valued Independent People Inc for a care centre for the intellectually and physically handicapped at Lot 125 (49) Templeton Crescent, Girrawheen.

The City Planner gives details of the application which proposes to use the subject lot as a home base/office for a day care programme for 26 young adults with severe disabilities.

He gives an assessment of the proposal and outlines submissions received.

ADDITIONAL INFORMATION

The City Planner advised that Council has received correspondence from the adjoining landowner stating that he wishes to withdraw his letter of objection to the proposed day care centre which was considered in Report I20321. This does not alter the recommendation to the Report.

RECOMMENDATION

That Council refuses the application submitted by Valued Independent People Inc for a care centre at Lot 125 (49) Templeton Crescent, Girrawheen on the grounds that:

- 1 the use is likely to adversely affect the residential amenity of the area;

- 2 the proposed location is ad hoc and will set an undesirable precedent.

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

- 1 CITY PLANNER'S REPORT I20321 be received;
2 City Planner's Recommendation **NOT BE ADOPTED** - Item I20321A refers.

CARRIED

I20321A PROPOSED CARE CENTRE FOR THE INTELLECTUALLY AND PHYSICALLY HANDICAPPED AT LOT 125 (49) TEMPLETON CRESCENT, GIRRAWHEEN - [30/4642]

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council approves the application submitted by Valued Independent People Inc for a care centre at Lot 125 (49) Templeton Crescent, Girrawheen subject to standard development conditions.

CARRIED BY AN

ABSOLUTE MAJORITY

I20322 PROPOSED EXTENSIONS TO FACTORY AND OFFICE ON LOT 5 (65) ATTWELL STREET, LANDSDALE - [30/2898]

CITY PLANNER'S REPORT I20322

Fraser and Downsborough Designers Pty Ltd on behalf of the Duffy Family Trust seek Council approval for extensions to a factory on Lot 5 (65) Attwell Street, Landsdale and a relaxation of Council's car parking requirements.

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

He advises that there seems no real justification for Council to relax the car parking requirements for the proposed factory extension nor any opportunity to comply with Council's cash-in-lieu policy. The proposal should not therefore be supported.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council does not approve the application for a factory extension and subsequent

relaxation of car parking requirements on Lot 5 (65) Attwell Street, Landsdale for the following reasons:

- 1 it does not conform to Council's requirements for the provision of car parking bays as stated in the Town Planning Scheme No 1 which ensures car parking provisions will provide for all future occupiers and uses of industrial land;
- 2 a cash-in-lieu payment is not an available option to the provision of bays because less than 75% of the required number of car parking bays can be provided on site, as required by Council's Policy (G3-08), Cash-in-Lieu of Car Parking.

CARRIED

I20323 PROPOSED SETBACK RELAXATION FOR TEN GROUPED DWELLINGS ON LOT 51 (24) TOULON CIRCLE, MINDARIE - [30/3941]

CITY PLANNER'S REPORT I20323

B J Service Drafting on behalf of Golden Hotels Pty Ltd seeks Council approval for ten grouped dwellings on Lot 51 (24) Toulon Circle, Mindarie with reduced setbacks to two of the three streets it abuts.

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

ADDITIONAL INFORMATION

A site plan was not included with Report I20323 and is appended hereto for Council's information.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council exercises its discretion under Clause 5.9 of its Town Planning Scheme No 1 and approves the application for ten grouped dwellings on Lot 51 (24) Toulon Circle, Mindarie with reduced setbacks as indicated on the plans attached to the application submitted by B J Service Drafting on behalf of Golden Hotels Pty Ltd, subject to:

- 1 the provision of a minimum of two visitors' bays to the satisfaction of Council;
- 2 standard and appropriate development conditions.

CARRIED

Appendix VI refers.

**I20324 SETBACK RELAXATION FOR ADDITIONAL DWELLING ON LOT 743
(5) PERRY PLACE, QUINNS ROCKS - [30/4616]**

CITY PLANNER'S REPORT I20324

Summit Projects on behalf of Mrs G J Mehrens seeks Council approval for a front setback relaxation for an additional dwelling on Lot 743 (5) Perry Place, Quinns Rocks.

The City Planner reports on the background relating to the subject site and advises that a setback of 4.2m would not adversely affect the streetscape or the amenity of the area.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves a front setback relaxation to 4.2m on Lot 743 (5) Perry Place, Quinns Rocks as indicated on the plan attached with the application subject to standard and appropriate development conditions.

CARRIED

**I20325 REQUEST FOR STOREROOM RELAXATION, LOT 259 (3) CYPRESS
COURT, GREENWOOD - [30/4510]**

CITY PLANNER'S REPORT I20325

Council received correspondence from Mr A D Holding on 3 February 1994 requesting Council to relax the requirement for the provision of a 4m² storeroom for grouped dwellings.

The City Planner reports that Clause 3.5.1 of the Residential Planning R-Codes states that:

"Each grouped dwelling shall be provided with a permanent enclosed storage area of at least 4m², accessible from outside and compatible with the overall development".

He advises that it is important to note that should a relaxation be permitted in this instance, Council would set a precedent of permitting the use of galvanised iron storage sheds. This precedent would result in the proliferation of temporary sheds substituting for permanent storerooms.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council does not exercise its discretion in the relaxation of storerooms for the following reasons:

- 1 the existing and proposed storerooms do not provide an enclosed storage area of a permanent nature;
- 2 the existing and proposed storerooms are not of materials compatible with the overall development;
- 3 approval for the relaxation could set an precedent for similar group dwelling applications.

CARRIED

I20326 SUBDIVISION CONTROL UNIT FOR MONTH OF FEBRUARY 1994 - [740-1]

CITY PLANNER'S REPORT I20326

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

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I20326.

CARRIED

Appendix VII refers.

I20327 PROPOSED SUBDIVISION, LOT 223 (3) HURST TRAIL, CLARKSON - [740-93304]

CITY PLANNER'S REPORT I20327

McMullen Nolan and Partners on behalf of Bribow Pty Ltd seek Council approval for the subdivision of Lot 223 (3) Hurst Trail, currently 900m². The application involves the creation of two lots approximately 465m² and 435m².

The City Planner advises that the proposal does not comply in respect of lot sizes as prescribed by the R20 Code of the Residential Planning Codes (1991).

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council does not support the application submitted by McMullen Nolan and Partners on behalf of Bribow Pty Ltd for the subdivision of Lot 223 (3) Hurst Trail, Clarkson for the following reasons:

- 1 the lot sizes do not conform with the average lot size prescribed by the Residential Planning Codes (1991);
- 2 support for the application would create an undesirable precedent for further subdivision of a similar nature.

CARRIED

**I20328 PROPOSED THREE GROUPED DWELLINGS ON LOT 126 (19)
ROSSLARE PROMENADE, MINDARIE - [30/4639]**

CITY PLANNER'S REPORT I20328

John McKenzie and Associates on behalf of Byron Corporation Pty Ltd seek Council approval for three grouped dwellings requiring development concessions on Lot 126 (19) Rosslare Promenade, Mindarie. The proposal is to develop three units with a minimum front setback of 4.4m and concessions for the provision of courtyards.

The City Planner provides an assessment of the application and advises that the development does not conform to the requirements of the Town Planning Scheme (Schedule 7) and Residential Planning Codes.

RECOMMENDATION

That Council does not approve the application for three grouped dwellings submitted by John McKenzie and Associates on behalf of Byron Corporation Pty Ltd on the grounds that:

- 1 it does not conform to the requirements of Town Planning Scheme (Schedule 7) and the Residential Planning Codes;
- 2 it is not considered that compliance with the above would detract from the amenity of the development and, correspondingly, that the proposal represents an improvement worthy of development concessions.

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

- 1 consideration of the application for three grouped dwellings on Lot 126 (19) Rosslare Promenade, Mindarie be deferred;
- 2 a report be submitted to Policy and Special Purposes Committee on the issue of balconies for group dwelling developments.

CARRIED

I20329 PROPOSED DANCE STUDIO ON LOT 119 (133) WINTON ROAD, JOONDALUP - [30/3420]

CITY PLANNER'S REPORT I20329

The City Planner reports on an application for a dance studio on Lot 119 (133) Winton Road, Joondalup.

He advises that the proposal is to operate a ballroom dance studio in one unit (Unit 10) for children and adults and gives details of class times and number of students.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council delegates authority to the City Planner to approve the application submitted by Mr M C Baker on behalf of Homer Holdings Pty Ltd for a dance studio on Lot 119 (133) Winton Road, Joondalup subject to:

- 1 no adverse comments being received from existing occupants of the other factory units and the property owner;
- 2 standard and appropriate development conditions.

CARRIED

I20330 ALFRESCO DINING FACILITY ADJACENT TO LOT 468 (129) GRAND BOULEVARD, JOONDALUP - [30/4074]

CITY PLANNER'S REPORT I20330

The Sand Tribe Pty Ltd, proprietor of The Stump Jump Cafe on Lot 468 (129) Grand Boulevard, Joondalup is seeking Council approval to accommodate free standing sand stone planter boxes within its alfresco dining area.

The City Planner reports on the proposal and advises that the proposal does not comply with three of the requirements of the Alfresco Policy in that it will impede pedestrian movements through the area, the weight of the planters will prevent them from being removed from the verge area outside operating hours and they may also impede emergency vehicle access.

RECOMMENDATION

That Council refuses the application to accommodate planter boxes within the alfresco component attached to the development situated on Lot 468 (129) Grand Boulevard, Joondalup as proposed by The Sand Tribe Pty Ltd as the proposal does not comply with the following statements of Council's Alfresco Dining Policy:

1 Statement 2

Alfresco dining areas will not be approved where, in the opinion of Council, the gathering of customers or the elements of design will impede pedestrian or vehicle movements, or cause conflicts with other activities;

2 Statement 6

Structures Associated with alfresco dining areas, including tables and chairs, will not generally be able to be fixed in any manner to the footpath or to any other structure; unless specifically agreed to by the Council.

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

3 Statement 11

The alfresco areas will need to be designed to accommodate emergency vehicle movements to the satisfaction of the Council.

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

- 1 refuses the application to accommodate planter boxes within the alfresco component attached to the development situated on Lot 468 (129) Grand Boulevard,

Joondalup as proposed by The Sand Tribe Pty Ltd as the proposal does not comply with the following statements of Council's Alfresco Dining Policy:

(a) Statement 2

Alfresco dining areas will not be approved where, in the opinion of Council, the gathering of customers or the elements of design will impede pedestrian or vehicle movements, or cause conflicts with other activities;

(b) Statement 6

Structures Associated with alfresco dining areas, including tables and chairs, will not generally be able to be fixed in any manner to the footpath or to any other structure; unless specifically agreed to by the Council.

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

(c) Statement 11

The alfresco areas will need to be designed to accommodate emergency vehicle movements to the satisfaction of the Council;

2 liaises with the Liquor Licencing Authority to discuss its requirements as they relate to Alfresco Dining areas;

3 advises the applicant that Council is investigating the matter further and that he will be advised of the outcome in due course.

CARRIED

I20331 PROPOSED CLOSURE - SPRINGWOOD WAY, WOODVALE - [510-2324, 510-1951]

CITY PLANNER'S REPORT I20331

At its meeting on 8 December 1993 (Item H11203 refers) Council resolved to initiate the closure of Springwood Way at Duffy

Terrace, Woodvale to vehicular traffic in accordance with Section 331b of the Local Government Act and advertise its intention.

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

Council is not required to seek the Minister of Local Government's approval to obstruct Springwood Way at the Duffy Terrace end to vehicular traffic.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council seeks the Hon Minister for Local Government's approval to obstruct Springwood Way to vehicular traffic under Section 331b of the Local Government Act.

CARRIED

I20332 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN KYLIE WAY AND GOOLLELAL DRIVE, KINGSLEY - [510-1492]

CITY PLANNER'S REPORT I20332

At its meeting on 24 November 1993 Council considered the closure of a pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley. Council resolved not to close the accessway on the grounds that SECWA was opposed to the closure because of a 22,000 volt cable it had located within the accessway. SECWA has now advised that it will accept an easement over its cable if the adjoining owners are prepared to pay \$6,000 to cover the cable with half section concrete pipes, supply and install additional duct and back fill and compact soil to present level.

The City Planner reports that the three adjoining owners who are interested in purchasing the land within the accessway have agreed to meet this cost. These owners have also agreed to meet the purchase price for the land and accept any easements that are required.

MOVED Cr Dammers, **SECONDED** Cr Nosow that Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local Government Act in respect of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley subject to the benefiting landowners agreeing to meet all costs involved in accordance with Council's policy.

CARRIED

**I20333 COMPENSATION PAYMENTS FOR THE WIDENING OF PERRY ROAD,
PINJAR - MR SUSAC AND MR AND MRS MATHER - [510-471]**

CITY PLANNER'S REPORT I20333

At its meeting on 9 February 1993 (Item I20237 refers) Council resolved to commence action to resume an area of 2550m² from Lot 3 corner of Ziatas Road and Old West Road, Pinjar under Section 282 of the Local Government Act.

The City Planner reports that Council's decision to resume the land was based on the grounds that the two strata owners of the lot could not agree on who was to receive the compensation for the land affected for the widening of the road.

He advises that one of the strata owners is now prepared to relinquish his rights to claim compensation, and the other strata owners have agreed to accept the Valuer's nominated figure of \$4,700 as compensation for the land affected by the road widening.

Correction

Report I20333, Point 2 of the recommendation should read "2550m²" and not "2500m²" as stated.

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

1 rescinds Point 4 of Item I20237, viz:

"Council commences action to resume an area of 2550m² from Lot 3 corner of Ziatas Road and Old West Road, Pinjar under Section 282 of the Local Government Act";

2 agrees to pay Colin John and Leonie Maureen Rosalie Mather an amount of \$4,700.00 for the 2550m² of land required from Lot 3 corner of Ziatas Road and Old West Road, Pinjar.

CARRIED

I20334 LEASE OF PERRY'S Paddock, WOODVALE - [057-4]

CITY PLANNER'S REPORT I20334

The City Planner seeks Council's endorsement to lease terms currently being negotiated with the Department of Planning and Urban Development in respect of the lease by the City of Wanneroo of the historic Perry's Paddock area on Ocean Reef Road, Woodvale.

In addition, he seeks approval to revise Guidelines for Applicants relating to the future advertising for Registrations of Interest for participation in the Perry's Paddock Village Project by the private sector and community groups.

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

- 1 endorses the proposed lease terms contained in Report I20334 relating to the proposed lease by this City from the Department of Planning and Urban Development of the Perry's Paddock land on Ocean Reef Road, Woodvale;
- 2 subject to the final lease document, in the opinion of the City Planner, being basically in accordance with the proposed lease terms as here endorsed by Council, authorises the affixation of the Common Seal to the lease documents when finalised;
- 3 authorises the use of funds from the Perry's Paddock Historical Village Reserve Account for payment of Council's solicitors fees and other associated fees and charges involved in the preparation of the lease, and for costs involved in the advertising for Registrations of Interest;
- 4 adopts the revised Guidelines for Applicants forming Attachment 2 to Report I20334.

CARRIED BY AN

ABSOLUTE MAJORITY

Appendix VIII refers.

I90342 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

**I30308 MUNICIPAL ENGINEERS QUALIFICATIONS COMMITTEE - VACANCY -
[312-2]**

DEPUTY TOWN CLERK'S REPORT I30308

The Deputy Town Clerk reports that the Western Australian Municipal Association has invited member Councils to submit nominations for appointment to the position of Deputy Member of the Municipal Engineers Qualifications Committee.

He gives details of Committee membership and seeks nomination from Council.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council does not submit a nomination for appointment to the position of Deputy Member of the Municipal Engineers Qualifications Committee.

CARRIED

**I30309 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 28 FEBRUARY
1994 - [021-1]**

CITY TREASURER'S REPORT I30309

The City Treasurer submits a Warrant of Payment for the period ending 28 February 1994, covering Voucher Nos 109387-110868 relating to Treasure's Advance Account No 1. Voucher Nos 002962-002970 relating to Municipal Fund and various vouchers relating to Trust and Town Planning Scheme Nos 5, 6, 7 and 21, the total sum expended was \$15,009,566.20.

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

MOVED Cr Waters, **SECONDED** Cr Cooper that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 28 February 1994, certified by the Mayor and City Treasurer, and totalling \$15,009,566.20:

Funds	Vouchers	Amount - \$
Advance Account No 1	109387-110868	\$
6,520,630.67		

	Municipal	002962-002970
	8,488,466.53	
	Trust	013704 only
24.00	TPS No 5	
	TPS No 6	
	TPS No 7A Stage 2	
	TPS No 7A Part B Stage 4	287598 only
445.00		
	TPS No 21	
	\$15,009,566.20	

CARRIED

Crs Gilmore, Wood and Marwick abstained from voting.

Appendix IX refers.

I30310 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT I30310

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

The net result of these reallocations and adjustments is a Budget deficit of \$49,708.

MOVED Cr Gilmore, **SECONDED** Cr Ewen-Chappell that Council authorises in accordance with Section 547(12) of the Local Government Act, amendments to the adopted 1993/94 Budget as detailed in the Schedule of Budget Reallocations Requests - 23 March 1994.

CARRIED BY

AN

ABSOLUTE

MAJORITY

Appendix X refers.

I30311 OUTSTANDING GENERAL DEBTORS - FEBRUARY 1994 - [020-0]

CITY TREASURER'S REPORT I30311

The City Treasurer reports on outstanding general debtors at the end of February 1994. He makes comments on the action being taken with long outstanding accounts and recommends the write-off of debts totalling \$969.37.

MOVED Cr Cooper, **SECONDED** Cr Wood that Council writes out of its general debtors ledger an amount of \$969.37 representing debts considered irrecoverable as detailed in Attachment B to Report I30311.

CARRIED

Appendix XI refers.

I30312 1994/95 BUDGET SESSIONS - [006-3]

CITY TREASURER'S REPORT I30312

The City Treasurer reports on the feasibility of departmental Budget session being held out of work hours to assist attendance by Councillors.

MOVED Cr Cooper, **SECONDED** Cr Wood that the 1994/95 Departmental Budget sessions be conducted outside normal work hours to assist Councillors to attend.

CARRIED

I30313 1993/94 LOANS FUND - [015-0]

CITY TREASURER'S REPORT I30313

The City Treasurer reports on an assessment of the 1993/94 Budget and Loan Funds.

He gives details of the estimated additional revenue and cost savings identified in the Budget assessment.

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

- 1 rescinds its resolution H80708 of 27 July 1993 regarding 1993/94 loan borrowings viz:

"That Council borrows \$600,000 in loan funds for the 1993/94 Financial Year to provide for the following:

Hocking Road	
- Wanneroo Road to Lakeway	\$200,000
Quinns Rocks Streets	
- Drainage	\$200,000
Road Resurfacing	\$200,000
	\$600,000"

- 2 does not borrow any loan funds this financial year;
- 3 authorises in accordance with Section 547(12) of the Local Government Act, adjustments to its 1993/94 Budget to reflect that funds will not be borrowed this year for works as detailed in Report I30313.

CARRIED BY

AN

ABSOLUTE

MAJORITY

Appendix XII refers.

I30314 WRITE OFF - RATES - [018-13]

CITY TREASURER'S REPORT I30314

The City Treasurer submits a schedule of amounts to be written off, totalling \$468.44 and indicates why each amount is recommended for write off action.

MOVED Cr Cooper, **SECONDED** Cr Wood that Council in accordance with the provisions of Section 575(1)(a) of the Local Government Act seeks the Minister's approval to write off rates totalling \$468.44 as detailed on Attachment A to Report I30314.

CARRIED

Appendix XIII refers.

I30315 RATE EXEMPTION - [3000/ /925]

CITY TREASURER'S REPORT I30315

The City Treasurer reports on an application for rate exemption. He advises that the application is supported by a statutory declaration.

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

- 1 grants rate exemption pursuant to Section 523(3)(c) of the Local Government Act on 1/925 Wanneroo Road, Wanneroo effective 1 July 1993;
- 2 amends the rate book accordingly.

CARRIED

I30316 DONATIONS - [009-1]

CITY TREASURER'S REPORT I30316

The City Treasurer reports on the following request for financial assistance:

Mr Jason Arblaster - Duncraig, to represent the State in the National Swimming Championship - Hong Kong.

Miss Brook Hawkins - Sorrento to represent the State in the Calisthenics National Championships - Melbourne.

Correction

The City Treasurer advised that the recommendation to this report incorrectly referred to "Brook Martin". This requires to be amended to "Brook Hawkins".

MOVED Cr Nosow, **SECONDED** Cr Curtis that Council donates \$50 to Jason Arblaster and Brook Hawkins to assist with costs to participate in their respective sports; such donations to be from Account No 29470 - Sundry Donations - Recreation Control.

CARRIED

I30317 FINANCIAL ASSISTANCE - YVETTE STRAWBRIDGE - BREAST CANCER WORKING CONFERENCE - [009-1]

CITY TREASURER'S REPORT I30317

The City Treasurer reports on a request for financial assistance from Yvette Strawbridge to attend the 6th EORTC Breast Cancer Working Conference to be held in Amsterdam.

MOVED Cr Moloney, **SECONDED** Cr MacLean that Council donates \$500 to Yvette Strawbridge to assist with costs to attend the 6th EORTC Breast Cancer Working Conference to be held in Amsterdam; such donations to be from Account No 26531 - Other Welfare Services - Sundry Donations.

CARRIED

I90343 COMMUNITY SERVICES

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

CARRIED

REPORTS

I40303 MATTERS ARISING FROM MANAGEMENT AND ADVISORY COMMITTEES - [264-3]

ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40303

The Acting City Recreation and Cultural Services Manager reports on matters arising from the meeting of the Historical Sites Advisory Committee.

RECOMMENDATION

That Council:

- 1 (a) lists for consideration in the draft 1994/95 Budget the amount of \$2,000 to mount three photographic displays throughout the 1994/95 financial year;
- (b) authorises in accordance with Section 547(12) of the Local Government Act, the reallocation of \$300 to complete the photographic displays, from Allocation 32360 Historical Projects, Restoration and Acquisition of Artifacts to Allocation 32358 Historical Projects - Historical Photo Display - 3rd floor;

- (c) nominates the following themes, in order of preference as listed below, for Council's endorsement:
- . Shipwrecks - Coastal Maritime History
 - . Lime Kilns/Quarrying
 - . Old North Stock Route and Bicentennial Cattle Drive;

2 (a) erects Historical Heritage signs on Wanneroo Road at the corner of Ariti Avenue (south east corner) and another at the corner of Church Street (north east corner) stating "Townsite of Wanneroo, Established 1907";

- (b) erects a plaque incorporating a small map and the wording of an extract from the Government Gazette dated 13 August 1907, ie:

"Townsite of Wanneru. Swan District. Department of Lands and Surveys, Perth, 13 August, 1907. 11357/06. His Excellency the Governor in Executive Council, by virtue of the powers given him by the Land Act 1898, has been pleased to set apart the Crown land within the boundaries described hereunder as "Town and Suburban" to form a Townsite in the Swan District, to be known and distinguished as "Wanneru": - Bounded by lines starting from the North corner of Wanneru Estate Lot 3, and extending 151 deg. 59 min. along the East corner of Wanneru Road No. 3 to the East corner of Wanneru Town Lot 109: thence 241 deg. 58½ min. passing along the latter's South-Eastern boundary and that of Wanneru Estate Lot 39 to its South corner; thence 331 deg. 59 min. passing along the latter's South-Western boundary and those of Lots 110 and 3 aforesaid, and thence 66 deg. 45 min. along its North-Western boundary to the starting point. (O.P. Swan 348.). R CECIL CLIFTON, Under Secretary for Lands."

in Searson Park, Wanneroo, to mark the original townsite;

- (c) authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act the reallocation of \$3,200 for the display from Allocation Number 32360 - Historical Projects, Restoration and Acquisition of Artefacts;

-
- (d) seeks Main Roads Department approval to erect the signs on Wanneroo Road;
- 3 (a) erects a plaque to commemorate the Ariti House site at the original location which is not situated within the Lake Joondalup Reserve;
- (b) requests the Wanneroo Historical Society to recommend wording for the plaque and invites the Society to arrange an unveiling ceremony for the plaque should it consider that such a ceremony is appropriate;
- 4 seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage Legislation;
- 5 pays \$50 for the relocation of sixteen desks and chairs to the School Room at Perry's Paddock.

MOVED Cr Gilmore, **SECONDED** Cr Freame that consideration of matters arising from Management and Advisory Committees be deferred and referred back to the next meeting of Council.

CARRIED

I40304 PUBLIC BUILDINGS - [30/1331]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40304

The Acting City Environmental Health Manager reports on Notices which have been served on the occupiers of the Wanneroo Pavilion and Theatrix, Lot 99 (4) Hocking Road, Kingsley which is classified as a "public building" use but has never been approved by the Health Department of Western Australia to operate as a public building.

RECOMMENDATION

That Council:

- 1 endorses the issue of the Health Act Notice of 4 March 1994 issued to Morlea Pty Ltd, the occupier of the Wanneroo Pavilion Multi Sports at Lot 99 (4) Hocking Road, Kingsley;

- 2 endorses the issue of the Health Act Notice of 9 March 1994 issued to Jane Kathryn Perrozzi, proprietor of the Theatrix at Lot 99 (4) Hocking Road, Kingsley;
- 3 authorises legal action be instituted against Morlea Pty Ltd and/or Jane Kathryn Perrozzi both occupiers of Lot 99 (4) Hocking Road, Kingsley upon default of their respective Health Act Notices of 4 and 9 March 1994.

ADDITIONAL INFORMATION

The City Environmental Health Manager advised that as these notices had now been complied with, this matter may be withdrawn.

MOVED Cr Marwick, **SECONDED** Cr Dammers that as these notices had now been complied with, this matter be withdrawn.

CARRIED

I40305 PERRY'S PADDOCK PICNIC DAY 1994 - [703-1-12]

ACTING CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40305

In February, Council resolved that following liaison with the Pony Club, a report be submitted to Council regarding possible dates for the Perry's Paddock Picnic.

The Acting City Recreation and Cultural Services Manager advises that following discussion with Mrs Lucille Funchess, President of the Wanneroo Horse and Pony Club, the preferred date is Sunday 23 October 1994.

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

- 1 holds the 1994 Perry's Paddock Picnic Day on Sunday 23 October 1994;
- 2 advises the Wanneroo Horse and Pony Club, Jean Beadle Community Centre, Council's Children's Services Committee and Perry's Paddock Picnic Day Committee of this date.

CARRIED

**I40306 DOG ACT APPEAL - MR C MONK, 66 Warburton Avenue, Padbury
- [624/82/66A]**

MANAGER - MUNICIPAL LAW & FIRES SERVICES' REPORT I40306

In December 1993, Council refused an application by Mr C Monk of 66 Warburton Avenue, Padbury to keep three dogs at his residence.

The Manager, Municipal Law and Fires Services reports that the Minister for Local Government has upheld an appeal by Mr Monk and granted an exemption under Section 26(5) of the Dog Act to keep three dogs subject to certain conditions.

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

CARRIED

I90344 BUSINESS FOR INFORMATION

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

CARRIED

REPORTS

I60304 1993/94 ROAD RESURFACING PROGRAMME - STAGE 2 - [540-2]

CITY ENGINEER'S REPORT I60304

The City Engineer reports that the 1993/94 Road Resurfacing Programme Stage I was completed by February 1994 at a cost of \$730,000 leaving the contingency allowance of \$116,000 not expended.

He provides details of the criteria utilised in selecting roads to be resurfaced in Stage 2 works and the possibility of resurfacing the Council Administration Centre carpark following the recent development works by Landcorp.

Cr Gilmore declared an interest in this item.

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY ENGINEER'S REPORT I60304 be received.

CARRIED

Cr Gilmore abstained from voting.

I60305 DEVELOPMENT ENQUIRIES: FEBRUARY 1994 - [290-0]

CITY PLANNER'S REPORT I60305

The City Planner lists the development enquiries received during February 1994, together with a resumé of advice given to the enquirer.

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY PLANNER'S REPORT I60305 be received.

CARRIED

I60306 APPEAL DETERMINATION : LOT 23 (144) GIBBS ROAD, NOWERGUP - [30/4668]

CITY PLANNER'S REPORT I60306

The City Planner reports that the Hon Minister for Planning has dismissed an appeal against Council's refusal to permit the subdivision of Lot 23 (144) Gibbs Road, Nowergup.

The Hon Minister concluded that the Committee's decision is soundly based from a planning point of view.

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY PLANNER'S REPORT I60306 be received.

CARRIED

I60307 LOCAL GOVERNMENT SUPERANNUATION BOARD - 12TH ANNUAL REPORT - 30 JUNE 1993 - [017-1]

CITY TREASURER'S REPORT I60307

The City Treasurer advises that the Local Government Superannuation Board has provided a copy of its 1992/93 Annual Report for the Local Government Superannuation Plan. This report has been placed in the Councillors' Reading Room.

He gives details of the changes made to asset allocations between the beginning and end of the reporting year.

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60307 be received.

CARRIED

I60308 BANKING CHARGES - NATIONAL AUSTRALIA BANK - [005-1]

CITY TREASURER'S REPORT I60308

The City Treasurer reports on the National Australia Bank's review of banking charges for the City of Wanneroo.

He gives an assessment of the impact of the charges and advises that the City's total banking service is under review and staff are currently analysing various proposals received from various banks.

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60308 be received.

CARRIED

I60309 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]

CITY TREASURER'S REPORT I60309

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

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

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60309 be received.

CARRIED

I60310 AQUAMOTION MONTHLY REPORT - FEBRUARY 1994 - [690-1]

CITY TREASURER'S REPORT I60310

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

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60310 be received.

CARRIED

I60311 CRAIGIE LEISURE CENTRE MONTHLY REPORT - FEBRUARY 1994 - [680-1]

CITY TREASURER'S REPORT I60311

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

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60311 be received.

CARRIED

I60312 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 28 FEBRUARY 1994 - [002-3]

CITY TREASURER'S REPORT I60312

The City Treasurer submits financial statements for the period 1 July 1993 to 28 February 1994.

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

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60312 be received.

CARRIED

I60313 STAFF AND OUTSIDE WORKERS' OVERTIME - FEBRUARY 1994 - [404-10]

CITY TREASURER'S REPORT I60313

The City Treasurer reports on staff overtime for the month of February 1994, together with details of the outside workers' overtime for the same period.

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

MOVED Cr Nosow, **SECONDED** Cr Rundle that CITY TREASURER'S REPORT I60313 be received.

CARRIED

I60314 HEALTH ACT 1911 - RECENT PROSECUTIONS - [851-7]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60314

The Acting City Environmental Health Manager reports on the results of two recent health prosecutions.

Clarona Pty Ltd pleaded guilty to a charge that they were responsible for the sale of a loaf of bread which was adulterated and was fined \$300 with costs of \$265.

Shawson Pty Ltd pleaded guilty to a charge that they were responsible for the sale of a jar of jam which was adulterated and was fined \$250 with costs of \$358.75.

MOVED Cr Nosow, **SECONDED** Cr Rundle that ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60315 be received.

CARRIED

I60315 PERTH HAZE STUDY - [305-5, 865-3]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60315

The Acting City Environmental Health Manager reports on the progress of the Perth Haze Study which has been set up by the Department of Environmental Protection.

A study monitor network is being commissioned and is expected to commence in early April when regular and radar air samples will be collected and analysed by CSIRO's Division of Atmospheric Research Chemistry Centre of WA and Australian Nuclear Science and Technology Organisation (ANSIO).

Correction

It was noted in paragraph 3 of Report I60315 it read "will be set up" which should be corrected to read "have been set up".

MOVED Cr Nosow, **SECONDED** Cr Rundle that ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60315, amended as above, be received.

CARRIED

I60316 AQUAMOTION - EXTENDED HOURS OF OPERATION - [690-1]

**ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S
REPORT I60316**

Since the reduction of operating hours at Aquamotion in August 1992, staff have closely monitored attendance trends.

The Acting City Recreation and Cultural Services Manager reports on increasing attendances and the decision to extend hours of operation from Monday 28 February on a trial basis.

The half hour increase in week day trading is accommodated by reworking the staff roster, at no extra cost to the centre.

MOVED Cr Nosow, **SECONDED** Cr Rundle that ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I60316 be received.

CARRIED

**I60317 RADIO AND TELEVISION MARKETING - CRAIGIE LEISURE CENTRE
- [680-1]**

**ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S
REPORT I60317**

The marketing budget for Craigie Leisure Centre is sufficient to accommodate radio and television advertising.

The Acting City Recreation and Cultural Services Manager reports on a proposal to commence a television and radio advertising campaign in mid to late March 1994 promoting the aquatic centre, the fitness centre and the indoor sports centre.

The success of this campaign will be evaluated with a view to developing a programme for inclusion in the 1994/95 Budget.

MOVED Cr Nosow, **SECONDED** Cr Rundle that ACTING CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I60317 be received.

CARRIED

I90345 TOWN CLERK'S REPORT

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

CARRIED

I90346 DEVELOPMENT ASSESSMENT UNIT - [290-1]

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

MOVED Cr Nosow, **SECONDED** Cr Freame that Council adopts the recommendations in the list of development applications processed for the period 4 March 1994 to 17 March 1994 as outlined on Appendix XIV hereto and approves the applications, subject to standard and appropriate conditions of development.

CARRIED

Appendix XIV refers.

I90347 INTERSTATE CONFERENCE - MELBOURNE - 19-21 APRIL 1994 - AUSTRALIAN ROAD RESEARCH BOARD PEDESTRIAN AND BICYCLIST WORKSHOP - [202-1-1]

The Australian Road Research Board has recently advised of a three day workshop to discuss pedestrian and bicyclist safety.

It has been indicated that the last National Conference on pedestrian safety was held more than ten years ago and while this workshop will provide an opportunity to assess research findings, it will also give future directions for pedestrian and cyclist related issues.

Some of the issues to be addressed include pedestrian safety at schools, footpath cycling, and Local Area Traffic Management schemes, safety for the elderly and general safety strategies.

These issues are pertinent and topical in existing areas of the City and also in the planning of new developments.

Accordingly, the attendance of a Senior Engineering staff member at the workshop is considered to be of benefit and will allow

for direct input into the framing of improved practices. As this workshop is a new conference, funds were not allocated in the 1994/95 Budget.

However, funds for the conference expenses are available in Account No 46556 - Commissioned Services, Survey Design and Drafting.

As the attendance at the workshop will be limited and confirmed registration is sought early this month, I therefore seek Council's consideration of the following recommendation.

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

- 1 authorises a Senior Engineering staff member to attend the Australian Road Research Board Pedestrian and Bicyclists Safety and Travel Workshop in Melbourne from 19-21 April 1994;
- 2 authorises under Section 547(12) of the Local Government Act the reallocation of funds for the workshop expenses from Account Number 46556.

CARRIED BY

AN

ABSOLUTE MAJORITY

I90348 REPORT OF THE DEPUTATIONS OCCASIONAL COMMITTEE - [702-0]

The Deputations Occasional Committee met on 16 March 1994 and heard two deputations:

Joondalup Cinema Complex Car Parking

Mr Denis Boyd, Managing Director of Lifecare, Mr Steve Morris, Supervisory Radiographer of Perth Radiology and Dr Ken Jones, Joondalup Medical Centre addressed the Committee in relation to the Joondalup cinema complex car park, and the effect this proposal would have on the parking for the Sanori House Medical Centre.

Joondalup Cinema Complex Car Parking

Mr Tony Morgan and Mr Cleve Flotman from LandCorp addressed the Committee in relation to the Joondalup cinema complex car park, and the intent to construct a cinema complex on Pt Lot 456 which

is under contract of sale, and provide for some below ground car parking.

MOVED Cr Dammers, **SECONDED** Cr Cooper that the Report of the Deputations Occasional Committee, held on 16 March 1994, be received.

CARRIED

**I90349 LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE
- [050-0]**

With reference to Report No I30215 submitted to Council for the meeting of 23 February 1994 and considered at the meeting of 9 March 1994, the following report is submitted for the information of Councillors:

BACKGROUND

Previous reports to Council have examined possibilities for the use of the premises situated at 935 Wanneroo Road, Wanneroo which became available after the disbanding of the Wanneroo Tourism Council. At the meeting of 9 March 1994, interest was expressed in the possibility of modifying the accommodation to provide smaller offices for each group using the building with a common meeting area for the use of the groups accommodated in the building and other interested groups.

CURRENT BUILDING USE

In examining the possibilities and planning options for this building, a matrix of use times has been constructed to demonstrate the needs of each group in terms of accommodation (see Appendix XV). It is clear from this chart that the St John's Ambulance has the most pressing need for evening times, while the Wanneroo Agricultural Society has the prime use of office time. Saturdays and afternoons are at this time free (although the Agricultural Society spreads into this time approaching Show week), and Sundays are not regular use days.

The St John's Ambulance have a need for exclusive use of the Safe (Resuscitation equipment store), the Annexe (nursing room), Cadets Store and Appraisal Rooms, and the Vehicle Inspection area. In training, teaching and meeting, the Hall on this north western side of the building is not quite large enough for some of their activities.

The Wanneroo Historical Society requires a secure office for the storage of records and a place to hold meetings for 30-40 people.

The Wanneroo Agricultural Society has daily use of the room on the south eastern corner of the building. This room is currently subdivided into an office, a small tea preparation area and a meeting room barely large enough for the Society's large Committee.

The Ruby Benjamin Animal Foundation, if invited to occupy part of this building, would need an office for use at any time during the week.

PLANNING OPTIONS

Two options for the building to suit the above requirements are shown on Appendices XVI and XVII.

1Appendix XVI is the option presented to Council in Report No I30215. This option entails minor modification to the building fabric to turn the existing Common Room (Kitchen) into an office for the Ruby Benjamin Animal Foundation.

Advantages

This is a low cost option but would require some drainage facilities to the Historical Society office for the making of tea, coffee etc. Each user group is fully accommodated and is separate.

Disadvantages

No group with the exception of the Ruby Benjamin Animal Foundation has sufficient space to contain all its activities. Further, the plan is wasteful as the entry foyer occupies an area as large as the Historical Society office.

2Appendix XVII is a response to the idea that smaller offices plus a common meeting room could open the building for a wider variety of activities. In this plan, it is proposed to subdivide the foyer and unite this area with part of the area formerly occupied by the Wanneroo Tourism Council. This would become the new

office for the Wanneroo Agricultural Society and would be slightly larger than their existing office. The area behind the Agricultural Society would become the office of the Wanneroo Historical Society. This office would be reached by a corridor behind the foyer created to form an office for the Ruby Benjamin Animal Foundation.

The existing Wanneroo Agricultural Society office on the south eastern corner of the building would then become a common meeting room available for all user groups and for casual bookings. In addition, in the afternoons, the Wanneroo St John's Ambulance Hall would be available for casual bookings.

Advantages

While all current and proposed user groups are accommodated, the freeing up of space to form a common meeting room allows for a wide range of casual users. Each group would have access to tea and coffee facilities in the common meeting room and to the toilets via the foyer and passage. Further, public access to each office and to the common meeting room is simplified.

Disadvantages

This is a fairly costly modification. In addition, the provision of a common meeting room would require the formation of a Management Committee to decide on bookings of the areas available for meetings and the sharing of cost for the meeting area and offices (sub-meeting is not possible without rewiring the building). A further disadvantage is that by extending the Agricultural Society Office into the glass fronted foyer that faces North East could make this office a hot area that will require special provisions for cooling. A final disadvantage would be the need to negotiate with current and proposed users over the relocation of office space

HERITAGE VALUE

The Historical Sites Advisory Committee has requested that a heritage assessment of the building be undertaken.

BUDGET

As previously reported to Council, the cost of Option 1 of \$1,530.00 could be accommodated by a reallocation from Account 21350 Security Control.

The cost of Option 2 is estimated at:

Demolition	\$ 1,200
Partitioning	\$13,600
Doors	\$ 2,100
Electrical Work	\$ 6,500
Contingency	\$ 2,250
Fees etc	\$ 1,600
Total estimated cost	\$27,250

No funds have been allocated at present for this work.

RECOMMENDATION

That Council:

- 1 in the event that Council adopts Option 1 for the alteration of premises at 935 Wanneroo Road, Wanneroo;
 - (a) endorses the proposed minor alterations to the premises situated at Lot 935 Wanneroo Road, Wanneroo as indicated on the sketch plan forming Appendix XVI hereto, at a cost of approximately \$2,000.00;
 - (b) authorised **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$2,000.00 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
 - (c) 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.

- 2 in the event that Council adopts Option 2 for the alteration of premises at 935 Wanneroo Road, Wanneroo;
- (a) endorses the proposed alterations to the premises situated at 935 Wanneroo Road, Wanneroo as indicated on the sketch plan forming Appendix XVII hereto, at a cost of approximately \$27,250.00;
 - (b) authorises the City Building Surveyor to locate funds and apply for the reallocation of those funds to a newly created Capital account for this building;
 - (c) authorises the formation of a Management Committee for the premises at 935 Wanneroo Road, Wanneroo; and
 - (d) authorises the documentation and calling of tenders for the work.

MOVED Cr Marwick, **SECONDED** Cr Freame that Council adopts Option 1 for the alteration of premises at Lot 935 Wanneroo Road, Wanneroo and:

- 1 endorses the proposed minor alterations to the premises situated at Lot 935 Wanneroo Road, Wanneroo as indicated on the sketch plan forming Appendix XVI hereto, at a cost of approximately \$2,000.00;
- 2 authorised, in accordance with Section 547 (12) of the Local Government Act, the reallocation of \$2,000.00 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;
- 4 reviews this matter after 12 months.

CARRIED BY

AN

ABSOLUTE MAJORITY

Appendices XV, XVI & XVII refer

**I90350 CLOSE OF ADVERTISING: AMENDMENT NO 661 TO TOWN PLANNING
SCHEME NO 1 TO RECODE PORTION OF PT LOT M1722 DELAMERE
AVENUE, CURRAMBINE FROM "R20" TO "R40" - [790-661]**

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: Beaumaris Land Sales
CONSULTANT: Feilman Planning Consultants

INTRODUCTION

Council initially considered the submissions received after the close of advertising for Amendment No 661 at its meeting on 9 March 1994 (Item I20311 refers).

A petition objecting to the proposal was received after the preparation of the initial report (Item I90306 refers). As the petition raised several issues requiring further investigation, the matter was deferred. Appendix XVIII shows the location of the subject site.

SUBMISSIONS

The submissions received at the close of advertising include a single letter of objection from a nearby resident and a 67 signature petition also objecting to the proposal. Appendix XIX shows the origin of objection from within the suburb of Currumbine. Council should note the following:

- 1 64 of the 67 petitioners originated from Stages 8 and 9 of the Beaumaris Currumbine Estate. The remaining petitioners originated from outside the Currumbine locality.
- 2 One of the co-organisers of the petition, also submitted the separate letter of objection.
- 3 In many cases multiple signatures were obtained from individual lots. The total objection originated from only 33 Currumbine lots.

The following reasons were given for the objection:

- 1 Increased risk of "undesirable elements".
- 2 Property devaluation and selling difficulties.
- 3 The subject land was coded R20 when most current residents purchased lots and as such it should remain R20.
- 4 The proposed entrance to the subject site being opposite an existing children's play park will result in increased traffic hazard.

ASSESSMENT

In respect to Points 1 and 2 of the above, an R40 coding would allow medium density housing at the ratio of one dwelling per 250m² of site area or subdivision to a minimum lot area of 200m². The current R20 code allows low density housing at the ratio of one dwelling per 450m² of site area or subdivision to a minimum lot size of 450m².

The present planning process provides the means of ensuring co-ordinated development of the proposed medium density area. In this regard, a development approval would be necessary for any future grouped housing proposal and, depending on lot size, either a development approval or design guidelines would be required before the land could be subdivided to create lots less than 450m² in area. Design guidelines would be assessed in accordance with the principles contained in the City's Small Lot Subdivision Manual.

The developers' current intention is to subdivide the subject site into single residential lots no less than 350m² in area. A similar successful small lot subdivision has been carried out in Hillarys. Others are either planned or under construction in suburbs such as Joondalup, Connolly, Woodvale and Mindarie.

It is not considered that small pockets of properly planned medium density housing areas would significantly affect property values or attract undesirables. In fact, I know of no evidence to suggest this in recent similar cases within the City. While noting the objectors' concerns, I believe that these are far outweighed by the fact that the proposed medium density code would facilitate the development of a wider range of housing types in the area to suit contemporary family structure and

lifestyle. To date the suburb of Currambine has been developed as a low density, predominantly single residential area.

In respect to Point 3, I do not consider that this should have any bearing on the proposed amendment. The overview of the development process in the area as shown on Appendix XX highlights the fact that the majority of the objectors had ready access to information available at either Council offices or via the developer to suggest the present site was planned for medium density housing.

In respect to Point 4, Council is advised that the entrance road referred already exists. Any significant increase in traffic above that expected under the present R20 Codes is unlikely.

On the basis of the above argument, I do not consider the amendment will have any significant affect on nearby property or the lifestyle of the surrounding residents. The proposal is in accordance with current State Government policy relating to increasing residential densities and housing mix. This has been supported by Council in the past. The subject site is considered suitable for increased density being in close proximity to future commercial, civic and recreational facilities as well as public transport links. The objection received is therefore considered to be insufficient justification to discontinue the amendment.

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.

MOVED Cr Dammers, **SECONDED** Cr Cooper that consideration of this matter be deferred pending a meeting being held with concerned residents.

CARRIED

Appendices XVIII, XIX & XX refer

I90351 HUMAN RESOURCES MATTERS - [404-0]

This report gives details of staff resignations and seeks approval for three gratuity payments.

RESIGNATIONS

Position date		Enforcement
Supervisor - Waste Management Engineering	Clyde LEACH	25.03.94
Records Officer - Admin	Dorothy NEWTON	08.04.94
Survey Engineer - Engineering	Colin BIRKETT	17.03.94Analyst

GRATUITY PAYMENTS

Clyde Leach, Supervisor - Waste Management Section within the Engineering Department has resigned from Council's employ effective 25 March 1994 after thirteen years' service.

The City Engineer advises that Mr Leach has been an outstanding employee and recommends that in accordance with adopted policy, he be paid a nett gratuity of \$500.00

Merv Weston, Leading Hand Truck Driver, Waste Management Section, has had to tender his resignation from Council after 20 years of service, effective 10 March 1994 due to injuries received at work.

The City Engineer has recommended that he receive, in accordance with adopted policy, a nett gratuity payment of \$500.00.

Dorothy Newton, Records Officer, who commenced employment with Council in August 1983, has resigned from Council's employ effective 8 April 1994.

It is advised that Mrs Newton has been a responsible and committed officer over the past ten years and I have no hesitation in recommending that she be paid, in accordance with adopted policy, a nett gratuity of \$500.

MOVED Cr Freame, **SECONDED** Cr Rundle that Council, in accordance with adopted policy, approves nett gratuity payments of \$500 each to Mr C Leach, Mr M Weston and Mrs D Newton.

CARRIED

Murray Davies, Wood Kerber, Engineering Department, who commenced employment with Council on 14 August 1974, tendered his resignation effective 3 March 1994.

The City Engineer has recommended that Mr Davies be paid, in accordance with adopted policy, a gratuity of \$500.

Ronald Connolly, Truck Driver, Parks Department, who commenced employment with Council on 2 July 1981 has tendered his resignation, effective 8 April 1994.

The City Parks Manager has recommended that Mr Connolly be paid, in accordance with adopted policy, a gratuity of \$500.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council, in accordance with adopted policy, approves a nett gratuity payment of \$500 each to Murray Davies and Ronald Connolly.

CARRIED

190353 REQUEST FOR TRANSCRIPT - CR CURTIS - [30/300]

Cr Curtis has requested a transcript of the Deputation held at the Town Planning Committee meeting of 12 May 1993 regarding "Proposed Entrance to Whitford City Shopping Centre from Banks Avenue, Hillarys".

In accordance with Council policy, this matter is referred for Council's consideration.

MOVED Cr Dammers, **SECONDED** Cr Rundle that Council does not provide a transcript of the Deputation held at the Town Planning Committee meeting of 12 May 1993 regarding "Proposed Entrance to Whitford City Shopping Centre from Banks Avenue, Hillarys" to Cr Curtis.

CARRIED

190354 PROPOSED BALCONIES WITHIN PRIVATE OPEN SPACE AND STREET SETBACK AREAS, LOT 533 SPYGLASS GROVE, CONNOLLY - [30/4287]

I refer to, and attach a copy of, the City Planner's Report No I20315 in respect of the above proposal. This matter was deferred by Council at its meeting on 9 March 1994 pending discussion with the landowners.

Such discussion has now taken place and the land owners have provided written agreement to the development and ongoing maintenance of landscaping within the Spyglass Grove road reserve. Such landscaping will enhance the streetscape and reduce any adverse effect resulting from the minimal street setbacks.

On this basis it is considered that the balconies both within street setback areas and within private open space as proposed could be approved.

MOVED Cr Cooper, **SECONDED** Cr Dammers 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.

Appendix XXI refers

I90355 ANNUAL AND EXTRAORDINARY ELECTIONS 1994 - [801-1-94]

At its meeting on 23 February 1994 (Item I90250 refers) Council adopted its schedule of polling places for the Annual and Extraordinary Elections being conducted on 7 May 1994.

At Quinns Rocks the appointed polling place is the Craft Room, Gumblossom Park.

Construction of the new Gumblossom Community Centre is due to be completed shortly and this facility is considered a more suitable location.

MOVED Cr Gilmore, **SECONDED** Cr Davies that Council appoints the new Gumblossom Community Centre (Games Room) in lieu of the Craft Room, Gumblossom Park, as a polling place for the 1994 Annual and Extraordinary Elections.

**I90356 UNAUTHORISED FENCE: JOONDALUP GOLF COURSE, LOT 1 (39)
COUNTRY CLUB BOULEVARD, CONNOLLY - [30/1336]**

METRO SCHEME: Urban
LOCAL SCHEME: Special Zone (Restricted Use) Golf Course
APPLICANT/OWNER: Joondalup Country Club Holdings Ltd

INTRODUCTION

A report was submitted to the 9 March 1994 Council meeting regarding an application from Joondalup Country Club Holdings seeking approval to an existing chain link mesh and barbed wire fence to a section of the Golf Course boundary abutting Fairway Circle, Connolly (Item I10308 refers). The report was deferred pending the submission of a further report.

BACKGROUND

The Joondalup Development Corporation, now LandCorp, erected an open style wooden picket fence along the subject portion of the Golf Course as part of the subdivisional works of its residential/golf course estate.

Following a complaint, an inspection revealed that the current golf course landowners have now constructed a 1.830 metre high chain link fence topped with three strands of barbed wire. This fence extends for approximately 13.2 metres between Portmarnock Circuit and Royal Melbourne Avenue.

The Golf Course Manager claims that the fence is necessary for the security of the Golf Course and nearby residents and advises of cases of theft and vandalism in the immediate area.

Objections to the fence have been received from LandCorp and the Connolly Residents Association. They claim that the existing chain link mesh fence is inconsistent with the remaining uniform fencing in the Connolly area.

ASSESSMENT

One of the objectives of Council's Uniform Fencing Policy is to provide a consistent style of fencing where multiple lots interface with public spaces such as roads or recreation reserves.

A uniform fencing requirement was imposed on the subdivision development of this land. The original open style wooden picket fence satisfied this requirement.

Council's Fencing By-Law requires specific written application and subsequent approval, prior to the construction of any fencing incorporating barbed wire or any other wire or materials with spiked or jagged projections.

Council is advised that there are a number of other cases, as shown on the attachment, where the Joondalup Golf Course directly abuts public roads. Council's approval of the subject fence in this instance would create an undesirable precedent for similar fencing in such locations.

The proximity of a dual use path adjacent to the subject fence limits the opportunity of providing landscaping to help screen it from public view.

Although recognising the Golf Course owner's concerns regarding security, there is no question that the existing unauthorised fence detracts from the amenity of the area. There is no reason why either a timberlap or complementary open style fence, if properly constructed and maintained, cannot provide a reasonable amount of security for the Golf Course.

The amenity concerns have recently been discussed with the golf course owners, who now concur with the City's viewpoint. They have subsequently offered, via a written agreement, to remove the existing chain link mesh and barbed wire fence and replace it with a style consistent with the surrounding estate.

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

- 1 refuses the application for a chain link mesh and barbed wire fence along the interface of Lot 1, being the Joondalup Golf Course and Fairway Circle, Connolly;
- 2 compliments the landowners on their offer to remove the subject fence and replace it with either a timberlap or complementary open style fence;
- 3 invites the landowners to discuss fencing details with the City's Planning and Building Departments to ensure compliance with their requirements.

Appendix XXII refers

MOTIONS FOR FURTHER ACTION

I90357 KANGAROO WARNING SIGNS - [510-54]

Cr Waters requested that the Kangaroo warning signs be replaced on Yanchep Beach Road from Wanneroo Road.

RESOLVED that the Kangaroo warning signs be replaced on Yanchep Beach Road from Wanneroo Road.

I90358 TERMS OF REFERENCE - COMMUNITY POLICING - [909-3]

Cr Freame requested that the Terms of Reference for Community Policing be examined and if the community representatives are below the allowed numbers, steps be taken to rectify the position.

MOVED Cr Freame, **SECONDED** Cr Gilmore that the Terms of Reference for Community Policing be examined, and if the community representatives are below the allowed numbers, steps be taken to rectify the position.

CARRIED

ENTERPRISE PARK - UPDATE - [250-1]

Cr Dammers requested an update from the City Planner of the present position regarding Enterprise Park.

The City Planner outlined the current situation regarding meetings with the Minister for Lands, LandCorp and the Department of Planning and Urban Development, and advised that a report will be submitted to Council shortly.

I90359 APPLICATIONS TO COUNCIL - [290-0]

Cr Nosow requested that in future reports to Council give information regarding dates of submission of development applications, petitions etc, to indicate time lapse for action and avoid possible delays to applicants.

RESOLVED that in future reports to Council give information regarding dates of submission of development applications, petitions etc, to indicate time lapse for action and avoid possible delays to applicants.

MOTIONS FOR REPORT

I90360 JOONDALUP SPORTS ARENA - [260-5]

Cr Dammers requested that Council urgently requests the Hon Richard Lewis, Minister for Lands, to attend a meeting to view the Joondalup Sports Arena and discuss the Appeal.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council urgently requests the Hon Richard Lewis, Minister for Lands, to attend a meeting to view the Joondalup Sports Arena and discuss the Appeal.

CARRIED

I90361 WANNEROO TOWNSITE IMPROVEMENTS - [740-104]

Cr Cooper requested that a report be submitted to Council on the present position of improvements to the appearance of the Wanneroo Townsite.

MOVED Cr Cooper, **SECONDED** Cr Nosow that a report be submitted to Council on the present position of improvements to the appearance of Wanneroo Townsite.

CARRIED

I90362 EDGEWATER STATION - TRAFFIC PROBLEMS - [727-9-2]

Cr Cooper requested that a report be submitted to Council on the traffic problems associated with Edgewater Station, in particular:

- 1 whether traffic lights are planned on Joondalup Drive;
- 2 problems caused by users of the footbridge parking their vehicles on house verges.

MOVED Cr Cooper, **SECONDED** Cr Nosow that a report be submitted to Council on the traffic problems associated with Edgewater Station, in particular:

- 1 whether traffic lights are planned on Joondalup Drive;

- 2 problems caused by users of the footbridge parking their vehicles on house verges.

CARRIED

190363 AQUAMOTION & CRAIGIE LEISURE CENTRE - OPERATING POSITIONS - [260-4]

Cr MacLean requested a report on the operating positions of Aquamotion and Craigie Leisure Centre, showing how the individual positions can be improved. This report to be written jointly by City Treasurer and City Recreation and Cultural Services Manager, and be submitted prior to Budget review.

MOVED Cr Marwick, **SECONDED** Cr Davies that a report be submitted to Council prior to Budget review on the operating positions of Aquamotion and Craigie Leisure Centre, showing how the individual positions can be improved.

CARRIED

190364 CITIZENSHIP CEREMONIES - [703-1]

MOVED Cr Rundle that a report be submitted to Council on the feasibility of obtaining State or Federal Funding towards the cost of Council holding Citizenship Ceremonies.

There being no **SECONDER** the Motion

LAPSED

190365 LITTER PROBLEMS - MARMION AVENUE - [510-2]

Cr Marwick reported on litter problems on Marmion Avenue caused by vehicles travelling to Mindarie Tip and requested a report on the feasibility of keeping Marmion Avenue as free from litter as possible and the costs of upgrading cleaning of Marmion Avenue.

MOVED Cr Marwick, **SECONDED** Cr Rundle that a report be submitted to Council on the feasibility of keeping Marmion Avenue as free from litter as possible and the costs of upgrading cleaning of Marmion Avenue.

CARRIED

190366 SITE WORKS ORDERS - [201-0]

Cr Major requested a report be submitted to Council on the feasibility of site works orders being registered on title within 14 days of failure to comply.

MOVED Cr Waters, **SECONDED** Cr Freame that a report be submitted to Council on the feasibility of site works orders being registered on title within 14 days of failure to comply.

CARRIED

I90367 1995/96 BUDGET - [006-4]

Cr Major requested a report on the feasibility of the 1995/96 Budget being adopted in April 1995 prior to Annual Elections, or alternatively the date of Annual Elections be delayed until after adoption of Budget.

MOVED Cr Marwick, **SECONDED** Cr Wood that a report be submitted to Council on the feasibility of the 1995/96 Budget being adopted in April 1995 prior to Annual Elections, or alternatively, the date of Annual Elections be delayed until after adoption of Budget.

CARRIED

I90368 SPRAY MANAGEMENT VALVES - [250-2]

Cr Major requested a report on the possibility of spray management valves being fitted on spraying equipment.

MOVED Cr Curtis, **SECONDED** Cr Rundle that a report be submitted to Council on the possibility of spray management valves being fitted on spraying equipment.

CARRIED

I90369 WHITFORD SEA SPORTS CLUB - PROVISION OF LAND - [322-16]

Cr Freame requested that a report be submitted to Council on the provision of land for Whitford Sea Sports Club to be used for accommodation/parking of craft.

MOVED Cr Freame, **SECONDED** Cr Cooper that a report be submitted to Council on the provision of land for Whitford Sea Sports Club to be used for accommodation/parking of craft.

CARRIED

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

Cr Rundle left the Chamber at this point, the time being 9.29 pm.

Cr Waters left the Chamber at this point, the time being 9.32 pm.

Crs Dammers and Gilmore left the Chamber at this point, the time being 9.39 pm.

CONFIDENTIAL BUSINESS

Nil

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for 7.30 pm on **WEDNESDAY 13 APRIL 1994.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.42 pm, the following Councillors being present at that time:

COUNCILLORS: MAJOR
NOSOW
DAVIES
MARWICK
COOPER
EWEN-CHAPPELL
MOLONEY
WOOD
MACLEAN

FREAME
CURTIS

I10300A

CITY OF WANNEROO
TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL
23 MARCH 1994

I10311

CITY OF WANNEROO REPORT NO I10311

TO: ACTING TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 208-063-93/94

SUBJECT: PLANT REPLACEMENT RESERVE PROGRAMME - TENDER
NUMBER 063-93/94

Tender Number 063-93/94 was advertised on 29 January and 1 February 1994 for the supply of three (3), Tractors 35-40KW.

The trade vehicles are generally of similar specification to that required.

The low tender of Wanneroo Agricultural Machinery for the supply of three (3) Case IH595XL tractors for the total changeover price of \$71,856.00 is recommended.

RECOMMENDATION

That Council accepts Tender Number 063-93/94 from Wanneroo Agricultural Machinery for the supply and delivery of three (3) Case IH595XL tractors at the total changeover price of \$71,856.00 as outlined in Attachment 1 to Report No: I10311.

R T McNALLY
City Engineer

BD:PRG
dre031

I10312

CITY OF WANNEROO REPORT NO I10312

TO: ACTING TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 910-4

SUBJECT: PARKING PROHIBITIONS - SCHEDULE OF AMENDMENTS
VARIOUS

The installation of traffic treatments within the City has necessitated amendments to the existing approved parking prohibitions to comply with statutory requirements and the changed function of the streets.

The affected locations and parking amendments are scheduled as follows:

3Crinum Court (formerly Timberlane Drive) Woodvale -
Car Park Construction

The construction of right angled parking bays in Crinum Court necessitates the revocation of the existing "NO STANDING ANY TIME" prohibition as shown on Attachment 1.

4Trappers Drive, Woodvale - Installation of Pedestrian
Refuge Island

The existing "NO STANDING" at school peak times, as shown on Attachment 1, to be amended to "NO STANDING ANY TIME" adjacent to the pedestrian refuge island as shown on Attachment 2.

5Dorchester Avenue and Dugdale Street, Warwick -
Roundabout Installation

The existing "NO STANDING ANY TIME" prohibition, as shown on Attachment 3, to be extended adjacent to the traffic islands as shown on Attachment 4.

RECOMMENDATION

That Council:

1. revokes the existing "NO STANDING ANY TIME" signs in Crinum Court car park, (Timberlane Drive) as shown on Attachment 2 to Report No I10312.
2. amends the existing "NO STANDING 8.15AM to 9.15AM - 3.00PM to 4.00PM MONDAY TO FRIDAY" to "NO STANDING ANY TIME" adjacent to the pedestrian refuge island on Trappers Drive, as shown on Attachment 2 to Report No I10312.
3. extends the existing "NO STANDING ANY TIME" sign on the north east corner of Dorchester Avenue to 9 metres east of the traffic island, as shown on Attachment 4 to Report No I10312.
4. amends the existing "NO PARKING ANY TIME" sign to "NO STANDING ANY TIME" on the east side of Dugdale Street to 9m north of the traffic island as shown on Attachment 4 to Report No I10312.

R T McNALLY
City Engineer

BL:AT
Bere0305

I10313

CITY OF WANNEROO REPORT NO I10313

TO: ACTING TOWN CLERK
FROM: CITY ENGINEER
FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION
MEETING DATE: 23 MARCH 1994
FILE REF: 061-396
SUBJECT: CHICHESTER PARK CAR PARK PROPOSALS

At its meeting of 23 June 1993 Council resolved to list for consideration in the 1993/94 Draft Budget the provision of funds for a car park on Chichester Reserve as shown on Attachment 1 at the estimated cost of \$76,000. These funds were subsequently approved in the Budget.

Council resolved at its 9 February 1994 meeting that a report be submitted to Council on the optimum position for a car park on Chichester Park so as to minimise the damage to the bush land and to reduce the cost of retaining walls.

Various proposals are presented below for Council's consideration and summarised at Attachment 7:

Proposal A - Attachment 1

This proposal was listed for budget consideration by Council at its June 1993 meeting after many months of public discussion. While this proposed car park is located near the park facilities and minimal bush clearing is required, there is a requirement to construct a 62m long retaining wall of maximum height 1.90m, construct a piped drainage system to the section of car park near the building, adjust water supply and reticulation and remove staked trees near the building.

The estimated cost of Proposal A is \$91,200.

Proposal B - Attachment 2

This proposal provides for the car park segment near the building to be relocated north of the access from Trappers Drive. This modification reduces the length of the retaining

wall to 34m and maximum height to 0.95m. The earthworks are also reduced and there is no longer a requirement for piped drainage. The car park is also located in reasonable proximity to the park facilities.

The estimated cost of Proposal B is \$75,000.

Proposal C - Attachment 3

This proposed car park utilises the same access from Trappers Drive as the previous proposals, but does not require a retaining wall for its construction. The biggest disadvantage of this proposed car park is its remoteness from the toilet changerooms and sporting ovals.

The estimated cost of Proposal C is \$66,000.

Proposal D - Attachment 4

This proposal has been prepared on the basis of deleting the requirement for a retaining wall while providing a section of close parking to the park facilities. The level difference between the toilet/changerooms and Trappers Drive, combined with the need to provide disabled access from the car park results in a 1:3 batter on the south-west car park edge. Stone pitching is the preferred treatment of this batter.

The estimated cost of Proposal D is \$86,000.

Proposals E and F - Attachments 4 and 5

These proposals provide good access to the toilet/changerooms and excellent viewing of the sporting ovals from the car park. They have, however, been rejected in the past because of the major impact on the native bush.

Summary

The preferred option is Proposal B as it has minimal impact on native vegetation, the extent of the retaining wall is reduced substantially, access to the toilet/changerooms is satisfactory and the estimated construction cost is within Budget.

Proposals A, B and D have been designed and construction can commence immediately on adoption of a car park layout by Council.

RECOMMENDATION

That Council constructs the car park on Chichester Park, Woodvale as shown on Attachment 2 to Report No I10313.

R T McNALLY
City Engineer

NR:EMT
Bere0308

CHICHESTER RESERVE CAR PARK

PROPOSAL	ATTACHMENT	COST ESTIMATE	
A		\$91,200 (\$74,200)	Close to building. Minimal bush clearing
B		\$75,000 (\$61,000)	Minimal bush clearing. Less retaining wall than Proposal A. Less earthworks than Proposal A. 484m' cut to spoil
C		\$66,000 (\$51,000)	No requirement for piped drainage Minimal bush clearing No retaining wall
D		\$86,000 (\$71,000)	No requirement for piped drainage Close to building. Minimal bush clearing No retaining wall
E		\$87,300 (\$73,300)	Close to oval and building. No retaining wall.
F		\$78,000 (\$64,000)	Minimal earthworks. Close to oval and building. No retaining wall. Minimal earthworks. Less bush clearing than Proposal E.
			(\$-----)Less landscaping/brickpaving

I10314

CITY OF WANNEROO REPORT NO I10314

TO: ACTING TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30-2268

SUBJECT: SAND QUARRY - LOT 500 FURNISS ROAD,
CNR DRIVER ROAD, LANDSDALE

Ion Services has applied, on behalf of Mr S Salamone, for renewal of the Extractive Industry Licence and Development Approval for the sand quarry on Lot 500 Furniss Road, corner of Driver Road, Landsdale. The excavation is part of the recontouring associated with the Landsdale Industrial Area.

Council has co-ordinated the sand quarries in this area so that the final land form will be suitable for future subdivision and development. As with previous areas, this land will be stabilised after excavation pending further development. The sand quarry has been operating for a number of years.

On this site the operation will be removing a sand hill to bring the land down level with Driver Road, Furniss Road and the adjoining property to the west. Rehabilitation will involve respreading of topsoil and planting with grasses for stabilisation. The current rehabilitation bond of \$10,000 is considered adequate.

A sand drift problem was experienced last December. On notification, the operator installed sprinklers and a water cart for keeping the sand damp. This has been effective to date. A condition has been recommended that the boundary fence be maintained as a sand trapping fence to stop the movement of sand from the property onto the road reserve. If there are problems in the future the operator will be directed to hydromulch the areas of exposed sand.

There is a road maintenance contribution agreement in place for this quarry.

RECOMMENDATION

That Council:

6approves the application by Ion Services, on behalf of Mr Salamone, to commence development of the sand quarry on Lot 500 Furniss Road in accordance with the provision of its Town Planning Scheme, subject to:

- .1 The use of land for quarrying purposes, ceasing by 30 March
- .2 maintaining a water allocation of secure water supply for d
- .3 all fuel storage on site being in approved underground tank
Western Australia's specification for temporary,
small, elevated, flammable liquid (hydrocarbons)
installations in underground water pollution
control areas;
- .4 submission of an annual updated site contour plan and rehab
- .5 the applicant maintaining the agreement with the City of Wa
site for extraordinary expenses for repairing and
maintaining roads under its care in the
neighbourhood of the proposed excavation at the
agreed rate. Such payment to be made quarterly;
- .6 stabilising all stockpiles and using suitable dust suppress
- .7 hours of quarry operation being restricted to:

Monday to Friday 0700 - 1700
(except public holidays)
Saturdays 0700 - 1500
Sundays (work not permitted)
Public Holidays (work not permitted)
- .8 All site equipment being suitably soundproofed so as to com
- .9 there being a clear understanding that regardless of the co
- .10 maintaining a sealed crossover and sealing up to the first

.11operating in accordance with the submitted
report and documentation accompanying the
application for Development Approval, except as
modified by Council's specific approval conditions;

- .12 no excavation within 20 metres of the property boundaries b
- .13 all fill areas shall be compacted to 95% modified maximum d
Engineer, the fill shall be placed in 300mm layers
and each layer compacted and appropriately tested;
- .14 Under Section 340 of the Local Government Act the owner est
properties to the north and west.
- .15 standard conditions;

7approves an Extractive Industry Licence for Mr Salamone
to operate a sand quarry on Lot 500 Furniss Road,
Landsdale, with the following conditions:

- (a) annual fee - \$300;
- (b) period of licence - 3 years to 30 March 1997;
- (c) rehabilitation bond - \$10,0000;
- (d) under By-law 21 of the Extractive Industry By-laws,
agreement to the operator paying Council a road
charge contribution for each cubic metre of
material removed from the site for extraordinary
expenses for repairing and maintaining roads under
its control in the neighbourhood of the proposed
excavation at the rate per cubic metre. This
agreement is in accordance with By-law 7 of the
Extractive Industry By-laws and Section 85 of the
Road Traffic Act.

R T McNALLY
City Engineer

RWE:AT
Bere0309

I10315

CITY OF WANNEROO REPORT NO: I10315

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 201-0

SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

STATISTICS

A summary of the building licenses for the month of February 1994 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in February 1994 was 28% more than the number of permits issued in February 1993 and the value was 6% more. Compared to the four year average, the number of permits is 142% and the value is 158%.

The financial analysis of licence receipts is set out below:

Month Actual	1993/94		1992/93	1993/94		Y-T-D
	1992/93		Month's Actual	Year to Date		
	Actual	Budgeted		Actual	Budgeted	
	\$	\$		\$	\$	
JUL	129,088	103,000	171,517	129,088	103,000	
	171,517					
AUG	162,488	110,000	102,011	291,576	213,000	
	273,528					
SEPT	152,497	113,000	117,867	444,073	326,000	
	391,395					
OCT	128,591	124,000	126,888	572,664	450,000	
	518,283					
NOV	146,503	120,000	116,517	719,167	570,000	
	634,800					

DEC	143,934	100,000	118,009	863,101	670,000
	752,809				
JAN	99,035	82,000	91,331	962,136	752,000
	844,140				
FEB	131,147	100,000	95,921	1093,283	852,000
	940,061				

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

The number of permits approved from July 1993 to February 1994 was 16% more than in July 1993 to February 1994 and the value was 38% more as shown on Attachment A.

BUILDING CONTROL ACTIVITY

In February 1994, 732 building applications were received and 731 building licenses were prepared for issue. Twelve site instructions for building infringements were issued and seven matters were satisfactorily resolved. It should be explained that many building infringements are rectified immediately by the builder and a site instruction is not required.

Swimming pool inspections resulted in 28 site instructions issued and eight matters were resolved from 266 inspections. 449 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 7340.

COUNCIL BUILDINGS WORKS PROGRAMME

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

RECOMMENDATION

That Council endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report I10315.

R FISCHER
City Building Surveyor

LC:lc
bre03000

I10316

CITY OF WANNEROO REPORT NO: I10316

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 061-24

SUBJECT: BANYANDAH PARK, WANNEROO (EX H11223)

Council at its meeting on Wednesday 22 December 1993 deferred consideration of Report H11223 pending a further report being submitted to Council on the feasibility of parks being mown more frequently to reduce the danger of snakes (Report H11223 is shown at Attachment 1).

Banyandah Park is a narrow dry park extending from a point north of Neville Drive to Wallawa Street, Wanneroo. The total area of the park is six hectares.

The normal mowing program for this particular dry park, as with all other dry parks, is four separate cuts during the winter months and two cuts during the summer months. In certain years dry parks can receive one or two additional cuts, but this is conditional on growing conditions and the weather.

Depending on the height of the grass and the season it can take 3 employees a total of six hours to mow the park. The total cost for mowing this park is \$536.64 if it takes six hours to complete the work.

If Banyandah Park was mown twelve times a year instead of the current six times the expenditure would amount to approximately \$6,440 per annum.

As stated in my previous report, the mowing of dry parks throughout the Municipality is on a strict rotational basis and to mow this particular park more often than other similar parks would be setting a precedent.

An opinion was recently sought from Council's Solicitors, Kott Gunning, in regard to Council's responsibility concerning snakes on Council parks.

Briefly, the Solicitors have advised that Council has a duty of care to users of parkland to protect them against foreseeable risks or injuries. If Council administers an area of virgin bushland it is unlikely to be held liable merely if a person is bitten by a snake. If, however, Council has actively taken steps to create and care for a parkland then Council has a duty of care to users of the parkland to protect them against foreseeable risks or injuries and after a sighting of snakes has been reported, a snake bite would be such a foreseeable injury.

The Solicitors also advise that Council could take various measures to attempt to limit the potential risk and, therefore, the potential liability of Council, barring closing the areas off completely. These measures would be:

- 1 Taking a greater role in the care of the areas including regular cutting and clearing of grass, thereby not only removing the potential areas for snakes to hide, but also increasing the likelihood of any person in the park seeing a snake.
- 2 Placing warning signs advising of the potential risks in relation to snakes in the area. The signs should be placed in such a way as to have the greatest likelihood of being seen by the public using the park.

Another point raised by the Solicitors was that if Council has play equipment located on a park where snakes have been sighted, particular emphasis upon care should be taken and there is a heavy onus upon Council to limit the risk of injury suffered. This means that if Council is unwilling to maintain the area around the play equipment in a safe and satisfactory manner then the play equipment should be removed from the park.

The cost of signs has been investigated and it has been estimated that each sign placed on a park warning of snakes would cost in the vicinity of \$60 each. Because Banyandah Park is a long narrow strip of land it is considered that five signs would be required to ensure all park users were aware of the potential snake problem.

An opinion was also obtained from Alexander and Alexander Limited, Council's Insurance Brokers. Their view is that should

Council be served with a claim by a person bitten or injured in some way by a snake, Council's current Liability Policy would defend the matter and if ultimately Council was held liable, Council would be fully indemnified under the policy.

The Brokers advise that they support the advice provided by the Solicitors and would support the following action:

- 1 Identify the areas of greatest infestation.
- 2 Identify the areas of high infestation rate that have a high rate of public use, particularly by children.
- 3 Identify the most effective method of reducing the risk and applying it to the areas identified above where there is the greatest exposure.

The Insurance Brokers state that additional grass cutting and removal of potential areas for snakes would appear a more cost effective approach than signage.

After considering the reports from both the Solicitors and the Insurance Brokers, I believe that it is necessary for the parks with greatest infestation of snakes to be mown more frequently.

The areas of greatest concern are on both sides of Lake Joondalup and these areas of public open space will, with Council's approval, be mown more often.

RECOMMENDATION

That Council approves the following courses of action to overcome the problems associated with snakes on public open space:

- 1 The areas of parkland on both sides of Lake Joondalup be mown more often and maintained to a standard sufficient for users of the parks to be more visibly aware of the presence of snakes.
- 2 Approval be given to the City Parks Manager to authorise additional mowing of parks in other areas of the Municipality that will, from time to time, be troubled with snakes.

F GRIFFIN
City Parks Manager

FG:JB
gre0301

I10317

CITY OF WANNEROO REPORT NO: I10317

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 061-38

SUBJECT: CRIME AT BLACKALL PARK, GREENWOOD (EX H91104)

Council at its meeting on Wednesday 10 November 1993 received a petition from residents of Greenwood requesting a meeting with Council representatives to discuss problems being experienced at Blackall Park, Greenwood.

Councillor K Wood, myself and six local ratepayers held a meeting in the grounds of the Greenwood Primary School and the following two main points were discussed:

- 1 Thinning down and tidying scrub in areas around school and linear parklands to reduce the risk of fire and also to eliminate the areas where the local vandals could hide from police patrols.
- 2 Installation of lighting in thoroughfares between Warrigal Park and Greenwood Shopping Centre.

In regard to Item 1 the required works were carried out by Parks Department staff within a week of the meeting and this course of action appears to be satisfactory to all parties.

In regard to Item 2 relating to the provision of lighting throughout the park and walkways of Greenwood, the petitioners were requested to provide a map showing the actual sites where they considered lighting should be installed. On 16 February 1994 the map was received in this office and can be seen at Attachment 1.

The ratepayer representatives require that twelve new lights be installed and one existing light be upgraded to provide additional safety and protection from the local vandals.

Council's electrical contractor was asked to provide a preliminary costing of the lighting system and has reported that to provide a lighting system as requested by the ratepayers would cost in the order of \$40,000.

In considering this request Council should be aware that considerable problems have been experienced in this area of Greenwood for quite a number of years. The police are unable to catch the offenders as there are numerous entrance and exit points to the park and walkways, with the result that the offenders quickly disappear once the police or someone in authority arrives on the scene.

There can be no doubt that improved lighting in the area would help to alleviate some of the problems that are currently being experienced in the area, but I am not convinced that the expenditure of \$40,000 will eradicate the problem.

I believe that by approving this request Council could be setting a precedent. There are numerous other areas around parks and shopping centres in other suburbs that are having similar problems to those in Greenwood.

I have considered that if Council provided only half the suggested amount of lighting this may help overcome the problems, but Council's contractor has stated that if this course of action takes place it will create areas with pockets of darkness where the local undesirables will still congregate.

Funds are unavailable on the current budget to provide any lighting this current financial year and it is suggested that Council gives approval to place this item on the 1994/95 draft budget.

RECOMMENDATION

That Council advises the petitioners that funds are unavailable on the current budget to provide lighting on the walkways and parklands throughout Greenwood and this item will be included on the 1994/95 draft budget submissions for Council's consideration.

F GRIFFIN
City Parks Manager

FG:JB
gre0300

I20300A

CITY OF WANNEROO
PLANNING SECTION
REPORTS FOR COUNCIL
23 MARCH 1994

I20320**CITY OF WANNEROO REPORT NO: I20320**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 790-650

SUBJECT: DRAFT ELLIOT ROAD LOCAL STRUCTURE PLAN

METRO SCHEME: Rural

LOCAL SCHEME: Rural

OWNER: Various

CONSULTANT: Land Planning Consultants

INTRODUCTION

Council will recall that an application was received in may 1993 (H20512) from Land Planning Consultants on behalf of various land owners in Elliot Road, requesting the Council to rezone Lots 22-26 and 1 Elliot Road, Wanneroo from Rural to Residential Development. In support of the proposed rezoning, the Council also received a draft local structure plan for the subject area. This plan was subsequently advertised for a six week public comment period amongst the affected and abutting land owners.

SUBMISSIONS

A total of three submissions were received following advertising of the structure plan, with two being in favour of the plan and one against.

In short, the submission opposing the structure plan has requested that his property, ie Lot 100 Elliot Road, remain as rural. Failing this, it was requested that the following points be recognised by the Council and the structure plan modified accordingly.

8The drainage site be removed from Lot 100.

9 Road frontage should be provided to the front of the residence on Lot 100.

108,000m² of frontage should remain as rural.

In response to point 1, the Council will note that at the time the draft local structure plan was prepared, it was proposed that local drainage sites would be a cost that would be shared amongst all land owners within particular cells. Since that time, however, as a result of recent discussions between the Minister for Planning, the Department of Planning and Urban Development and Council, it is likely that such infrastructure will now be excluded as a shared cost. It is therefore not appropriate for these sites to be shown on local structure plans as they will be provided by way of negotiations between individual developers, and imposed through subdivisional conditions.

With regard to Point 2, it is agreed that the existing house should be provided with road frontage to the front of the house.

The plan should therefore be modified accordingly. Finally, with regard to Point 3, it is unclear exactly what the land owner is requesting in this instance. In any case, Lot 100 is not part of the subject rezoning and therefore this lot will remain as rural until rezoning is sought by the land owner.

CONCLUSION

In general, it is believed that the Council can support the local structure plan subject to the proposed modifications as described above being made to the plan.

It is not believed that these modifications will significantly affect land owners within the area and therefore the plan will not be required to be re-advertised.

RECOMMENDATION:

THAT Council:

1. advises Land Planning Consultants to modify the draft local structure plan in accordance with the charges agreed to in Report No
2. adopts the draft Elliot Road (North) Local Structure Plan (once modified);

3. refers the adopted plan to the Department of Planning and Urban Development together with the submissions received and requests the Department of Planning and Urban Development to adopt the plan as the basis for the approval of subdivision and development within the area covered by the plan.

O G DRESCHER
City Planner

rwz:gm
pre94335
9.3.94

I203021

CITY OF WANNEROO REPORT NO: I20321

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30/4642

SUBJECT: PROPOSED CARE CENTRE FOR THE INTELLECTUALLY
AND PHYSICALLY HANDICAPPED AT LOT 125 (49)
TEMPLETON CRESCENT, GIRRAWHEEN

METRO SCHEME: Urban

LOCAL SCHEME: Residential

OWNER: Mr & Mrs Fonceca

CONSULTANT: Valued Independent People Inc

INTRODUCTION

Council has received an application by Valued Independent People Inc for a care centre for the intellectually and physically handicapped at Lot 125 (49) Templeton Crescent, Girrawheen.

BACKGROUND

The applicants being Valued Independent People Inc (VIP) was established in 1991/1992 to provide a flexible home and neighbourhood, daytime occupation, community access and participation service for people having an intellectual and physical handicap (Attachment 1).

The applicant proposes to use the home as a base for a day care programme for young adults with severe disabilities. The programmes will provide a daytime occupation, as an alternative to work, for 26 young people, most of whom will be attending activities in the community in small groups, with staff members, in the three work vans. Activities are also proposed at the home base for some members of the group.

The uses proposed for various sections of the house is as follows:

- front bedrooms would be used as office areas;
- the lounge as a waiting, meeting or activity area;
- other front bedroom as a resting room;
- family room, granny flat kitchen, games room and outdoor patio as activity or meeting areas;
- master bedroom and bathroom for a resident caretaker or activity or rest area;
- the granny flat bedroom as a "quiet" rest room.

ASSESSMENT

The applicant proposes to use the subject lot as a home base/office for its service. The lot is zoned Residential Development under Town Planning Scheme No 1 where an office is an AA use (a use that is not permitted unless approval is granted by the Council) in that zone.

Council's opinion of such a use is similar to that taken with child care centres and consulting rooms where concerns are raised on the reduction in the amenity resulting from increased noise and traffic generated by these centres located in residential neighbourhoods.

Accordingly, I would encourage the location of the proposed project site adjoining a school site, public open space, local commercial centre or other facilities of that nature.

The subject lot is located one house away from the intersection of Templeton Crescent and Balgonie Avenue, opposite the Girrawheen Tavern and local shopping centre (Attachment No 2).

The proposal was advertised for a period of 30 days, up until 1 March 1994 in which time two letters of objection were received.

One letter of objection was received from a resident of an adjacent suburb who would not be affected by the proposed care centre. However, the concerns expressed in the submission were based on the use being a child care centre, resulting in conflicts between traffic and children. As the proposed occupants of the house are severely handicapped this concern is not warranted. Another issue raised was that of decreasing property values due to the proposed use.

The second submission was received from an adjacent property owner who raised concerns on the potential noise which will be

created during the day as he is a night shift worker and sleeps during the hours of 9 am and 2 pm. Another concern raised was that of decreasing property values due to the proposed use, the submitter feels that they will be surrounded by non-residential uses, one being the existing tavern and the other the proposed care centre.

As previously mentioned, the location of a care centre is predominantly influenced by the preservation of the amenity of land owners in the area. Although the lot is located one house from an existing tavern and shopping centre, it is not considered favourable as the amenity of the surrounding land owners may be affected.

Based on the above, it is recommended that the application for a care centre on the subject lot be refused.

RECOMMENDATION:

THAT Council refuses the application submitted by Valued Independent People Inc for a care centre at Lot 125 (49) Templeton Crescent, Girrawheen, on the grounds that:

1. the use is likely to adversely affect the residential amenity of the area;
2. the proposed location is ad hoc and will set an undesirable precedent.

O G DRESCHER
City Planner

sk:gm
pre94332
8.3.94

I20322

CITY OF WANNEROO REPORT NO: I20322

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30/2898

SUBJECT: PROPOSED EXTENSIONS TO FACTORY AND OFFICE ON
LOT 5 (65) ATTWELL STREET, LANDSDALE

METRO SCHEME: Industrial

LOCAL SCHEME: General Industrial

APPLICANT/OWNER: Duffy Family Trust

CONSULTANT: Fraser & Downsborough Designers Pty Ltd

INTRODUCTION

An application has been received from Fraser & Downsborough Designers Pty Ltd on behalf of the Duffy Family Trust for extensions to a factory on Lot 5 (65) Attwell Street, Landsdale. This would entail a relaxation of Council's car parking requirements which the applicant is seeking.

BACKGROUND

Lot 5 is zoned General Industrial and is 3,408m² in area. The proposal is to extend the factory up to the northern and western boundaries, an addition of 525m² in gross floor area.

Under Town Planning Scheme Amendment No 344 (car parking requirements in industrial zones) a total of 18 bays is required for this extension (one per 30m² gross floor area) in addition to the 33 bays already required on the initial Development Approval issued on 25 October 1991 (a total of 51 bays, including this application).

It is also proposed to accommodate five car parking bays presently aligned along the western boundary along the northern boundary to allow widening of the accessway to the proposed extension.

ASSESSMENT

The applicant, who deals as a motor body builder and is the sole tenant, reasons that existing car bays will be freed up with the factory extension since they currently are occupied by vehicles being worked on.

A site inspection revealed that the entry off Furniss Street was blocked off by service vehicles parked there and the area along the northern boundary was used as storage space for car bodies and parts.

It would therefore appear that the proposed area for extension as well as the proposed widening of the access off Furniss Street would cause a further reduction of car parking bays.

The applicant further contends that the existing car bays are more than adequate for "approximately 16" employees and, since the extension would not require more labour, no more bays would be required.

While this may seem a reasonable argument for this particular industrial use, it does not provide for any future uses and associated patrons use of bays, or changed employment circumstances. The standard required of one bay per 30m² of gross floor area does not discriminate between industrial developments used for storage or for the manufacture of goods or any other industrial uses and, with no surety of a continued use type there can be no surety of adequate parking with any changes in use type.

The only opportunity for industrial land owners to provide less than the required number of bays is in line with Council's cash-in-lieu policy which states that Council may accept a cash payment calculated according to the number of bays shortfall provided at least 75% of bays are provided on site. The eighteen bays required for the factory extension amounts to only 65% of the total lot requirements.

An exception to this policy is where an industrial development is purpose built and of single occupancy such that Council may approve a reduction in the required bays without payment provided an area remains undeveloped for additional parking if later required.

In summary, there seems no real justification for Council to relax the car parking requirements for the proposed factory extension nor any opportunity to comply with Council's cash-in-lieu policy. The proposal should not therefore be supported.

RECOMMENDATION:

THAT Council does not approve the application for a factory extension and subsequent relaxation of car parking requirements on lot 5 (65) Attwell Street, Landsdale for the following reasons:

1. it does not conform to Council's requirements for the provision of car parking bays as stated in the Town Planning Scheme No 1 which ensures car parking provisions will provide for all future occupiers and uses of industrial land;
2. a cash-in-lieu payment is not an available option to the provision of bays because less than 75% of the required number of car parking bays can be provided on site, as required by Council's policy (G3-08), Cash-in-Lieu of Car Parking.

O G DRESCHER
City Planner
hjj:gm/pre94306
18.2.94

I20323

CITY OF WANNEROO REPORT NO: I20323

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30/3941

SUBJECT: PROPOSED SETBACK RELAXATION FOR TEN GROUPED
DWELLINGS ON LOT 51 (24) TOULON CIRCLE,
MINDARIE

METRO SCHEME: Urban

LOCAL SCHEME: Marina Development

APPLICANT/OWNER: Golden Hotels Pty Ltd

CONSULTANT: B J Service Drafting

INTRODUCTION

Council received a development application submitted by B J Service Drafting on behalf of Golden Hotels Pty Ltd for ten grouped dwellings on Lot 51 (24) Toulon Circle, Mindarie, with reduced setbacks to two of the three streets it abuts.

BACKGROUND

Lot 51 is zoned Marina Development and is 2790m² in an area coded R40 under Council's Town Planning Scheme No 1. The lot fronts three roads.

The proposal is to construct ten grouped dwellings of two storeys with a setback of 6.0m from Anchorage Drive, 4.0m from Toulon Circle and a minimum 1.5m from St Malo Court.

ASSESSMENT

Schedule 7 of Town Planning Scheme No 1 (Marina Development Zone - Special Provisions) adopted 21 February 1986, states that all dwellings shall be set back a minimum of 6.0m from a road

frontage. The schedule makes no reference to setbacks from more than one road frontage.

However, Schedule 7 was adopted more than two years before Council adopted the Residential Planning Codes (R Codes) as the standard by which residential development is assessed. The R Codes state that where a lot has boundaries to two or more streets the setback from a secondary street or streets may be reduced to 1.5m, or less in special circumstances, provided that adequate sightlines for traffic are maintained.

St Malo Court is an entry road to Mindarie Keys which has an entry statement on a 1.8m limestone wall located on the corner of Anchorage Drive. Toulon Circle is an internal loop road. Building within 6m of these roads would not therefore detract significantly from the amenity of the area.

The R Codes require two bays minimum to be provided for this development for visitors' use which can be accommodated with some minor modifications. Given that the development otherwise conforms to the R Codes with regard to setbacks, open space, parking and storage provisions, and that the current provisions of the R Codes would not preclude development at the proposed setbacks, the application is supported.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of its Town Planning Scheme No 1 and approves the application for ten grouped dwellings on Lot 51 (24) Toulon Circle, Mindarie with reduced setbacks as indicated on the plans attached to the application submitted by B J Service Drafting on behalf of Golden Hotels Pty Ltd, subject to:

1. the provision of a minimum of two visitors' bays to the satisfaction of Council;
2. standard and appropriate development conditions.

O G DRESCHER
City Planner

hjb:gm
pre94314
22.2.94

I20324

CITY OF WANNEROO REPORT NO: I20324

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30/4616

SUBJECT: SETBACK RELAXATION FOR ADDITIONAL DWELLING ON
LOT 743 (5) PERRY PLACE, QUINNS ROCKS

METRO SCHEME: Urban

LOCAL SCHEME: Residential

APPLICANT/OWNER: G J Mehrens

CONSULTANT: Summit Projects

INTRODUCTION

An application has been received from Summit Projects on behalf of Mrs G J Mehrens for a front setback relaxation for an additional dwelling on Lot 743 (5) Perry Place, Quinns Rocks.

BACKGROUND

Council issued development approval for the construction of a second dwelling on the subject lot on 9 February 1994, subject to standard and appropriate development conditions. The owner meantime had written to Council requesting a front setback relaxation to 4m to enable larger courtyard areas for both residences. The standard setback for dwelling units under the Residential Planning Codes is an average of 6m to a minimum of 3m. Any variance to these requirements requires Council's approval and advertising to obtain comments from adjacent land owners.

ASSESSMENT

The consent of adjacent residents and owners of vacant land in Perry Place has been obtained for the revised location at a minimum of 4.2m from the front boundary. Two occupied properties are, however, on the market.

Front setbacks in Perry Place presently vary between 6m and 15m on lots of variable slopes and the houses vary in size and character. It is not, therefore, considered that a setback of 4.2m would adversely affect the streetscape or the amenity of the area.

Given also there are no objections from existing land owners to the proposal the application is supported.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves a front setback relaxation to 4.2m on Lot 743 (5) Perry Place, Quinns Rocks, as indicated on the plan attached with the application subject to standard and appropriate development conditions.

O G DRESCHER
City Planner

hjb:gm
pre94320
1.3.94

I20325

CITY OF WANNEROO REPORT NO: I20325

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30/4510

SUBJECT: REQUEST FOR STOREROOM RELAXATION, LOT 259 (3)
CYPRESS COURT, GREENWOOD

METRO SCHEME: Urban

LOCAL SCHEME: Residential

APPLICANT/OWNER: A D & R K Holding

INTRODUCTION

Council received correspondence from Mr A D Holding on 3 February 1994, requesting Council to relax the requirement for the provision of a 4m² storeroom for grouped dwellings (Attachment No 1).

BACKGROUND

Clause 3.5.1 of the Residential Planning R-Codes states that:

"Each grouped dwelling shall be provided with a permanent enclosed storage area of at least 4m², accessible from outside and compatible with the overall development."

Council's current practice requires the provision of at least one storeroom of 4m² internal area constructed of materials the same as the dwelling. This is to avoid the proliferation of unsightly galvanised iron sheds and ensures that the storerooms are of a permanent nature.

APPLICATION

An approval for a group dwelling on Lot 259 Cypress Court, Greenwood was issued on 10 November 1993 subject to the provision of a 4m² storeroom for each unit.

The applicant has requested that Council reconsiders the condition as the existing residence has room to erect a 20m² permanent galvanised iron storage/workshop and there is currently two existing galvanised iron garden sheds which total 30m² of storage area (including the proposed 20m² workshop) (Attachment No 2).

ASSESSMENT

The proposed workshop/storage area has not received approval, hence only 10m² of storage area exists in the form of two garden sheds. It is considered that this does not fulfil the intentions of Clause 3.5.1 of the Residential Planning Codes as the sheds are not permanent and not of materials that are compatible with the overall development.

It is important to note that should a relaxation be permitted in this instance, Council would set a precedent of permitting the use of galvanised iron storage sheds. This precedent would result in the proliferation of temporary sheds substituting for permanent storerooms.

RECOMMENDATION:

THAT Council does not exercise its discretion in the relaxation of storerooms for the following reasons:

1. the existing and proposed storerooms do not provide an enclosed storage area of a permanent nature;
2. the existing and proposed storerooms are not of materials compatible with the overall development;
3. approval for the relaxation could set a precedent for similar group dwelling applications.

O G DRESCHER
City Planner

pje:gm
pre94329

CITY OF WANNEROO REPORT NO: I20326

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 740-1

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF FEBRUARY 1994

Overleaf is a resume of the Subdivision Applications processed by the Subdivision Control Unit since my previous report. All applications were dealt with in terms of Council's Subdivision Control Unit Policy adopted at its December 1982 meeting (see below).

- 3.1 Subdivision applications received which are in conformity with an approved Structure Plan by resolution of Council.
- 3.2 Subdivision applications previously supported by Council and approved by the State Planning Commission.
- 3.3 Applications for extension of subdivision approval issued by the Department of Planning and Urban Development which were previously supported by Council.
- 3.4 Applications for subdivision which result from conditions of Development Approvals issued by Council.
- 3.5 Applications for amalgamation of lots of a non-complex nature which would allow the development of the land for uses permitted in the zone within which that land is situated.
- 3.6 Subdivision applications solely involving excision of land for public purposes such as road widenings, sump sites, school sites and community purpose sites.

RECOMMENDATION

THAT Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I20326.

O G DRESCHER
City Planner

gap:gm
pat003

I20327**CITY OF WANNEROO REPORT NO: I20327**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 740-93304

SUBJECT: PROPOSED SUBDIVISION, LOT 223 (3) HURST TRAIL,
CLARKSON

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

OWNER: Bribow Pty Ltd

CONSULTANT: McMullen Nolan & Partners

An application has been received from McMullen Nolan and Partners on behalf of Bribow Pty Ltd for the subdivision of Lot 223 Hurst Trail, currently 900m². The application involves the creation of two lots approximately 465m² and 435m². The site is currently developed with one dwelling.

The proposal does not comply in respect of lot size as prescribed by the R20 Code of the Residential Planning Codes (1991). The R Codes require that a minimum lot size of 450m² with an average of 500m² must be maintained with all single residential subdivisions.

The average lot size in this instance, however, is only 450m² and therefore cannot be supported by Council.

RECOMMENDATION:

THAT Council does not support the application submitted by McMullen Nolan and Partners on behalf of Bribow Pty Ltd for the subdivision of Lot 223 Hurst Trail, Clarkson for the following reasons:

1. the lot sizes do not conform with the average lot size prescribed by the Residential Planning Code (1991);

2. support for the application would create an undesirable precedent for further subdivision of a similar nature.

O G DRESCHER
City Planner

mb:gm
pre94321
2.3.94

I20328

CITY OF WANNEROO REPORT NO: I20328

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30/4639

SUBJECT: PROPOSED THREE GROUPED DWELLINGS ON LOT 126
(19) ROSSLARE PROMENADE, MINDARIE

METRO SCHEME: Urban

LOCAL SCHEME: Marina Development

APPLICANT/OWNER: Byron Corporation Pty Ltd

CONSULTANT: John McKenzie & Associates

INTRODUCTION

An application has been received from John McKenzie & Associates on behalf of Byron Constructions Pty Ltd for three grouped dwellings requiring development concessions on Lot 126 (19) Rosslare Promenade, Mindarie.

BACKGROUND

Lot 126 is zoned Marina Development and is 750m² in an R40 area under Council's Town Planning Scheme No 1. A minimum of 250m² per dwelling is required for grouped dwellings coded R40.

The proposal is to develop three units with a minimum front setback of 4.4m and concessions for the provision of courtyards.

ASSESSMENT

Mindarie Keys is the subject of Schedule 7 of Town Planning Scheme No 1 which, among other things, requires dwellings to be set back 6m from a road frontage. This requirement varies from the standard development requirement of a 6m average setback to a minimum of 3m under the Residential Planning Codes (R Codes)

Furthermore, the proposal accommodates balconies of approximately 20m² situated over private courtyards, thus precluding a minimum area of 24m² from a habitable room other than a bedroom which is not to be built on except for structures of a pergola type as required under the R Codes.

The applicant has incorporated the standards for balconies on multiple dwellings in the absence of guidelines for balconies on grouped dwellings.

The applicant argues that the balconies are a more than adequate private open space provision coupled with any uncovered portions of private open space and add significantly to the amenity of the area as well as maximise the comfort of residents with sun and wind protection.

Clause 5.38 of Town Planning Scheme No 1 which relates to the Marina Development Zone is aimed at ensuring a suitable standard of development in the zone and controlling the amenity of the locality as well as safeguarding the convenience and general welfare of the area. Granted the west elevation would be consistent and possibly more attractive as a result and residents would have increased views and protection for the elements but these are really design considerations which could be directed in accordance with the R Codes.

Council has not in the past accepted courtyards with structures protruding over them unless a minimum of 24m² of uncovered private open space is supplied elsewhere for each dwelling unit. Nor has Council allowed dwellings to be less than 6m from a street in the Marina Development zone although a similar report to Council this month raises the question of whether Schedule 7 should be brought in line with the R Codes for dwellings fronting more than one street.

In view of the development not conforming to the requirements of Schedule 7 and the R Codes and the questionable increase in amenity for the locality, the proposal is not supported.

RECOMMENDATION:

THAT Council does not approve the application for three grouped dwellings submitted by John McKenzie & Associates on behalf of Byron Corporation Pty Ltd on the grounds that:

1. it does not conform to the requirements of the Town Planning Scheme (Schedule 7) and the Residential Planning Codes;
2. it is not considered that compliance with the above would detract from the amenity of the development and, correspondingly, that the proposal represents an improvement worthy of development concessions.

O G DRESCHER
City Planner

hg:gm
pre94331
9.3.94

I20329

CITY OF WANNEROO REPORT NO: I20329

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 23 MARCH 1994
FILE REF: 30/3420
SUBJECT: PROPOSED DANCE STUDIO ON LOT 119 (133) WINTON ROAD, JOONDALUP

METRO SCHEME: Industrial
LOCAL SCHEME: Service Industrial
APPLICANT/OWNER: Mr M C Baker
CONSULTANT: Homer Holdings Pty Ltd

INTRODUCTION

An application has been received from Mr M C Baker on behalf of Homer Holdings Pty Ltd for a dance studio on Lot 119 (133) Winton Road, Joondalup.

BACKGROUND

Lot 119 is 6828m² and zoned Service Industrial. Ten factory units were approved in November 1992 and the site is fully developed. The proposal is to operate a ballroom dance studio in one unit (Unit 10) for children and adults with classes from 4.00 pm to 10.00 pm weekdays and Saturday mornings as follows:

Children's classes (6-13 years)

Fridays 5.00 pm - 7.30 pm

Total of approximately 60 pupils

Teenage classes (13-17 years)

Fridays 7.30 pm - 9.30 pm

Total of approximately 60 pupils

Adult classes

Tuesdays and Wednesday 7.00 pm - 8.00 pm

Total of approximately 20 pupils

Private lessons may be accommodated alongside these classes and on Saturday mornings to a maximum of 100 pupils at any one time.

ASSESSMENT

Under Town Planning Scheme No 1 the proposal would fall within the definition of Public Amusement. This use within the Service Industrial zone requires Council's approval. Advertising of the proposal has not been requested as it is considered that the use will not prejudicially affect the amenity of the area.

Of the 91 bays provided for this site, nine would be required for the use of Unit 10 occupants. Together with nine visitors' bays, these are provided immediately adjacent to Unit 10. The majority of pupils are children and teenagers who will be deposited and collected later and therefore not require permanent use of car bays during times when adjacent factories may still be in use, that is, up to 6.00 pm.

Private Saturday morning lessons may cater for some adults but will not involve the numbers present in class situations and, thus require the use of numerous car bays. It is not possible for the applicants to accurately determine the number of attending adults because it is a new enterprise. Four of the ten factory units are currently occupied and their comments have been sought. They accommodate blindmakers, electricians, switchboard makers and a decor centre. None of these uses generates consistently heavy traffic nor employs many people such that car bays will be always occupied.

Consequently, the present car parking provision is considered adequate and, if no objections are received from other factory tenants or the property owner, the proposal is supported. (Should any objections be received the matter will be referred again to Council for its decision).

RECOMMENDATION:

THAT Council delegates authority to the City Planner to approve the application submitted by Mr M C Baker on behalf of Homer

Holdings Pty Ltd for a dance studio on Lot 199 (133) Winton Road,
Joondalup, subject to:

1. no adverse comments being received from existing occupants of the other factory units and the property owner;
2. standard and appropriate development conditions.

O G DRESCHER
City Planner

hjb:gm
pre94327
4.3.94

I20330

CITY OF WANNEROO REPORT NO: I20330

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30/4074

SUBJECT: ALFRESCO DINING FACILITY ADJACENT TO LOT 468
(129) GRAND BOULEVARD, JOONDALUP

METRO SCHEME: Central City Area

LOCAL SCHEME: Joondalup City Centre

APPLICANT/OWNER: The Sand Tribe Pty Ltd

CONSULTANT: "

INTRODUCTION

The Sand Tribe Pty Ltd, proprietor of The Stump Jump Cafe on Lot 468 (129) Grand Boulevard, Joondalup, is seeking Councils approval to accommodate free standing sand stone planter boxes within its alfresco dining area.

BACKGROUND

At its meeting on 8 December 1993 (H91221) Council approved an alfresco dining facility connected with the abovementioned cafe. The approval was subject to, inter alia, Council finally adopting its Alfresco Dining Policy which was still in its draft form at the time.

The Alfresco Policy was finally adopted by Council at its meeting on 23 February 1994 (I50265).

CURRENT PROPOSAL

The planter boxes have already been installed without Council's permission. In accordance with the Alfresco Policy, all development within the alfresco area requires Council approval.

Essentially, the proprietor wishes to define the alfresco area with the planter boxes.

The proposal does not comply with three of the requirements of the Alfresco Policy in that it will impede pedestrian movements through the area, the weight of the planters will prevent them from being removed from the verge area outside operating hours and they may also impede emergency vehicle access.

The proposal is clearly inconsistent with Council's policy and therefore it cannot be approved.

RECOMMENDATION:

THAT Council refuses the application to accommodate planter boxes within the alfresco component attached to the development situated on Lot 468 (129) Grand Boulevard, Joondalup, as proposed by The Sand Tribe Pty Ltd, as the proposal does not comply with the following statements of Council's Alfresco Dining Policy:

11Statement 2

Alfresco dining areas will not be approved where, in the opinion of Council, the gathering of customers or the elements of design will impede pedestrian or vehicular movements, or cause conflicts with other activities.

12Statement 6

Structures associated with alfresco dining areas, including tables and chairs, will not generally be able to be fixed in any manner to the footpath or to any other structure; unless specifically agreed to by the Council.

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

13Statement 11

The alfresco areas will need to be designed to accommodate emergency vehicle movements to the satisfaction of the Council.

O G DRESCHER
City Planner

tk:gm
pre94330
9.3.94

I20331

CITY OF WANNEROO REPORT NO: I20331

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 510-2324, 510-1951

SUBJECT: PROPOSED CLOSURE - SPRINGWOOD WAY, WOODVALE

At its 8 December 1993 meeting (Item H11203) Council resolved to initiate the closure of Springwood Way at Duffy Terrace, Woodvale to vehicular traffic in accordance with Section 331b of the Local Government Act and advertise its intention.

The proposed closure to vehicular traffic was advertised in the Wanneroo Times and at the close of advertising no objections were received.

Council is now required to seek the Minister for Local Government's approval to obstruct Springwood Way at the Duffy Terrace end to vehicular traffic.

RECOMMENDATION:

THAT Council seeks the Hon Minister for Local Government's approval to obstruct Springwood Way to vehicular traffic under Section 331b of the Local Government Act.

O G DRESCHER
City Planner

cd:rp
pre94318
28.2.94

I20332

CITY OF WANNEROO REPORT NO: I 20332

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 510-1492

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN KYLIE WAY AND GOOLLELAL DRIVE,
KINGSLEY

At its meeting on 24 November 1993 Council considered the closure of a pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley. Council resolved not to close the accessway on the grounds that SECWA was opposed to the closure because of a 22,000 volt cable it had located within the accessway. SECWA has now advised that it will accept an easement over its cable if the adjoining owners are prepared to pay \$6000 to cover the cable with half section concrete pipes, supply and install additional duct and backfill and compact soil to present level.

The three adjoining owners who are interested in purchasing the land within the accessway have agreed to meet this cost. These owners have also agreed to meet the purchase price for the land and accept any easements that are required.

The adjoining owners are experiencing severe amounts of vandalism and antisocial behaviour by some users of the accessway. If the accessway was closed pedestrian movement in the area would not be affected as pedestrian access is considered to be convenient via the existing road system.

Under the provisions of the Local Government Act, the proposed closure is required to be advertised to gauge the opinions of the nearby residents.

RECOMMENDATION:

THAT Council initiates preliminary closure procedures by advertising in accordance with the provisions of the Local

Government Act in respect of the pedestrian accessway between Kylie Way and Goollelal Drive, Kingsley subject to the benefiting landowners agreeing to meet all costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre94323
3.3.94

I20333

CITY OF WANNEROO REPORT NO: I20333

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 510-471

SUBJECT: COMPENSATION PAYMENTS FOR THE WIDENING OF
PERRY ROAD, PINJAR - MR SUSAC AND MR & MRS
MATHER

At its meeting on 9 February 1994 (Item I20237) Council resolved to commence action to resume an area of 2550m² from Lot 3 corner of Ziatas Road and Old West Road, Pinjar under Section 282 of the Local Government Act.

Council's decision to resume the land was based on the grounds that the two strata owners of the lot could not agree on who was to receive the compensation for the land affected for the widening of the road.

MR SUSAC

Mr Susac was unaffected by the road widening, however, despite numerous letters being forwarded to him he would not advise whether or not he would relinquish his rights to claim compensation. After Council's resolution on 9 February 1994, Mr Susac was advised that the City was resuming the land for road widening. Mr Susac has now written in advising that he is prepared to relinquish his rights to claim compensation.

MR & MRS MATHER

Mr and Mrs Mather are the other strata owners of Lot 3 and the road widening is wholly within their strata lot. The Valuer has nominated a figure of \$4700.00 for the land affected by the road widening and Mr and Mrs Mather have advised that they would be prepared to accept this figure. Funds to cover this amount are held in the Woodvale Drive Land Acquisition Account No 32672.

RECOMMENDATION:

THAT Council

14rescinds point 4 of Item No I20237 being - Council commences action to resume an area of 2550m² from Lot 3 corner of Ziatas Road and Old West Road, Pinjar under Section 282 of the Local Government Act;

15agrees to pay Colin John and Leonie Maureen Rosalie Mather an amount of \$4700.00 for the 2500m² of land required from Lot 3 corner of Ziatas Road and Old West Road, Pinjar.

O G DRESCHER
City Planner

cd:rp
pre94319

I20334

CITY OF WANNEROO REPORT NO: I20334

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 057-4

SUBJECT: LEASE OF PERRY'S PADDOCK, WOODVALE

METRO SCHEME: Parks and Recreation

LOCAL SCHEME: "

APPLICANT/OWNER: City of Wanneroo/Department of Planning and Urban Development

INTRODUCTION

The purpose of this report is to seek Council's endorsement to lease terms currently being negotiated with the Department of Planning and Urban Development in respect of the lease by this City of the historic Perry's Paddock area on Ocean Reef Road, Woodvale. The report also seeks approval to revised Guidelines for Applicants relating to the future advertising for Registrations of Interest for participation in the Perry's Paddock Village project by the private sector and community groups.

PROPOSED LEASE

In October 1986, the State Planning Commission approved in principle a concept for the development of the Perry's Paddock Historical Village by this City. It also agreed in principle to lease an area of land (boundaries to be determined) to the Council on which to develop the village.

In February 1988, the Commission affirmed its agreement to the project.

In July 1988, Council sought from the Commission either vesting or leasing of an area of land at Perry's Paddock. In March 1990,

the Department of Planning and Urban Development replied that while it agreed in principle with the village concept, it had some reservations about some detailed aspects and proposed discussions to determine the extent of the village and lease conditions.

Since that time, there have been discussions between officers of the Department of Planning and Urban Development and this City on this matter. Council is now most anxious to see this matter progressed and the lease in place. One of the reasons for this is that several years ago, Council received a proposal from Mr Vic Garmson involving the development by Mr Garmson of a heritage based project on Perry's Paddock. In considering his proposal, Council resolved to invite registrations of interest from the private sector and community groups for participation in the Perry's Paddock project and for Mr Garmson to have his project dealt with in that process.

Prior to proceeding with the advertising for registrations of interest, it has been considered prudent to have the lease in place so that those considering registering their interest in the project may be given some definite advice regarding the nature of the tenure of the land which is being offered.

Having regard for the discussions referred to earlier and perusal of a typical DPUD lease document provided some time ago, the terms of the lease now being sought are as follows:

16Boundary of lease area.

The proposed lease boundary is shown on Attachment No 1.

It is quite similar to the area proposed for management by this City under the Yellagonga Regional Part report, with the main differences being the inclusion of the area between Lake Joondalup and the Woodvale residential area, just south of Ocean Reef Road, and the inclusion of all of the higher land situated between Beenyp Swamp and Walluburnup Swamp. These changes to the Yellagonga report proposals have resulted from discussions between the Department of Conservation and Land Management and Council officers regarding delineation of boundaries from a practical management point of view. It may be noted that the southern boundary of the proposed lease area follows a firebreak put in jointly by CALM and the City largely for the purpose of providing a clear demarcation line between the proposed City and CALM management areas.

It may also be noted that, apart from a proposed 5m wide access strip providing access to the lot which Cockman House is on to the east, the proposed lease area excludes the area between Walluburnup Swamp and Ocean Reef Road which has previously been shown mainly for car parking area to serve the village. Close examination of this area by CALM and City officers indicated that this area is really mainly part of the Walluburnup Swamp wetland area and therefore should be retained as wetland rather than extensively modified as would be involved in making it into a car parking area. Exclusion of this area will, of course, therefore require a fairly substantial change to the village plan, in due course, to make alternative provision for its car parking requirements. A car/bus parking area just south of the village complex (just south of the row of olive trees) may be a possibility. This could also serve a grassed picnic area in that vicinity.

17Term of Lease

Previous experience has shown that the longer the term of lease able to be offered, the more attractive it is likely to be to the private sector, particularly for projects involving substantial capital investment. Previous discussions with DPUD officers indicated that a lease term of 25 years with an option to extend for a further 25 years may be possible. This would seem adequate for attracting private sector investment and is therefore the period being sought.

3. Conversion to Crown Land

Under the Yellagonga Regional Park proposals, this land, along with the other land in the proposed Regional Park, will be converted to Crown reserve (where it is not already reserve) and vested in either the National Parks and Nature Conservation Authority (NPNCA) or this City for management. The lease will need to make provision for this to happen during the period of the lease.

4. Sub-leasing

Power to sub-lease would be required. It is understood that DPUD normally requires that proposed sub-leases be referred to it for its prior approval.

The issue of conversion of the land to Crown reserve as referred to in 3. above will also need considering insofar as it may affect sub-leases.

5. Lease and sub-lease rentals

The following scheme dealing with rentals is proposed:

- (a) lease to the City on a peppercorn basis;
- (b) sub-leases by the City to private sector lessees to be on a commercial/market basis, with the rental monies received being required by the head lease to be placed in a Trust Account (to be annually audited) held by the City, and for use only on capital and recurrent costs associated with the development and operation of the village and the lease area it is situated on.

(There have been previous State-local authority arrangements similar to the above [eg Busselton foreshore reserve] whereby funds generated from a project are required to be ploughed back into that project to promote its successful development).

6. Expiration of Lease

Though the land will almost certainly be converted to Crown reserve and vested in the City prior to the expiration of the lease, the lease should probably still say something about what is meant to happen in the unlikely event that this conversion to Crown reserve has not occurred prior to the expiration of the lease. The simple approach may be for the lease to state that in this event, the land is then to be converted to Crown reserve and vested in the City. This should include the improvements on the land, at no cost to the City. (Similarly, for the sub-leases, it is envisaged that these would provide for the ceding free-of-cost to the City of improvements upon the land, upon expiration of the sub-leases).

7. Authority for Operational/Management Aspects of the Village

Though it is still not known exactly how the village may be operated and managed (see Attachment No 2 - Guidelines

for Applicants), it may be that the lease may need to provide authority for various things likely to be involved in such operation/management eg control of public access; operating hours; levels of charges to the public; requirements for deeds prior to sub-leases; private lessee contributions to things such as promotion/advertising, infrastructure provision, maintenance, security, insurance, other fees and charges.

In recent discussions regarding the above lease terms, DPUD officers confirmed that at officer-level, they appeared acceptable. However, it was pointed out that the question of commercial activities on lands reserved Parks and Recreation under the Metropolitan Region Scheme is currently receiving close attention by the State Planning Commission. This is understood to have stemmed largely from a proposal involving a golf driving range and ice skating rink on reserved land in the City of Cockburn. The Commission is now considering a policy on the matter and this may affect lease terms 5 and 6 above.

It should be noted that the formulation of the proposed lease terms set out above has involved officers of all of the Council departments concerned (ie Building, Recreation and Cultural Services, Parks and Town Planning Departments).

COSTS INVOLVED IN PREPARATION OF THE LEASE.

Council's solicitors should be involved in the drafting of the lease to ensure that it will properly facilitate the project as a whole. The cost of the fees involved in this could appropriately be met from the Perry's Paddock Historical Village Reserve Account. Similarly, costs which will be involved in the advertising for Registrations of Interest should probably also be drawn from this account.

REVISED GUIDELINES FOR APPLICANTS

As mentioned earlier in this report, Council has previously resolved to invite Registrations of Interest in this project and that it is intended to proceed with this once the lease is in place. When Council resolved to do this, it also adopted Guidelines for Applicants. The adopted Guidelines have been recently memoed to all Councillors. The Guidelines have now been reviewed to ensure they are up-to-date and made more comprehensive in terms of some of the procedures which are intended and the approvals likely to be required. The proposed

revised Guidelines for Applicants form Attachment No 2 to this report.

RECOMMENDATION:

THAT Council:

1. endorses the proposed lease terms contained in this Report No relating to the proposed lease by this City from the Department of Planning and Urban Development of the Perry's Paddock land on Ocean Reef Road, Woodvale;
2. subject to the final lease document, in the opinion of the City Planner, being basically in accordance with the proposed lease terms as here endorsed by Council, authorises the affixation of the Common Seal to the lease documents when finalised;
3. authorises the use of funds from the Perry's Paddock Historical Village Reserve Account for payment of Council's solicitors fees and other associated fees and charges involved in the preparation of the lease, and for costs involved in the advertising for Registrations of Interest;
4. adopts the revised Guidelines for Applicants forming Attachment No 2 to this report.

O G DRESCHER
City Planner

pjt:gm
pre94333

I30300A

CITY OF WANNEROO
FINANCE AND ADMINSTRATIVE
RESOURECES SECTION
REPORTS FOR COUNCIL MEETING
23 MARCH 1994

I30308**CITY OF WANNEROO REPORT NO: I30308**

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL

MEETING DATE: 23 MARCH 1994

FILE REF: 312-2

SUBJECT: MUNICIPAL ENGINEERS QUALIFICATIONS COMMITTEE -
VACANCY

The Western Australian Municipal Association has invited member Councils to submit nominations for appointment to the position of Deputy Member of the Municipal Engineers Qualifications Committee.

The Committee meets every six months to evaluate applications for the Certificate of Qualification as a Municipal Engineer. Meetings are held at the Department of Local Government in March/April and October/November during office hours and are generally of one hour duration. The term of office is until resignation or retirement of the member.

Committee membership is as follows:

Department of Local Government representative (Chair)
Curtin University representative
UWA representative
Municipal Institute of Engineering representative
Ministerial representative
Local Government Association representative.

SUBMITTED FOR NOMINATION

A ROBSON
Deputy Town Clerk

PAH:pah
are94019

I30309

C I T Y O F W A N N E R O O R E P O R T N O : I30309

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 23 MARCH 1994

FILE REF: 021-1

SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING
 28 FEBRUARY 1994

WARRANT OF PAYMENTS TO COUNCIL ON 23 MARCH 1994

INCORPORATING PAYMENTS TO 28 FEBRUARY 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	109387 - 110868	\$ 6,520,630.67
Municipal	002962 - 002970	\$ 8,488,466.53
Trust	013704 Only	\$ 24.00
Town Planning Scheme No 5		\$
Town Planning Scheme No 6		\$
Town Planning Scheme No 7A Stage 2		\$
Town Planning Scheme No 7A Part B Stage 4	287598 Only	\$ 445.00
Town Planning Scheme No 21		\$
		\$15,009,566.20

=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 17 ACCOUNTING DIRECTIONS.

CERTIFICATE OF CITY TREASURER

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$15,009,566.20 which was submitted to each member of Council on 23 March 1994 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$15,009,566.20 as submitted on 23 March 1994 is recommended to Council for payment.

MAYOR

RC:JW
tre0010

I30310

CITY OF WANNEROO : REPORT NO I30310

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

I30311

CITY OF WANNEROO : REPORT NO I30311

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 020-0

SUBJECT: OUTSTANDING GENERAL DEBTORS - FEBRUARY 1994

Detailed below is a summary of the outstanding general debtors at the end of February 1994 together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 28 February 1994 is summarised as follows:-

	Total Outstanding	
	\$	
Current	288,244.63	46%
30 Days	174,209.66	28%
60 Days	23,256.85	4%
90 Days	125,936.74	20%
Deferred Debtors	34,771.92	2%
	\$620,985.17	100%

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$ 406.29
Mansard Homes	\$ 22.81
Waldecks Nursery Wanneroo Road	\$ 530.59
Waldecks Nursery Russell Road	\$ 117.00
Supa Valu Marmion	\$ 293.00
Nortis Pty Ltd	\$ 2,951.00
Wildflower Nursery	\$ 489.60

Supa Valu Kingsley	\$ 527.00
Wanneroo Districts Rugby Union Club	\$ 4,000.00
	\$ 9,337.29

Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

	\$
Sorrento Soccer Club	12,368.51
Wanneroo Districts Basketball Association	2,187.53
Wanneroo Districts Basketball Association	7,500.00
Wanneroo Football Club	17,051.63
Wanneroo Districts Rugby Union Club	6,556.06
Quinns Rocks Bowling Club	30,000.00
Eating House Licences and Registrations 1992/93	600.00
Eating House Licences and Registrations 1993/94	1,250.00
Sporting Clubs Clubrooms Facilities Contributions	19,282.48
Mullaloo Surf Lifesaving Club	2,025.60
Sundry	27,114.93
	\$125,936.74

SORRENTO SOCCER CLUB - \$12,598.00

The club's total outstanding debt is \$12,598.00 dissected as follows:

Loan Repayments	\$ 4,402.39
Property Rental	\$ 2,585.00
Commercial Refuse Charges	\$ 743.80
Utility Charges	\$ 1,884.24
Interest on Debt	\$ 2,982.57
	\$12,598.00

Club paid the October, November and December 1993 and January 1994 repayments of \$500.00 each on 14 February 1994 and its February 1994 repayment of \$500.00 on 28 February 1994. A monthly payment of \$500.00 is to be made at the end of each month.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$2,187.53

Hire of basketball courts of Craigie Leisure Centre. Payment is being pursued.

WANNEROO FOOTBALL CLUB - \$22,132.54

The total amount outstanding on this account is \$22,132.54 dissected as follows:-

	\$
Lease Fees	18,272.00
Commercial Refuse Charges	1,000.00
Utility Charges	629.11
Interest on Debt	1,761.38
Property Rental	470.00

\$22,132.54

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club has been advised of Council's acceptance to its payment proposal.

WANNEROO DISTRICTS RUGBY UNION CLUB - \$12,056.06

The total amount outstanding on this account is \$12,056.06, dissected as follows:-

	\$
Utility Charges	1,915.85
Property Rental	705.00
Loan Repayments	5,435.21
Deferred Debt	4,000.00

\$12,056.06

The Club submitted the following repayment programme to pay its outstanding debt:-

	\$
28 February 1994	1,500.00
31 March 1994	2,000.00
30 April 1994	1,500.00
31 May 1994	1,500.00
30 June 1994	1,500.00
31 July 1994	1,500.00
31 August 1994	1,500.00
30 September 1994	1,500.00
31 October 1994	1,500.00
30 November 1994	1,500.00
31 December 1994	1,500.00

\$15,500.00

which was accepted by Council at its Special Meeting held 24 January 1994 provided that it is strictly adhered to and an interest charge equivalent to the National Australia Bank base rate, currently 9.2% is applied monthly effective 1 January 1994.

Club paid \$1,500.00 on 1 March 1994 and has been credited to the deferred debt of \$4,000.00.

QUINNS ROCKS BOWLING CLUB (Inc) - \$30,000

The Club has been advised that its proposal for the repayment of the \$30,000 is acceptable to Council provided that it is strictly adhered to and that an interest charge equivalent to the National Australia Bank base rate - currently 9.2% is applied monthly effective 1 January 1994.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$7,500.00

Lease fee for the period 1 July to 31 December 1993 (\$15,000.00 less paid \$7,500.00). Association is making monthly payments of \$3,625.00 to clear account.

EATING HOUSE LICENCES AND REGISTRATIONS - \$1,850.00

1992/93 - \$600.00

3 accounts of \$200.00 outstanding for which summonses have been served:-

\$

Great Australian Hamburger	200.00
Splitz Take Away	200.00
Hungry Brats	200.00

\$600.00

All accounts were originally for \$300.00 each. \$50.00 was paid towards each account. Following the issue of a summons, a further \$50.00 has been paid towards the accounts.

1993/94 - \$1,250.00

3 accounts of \$300.00 outstanding together with 1 account unpaid of \$200.00 and 1 account unpaid of \$150.00 :-

\$

Craigie Hot Bread Shop	150.00
Great Australian Hamburger	300.00
Splitz Take Away	300.00
Monty Carlo Pizza	300.00
Jeff's Place	200.00

\$1,250.00

Summonses are currently being prepared for serving on the proprietors of the first three named premises.

SPORTING CLUBS CLUBROOMS FACILITIES CONTRIBUTIONS - \$19,282.48

Contributions by various sporting clubs towards the use of clubrooms for 1991/92 (\$9,641.24) and 1992/93 (\$9,641.24).

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, are being prepared for signing by the various clubs.

These have now been finalised and meetings with the various clubs are imminent.

When issuing these licences arrangements will be made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92 and 1992/93 years.

MULLALOO SURF LIFESAVING CLUB - \$2,025.60

Renewal of insurance premiums for 1993/94. (\$4,120.00 less amount of \$2,094.40 credited for rental income November 1993 to January 1994). To be paid on 31 March 1994 as arranged in a meeting with the City Treasurer on 15 February 1994.

SUNDRY - \$27,114.93

Other Recoupables - \$708.00

Road and footpath repairs, other works.

Subsidies - \$216.60

Day care charges, vacation care fees.

Commercial Refuse - \$8,866.21

Payments being pursued.

Licences/Fines and Penalties - \$6,400.84

Dog registration fines and costs, food prosecution and parking infringements.

Income from Property - \$5,665.16

Hire of various reserves and buildings.

Private Works - \$227.37

Other private works.

General - \$3,444.55

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, sale of paper, development/building licence fee, child care fee relief

overpayment recoverable, membership fee Craigie Leisure Centre, meals on wheels charges and account enquiry fee.

Utilities - \$54.83

Electricity charges recoverable.

S.G.I.O. - \$622.03

Workers Compensation - \$ 60.03

General Claims - \$312.00

Motor Vehicle - \$250.00

WATER AUTHORITY WA - \$909.34

Sewerage overflow cleaning at Whitfords Recreation Centre.
Account to be written off.

An amount of \$969.37 is considered irrecoverable and in need of Council write off approval. Details are listed in Attachment B to this report.

RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$969.37 representing debts considered irrecoverable as detailed in Attachment B to this report.

J B TURKINGTON
City Treasurer

HK:JW
4 March 1994

tre0013

I30312

CITY OF WANNEROO REPORT NO: I30312

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 006-3

SUBJECT: 1994/95 BUDGET SESSIONS

Councillor Norma Rundle has requested a report be submitted on the feasibility of departmental budget sessions being held in evenings to assist attendance by Councillors.

Over recent years budget sessions with the relevant departmental heads have been held during normal work hours. Because of work commitments this has precluded certain Councillors from attending these sessions. In view of this, it is considered appropriate that all departmental budget sessions be held out of work hours commencing at 5.30 p m with a meal to be served at 8.00 p m. When the large departments i.e. Engineering, Building and Parks are to be discussed it will be necessary to reconvene at say 9.00 p m and proceed to 10.00 - 10.30 p m.

It is anticipated these sessions will commence in late May early June 1994 and be conducted over approximately a two week period. Firm dates for these sessions will be scheduled closer to the time.

RECOMMENDATION

That the 1994/95 departmental budget sessions be conducted outside normal work hours to assist Councillors to attend.

J B TURKINGTON
City Treasurer

JBT:JW

3 March 1994

tre0189

CITY OF WANNEROO REPORT NO: I30313

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 015-0

SUBJECT: 1993/94 LOAN FUNDS

Councillors will recall that the 1993/94 budget provided to borrow \$600,000 this year to undertake the following works:-

Road Construction - Hocking Road Wanneroo Road to Lakeway	\$200,000
Road Resurfacing 1993/94 Programme	\$200,000
Roadworks/Drainage Quinns Rocks Streets - Upgrade Road Network to Sealed, Kerbed and Drained Standard	\$200,000

In line with Council's policy to restrict its reliance on borrowed funds to finance its works and services, officers have not borrowed these funds as yet pending an assessment of the budget and a review being taken on -

- (a) increased revenue over budget, and
- (b) anticipated cost savings.

This has now been undertaken and the estimated additional revenue and cost savings have been identified as follows:-

Revenue Gains

Building Licences	\$170,000
Property Account Enquiries	\$ 20,000
Additional Rate Revenue	\$315,000

Cost Savings

Debt Service Reduction as a Consequence of Not Borrowing the \$600,000	\$ 95,000
Total	\$600,000

In view of the above, if Council so desires, it is possible to delete the requirement to borrow the \$600,000 this financial year and finance this direct from the revenue gains/cost savings mentioned in this report.

Should this course of action be chosen, interest savings over the 5 year term of the loan would be \$130,568.

RECOMMENDATION

That Council -

1. Rescinds its resolution H80708 of 27 July 1993 regarding 1993/94 loan borrowings viz -

MOVED Cr Wood, **SECONDED** Cr Cooper that Council borrows \$600,000 in loan funds for the 1993/94 Financial Year to provide for the following:-

Hocking Road	
- Wanneroo Road to Lakeway	\$200,000
Quinns Rocks Streets	
- Drainage	\$200,000
Road Resurfacing	\$200,000
	\$600,000

CARRIED

2. does not borrow any loan funds this financial year; and
3. authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 I30313.

J B TURKINGTON
City Treasurer

JBT:JW
3 March 1994

tre0188

I30314

CITY OF WANNEROO REPORT NO: I30314

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 018-13

SUBJECT: WRITE OFF - RATES

In accordance with Section 575 (1) (a) of the Local Government Act, Council may, with the approval of the Minister for Local Government, write off rates which have been imposed in respect of rateable property and payment of which is in arrears.

A schedule of amounts to be written off, totalling \$468.44, is attached and indicates why each amount is recommended for write off action.

RECOMMENDATION

That Council in accordance with the provisions of Section 575 (1) (a) of the Local Government Act seeks the Minister's approval to write off rates totalling \$468.44 as detailed on Attachment A to Report I30314.

J B TURKINGTON
City Treasurer

VS:JW
9 March 1994

tre0194

I30315

CITY OF WANNEROO REPORT NO: I30315

TO: TOWN CLERK
FROM: CITY TREASURER
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE: 23 MARCH 1994
FILE REF: 3000/ /925
SUBJECT: RATE EXEMPTION

Council has received an application for rate exemption detailed below:-

OWNER : Gemworth Pty Ltd and Lansden Holdings -
trading as St Vincent de Paul Centre
ASSESSMENT NO :
1/21132083
PROPERTY : Unit 1, 925 Wanneroo Road, Wanneroo
CURRENT RATES : \$5,457.36 Total (\$526.00 - Unit 1)
CURRENT USE : Showrooms/Shops - sale of clothing,
furniture and bric-a-brac etc.
Section 532 (3) (c) of the Local
Government Act states:-

*"that land is not rateable property if it is land used
and occupied exclusively for charitable purposes".*

The property detailed above falls within this provision and the application is supported by a statutory declaration.

RECOMMENDATION

That Council -

1. grants rate exemption pursuant to Section 523 (3) (c) of the Local Government Act on 1/925 Wanneroo Road, Wanneroo effective 1 July 1993; and
2. amends the rate book accordingly.

J B TURKINGTON
City Treasurer

VS:JW
9 March 1994

tre0192

I30316

CITY OF WANNEROO REPORT NO: I30316

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

Requests for financial assistance have 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.

2. Miss Brook Hawkins, 4 Martin Road, Sorrento 6020.

Brook has been selected to represent the State in the Calisthenics National Championships to be held at Melbourne in 7 - 9 July 1994.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council donates \$50.00 to Jason Arblaster and Brook Martin to assist with costs to participate in their respective sports.

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

J B TURKINGTON
City Treasurer

JW
2 March 1994

tre0002

I30317

CITY OF WANNEROO REPORT NO: I30317

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 009-1

SUBJECT: FINANCIAL ASSISTANCE - YVETTE STRAWBRIDGE -
BREAST CANCER WORKING CONFERENCE

A request for financial assistance has been received from Yvette Strawbridge to attend the 6th EORTC Breast Cancer Working Conference to be held in Amsterdam, between 6 - 9 September 1994. The cost to attend this conference is \$3,170.

Yvette Strawbridge is a resident within the district and resides at 264 Neaves Road, Mariginiup.

Summarised below is Yvette's achievements:

- * Is a Breast Nurse/Counsellor within Western Australia and is a Breast Nurse/Counsellor within the Breast Assessment Centre at St Anne's Mercy Hospital.

*Has given a number of community education sessions to women's groups included Whitford Women's Health Centre, West Greenwood Pre-Primary and Wanneroo R.S.L.

- * Prepared a submission for the Senate Standing Committee on Community Affairs into Breast Cancer Screening and Treatment in Australia.

*As a consequence of this was invited to give further evidence at a

- * Has been personally invited to prepare a submission for the Inquiry into the Management and Treatment of Breast Cancer in Australia for February 1994.

Councillors may recall at the 9 February 1994 meeting a donation of \$110.00 was granted to the Women's Cancer Prevention Unit at Hillarys to cover the 1993/94 refuse charge.

In assessing the merits of contributing to this request the following should be considered:-

- (a) Council's donation policy does not cover financial assistance to persons attending conferences.

(b)To offer assistance to Yvette Strawbridge to attend this conference.

Notwithstanding this Council may consider the cause worthy of support.

Submitted for direction.

J B TURKINGTON
City Treasurer

JW
3 March 1994

tre0191

I40300A

CITY OF WANNEROO
COMMUNITY SERVICES SECTION
REPORTS FOR COUNCIL
23 MARCH 1994

I40303**CITY OF WANNEROO REPORT NO: I40303**

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 23 MARCH 1994

FILE REF: 264-3

SUBJECT: MATTERS ARISING FROM MANAGEMENT AND ADVISORY
COMMITTEES

The following matters have been extracted from the minutes for Council endorsement.

Historical Sites Advisory Committee

Minutes of meeting held 16 February 1993.

Item 3.1 Draft programme - historical photographic displays

Six themes were presented for the Committee's consideration. The Committee recommended that Council:

- . provides funds of \$2,000 in the 1994/5 budget to mount three photographic displays throughout the 1994/5 financial year;
 - . endorses the reallocation of funds, if necessary, to complete the photographic displays, from Allocation 32360 Historical Projects, Restoration and Acquisition of Artifacts to Allocation 32358 Historical Projects - Historical Photo Display - 3rd Floor; and
 - . nominates the following themes, in order of preference as listed below, for Council's endorsement
- 1 Shipwrecks - Coastal Maritime History

- 2 Lime Kilns/Quarrying
- 3 Old North Stock Route and Bicentennial Cattle Drive.

Item 3.3 Townsite of Wanneroo - Name Plates

The Committee discussed a request from Mr Eric Monks for recognition of the historical relevance of Wanneroo Townsite by erecting name plates at appropriate places within the townsite.

The Committee recommended Council:

- . erect Historical Heritage signs on Wanneroo Road at the corner of Ariti Avenue (south east corner) and another at the corner of Church Street (north east corner) stating "Townsite of Wanneroo, Established 1907";

erect a plaque incorporating a small map and the wording of an extract from the Government Gazette dated 13 August 1907, ie

"Townsite of Wanneru. Swan District. Department of Lands and Surveys, Perth, 13 August, 1907. 11357/06. His Excellency the Governor in Executive Council, by virtue of the powers given him by the Land Act 1898, has been pleased to set apart the Crown land within the boundaries described hereunder as 'Town and Suburban' to form a Townsite in the Swan District, to be known and distinguished as "Wanneru": - Bounded by lines starting from the North corner of Wanneru Estate Lot 3, and extending 151 deg. 59 min. along the East corner of Wanneru Road No. 3 to the East corner of Wanneru Town Lot 109: thence 241 deg. 58½ min. passing along the latter's South-Eastern boundary and that of Wanneru Estate Lot 39 to its South corner; thence 331 deg. 59 min. passing along the latter's South-Western boundary and those of Lots 110 and 3 aforesaid, and thence 66 deg. 45 min. along its North-Western boundary to the starting point. (O.P. Swan 348.) R. CECIL CLIFTON, Under Secretary for Lands."

in Searson Park, Wanneroo, to mark the original townsite;

- . endorses the reallocation of funds for the display from Allocation Number 32360 - Historical Projects, Restoration and Acquisition of Artefacts; and

- . seeks Main Roads Department approval to erect the signs on Wanneroo Road.

Item 3.4 Location of Ariti House

The Committee was informed that the original Ariti House is incorrectly listed on Council's Historic Sites listing. The house which appears on the listing is the location of the third house which was built for the Ariti family, not the original home. The Committee recommended Council:

- . erects a plaque to commemorate the Ariti house site at the original location which is now situated within the Lake Joondalup Reserve; and
- . requests the Wanneroo Historical Society to recommend wording for the plaque and invites the Society to arrange an unveiling ceremony for the plaque should it consider that such a ceremony is appropriate.

Item 3.5 Centralised Museums Committee.

The Committee discussed the following issues which were addressed in a memorandum from the Acting City Recreation and Cultural Services Manager:

preparation for the establishment and operation of a regional museum;

management of Council's regional and local museums;

day-to-day management of the museums at their individual locations; and

the long term financial implications of managing the museums.

Concerns were raised in relation to the future of Gloucester Lodge Museum, in terms of what the impact would be on Gloucester Lodge if the lease was not renewed when it expires in 1997. The Committee agreed that Gloucester Lodge should be preserved and recommended that Council:

- . endorses the Acting City Recreation and Cultural Services Manager's report; and

seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage Legislation.

Item 4.4 Donation of School Desks and Chairs

The Committee advised that sixteen school desks and chairs, once the property of Trinity College, which would be suitable for furnishing the old school house on Perry's Paddock had been located. It would cost \$50 to have them removed to Council's storage facility.

The Committee recommended Council pays \$50 for the relocation of sixteen desks and chairs to the School Room at Perry's Paddock.

RECOMMENDATION

That Council:

- 1 (a) provides funds of \$2,000 in the 1994/5 budget to mount three photographic displays throughout the 1994/5 financial year;
- (b) endorses the reallocation of funds, if necessary, to complete the photographic displays, from Allocation 32360 Historical Projects, Restoration and Acquisition of Artifacts to Allocation 32358 Historical Projects - Historical Photo Display - 3rd Floor; and
- (c) nominates the following themes, in order of preference as listed below, for Council's endorsement

Shipwrecks - Coastal Maritime History
Lime Kilns/Quarrying
Old North Stock Route and Bicentennial Cattle Drive.

- 2 (a) erects Historical Heritage signs on Wanneroo Road at the corner of Ariti Avenue (south east corner) and another at the corner of Church Street (north east corner) stating "Townsite of Wanneroo, Established 1907";
- (b) erects a plaque incorporating a small map and the wording of an extract from the Government Gazette dated 13 August 1907, ie

"Townsite of Wanneroo. Swan District. Department of Lands and Surveys, Perth, 13 August, 1907. 11357/06.

His Excellency the Governor in Executive Council, by virtue of the powers given him by the Land Act 1898, has been pleased to set apart the Crown land within the boundaries described hereunder as 'Town and Suburban' to form a Townsite in the Swan District, to be known and distinguished as "Wanneru": - Bounded by lines starting from the North corner of Wanneru Estate Lot 3, and extending 151 deg. 59 min. along the East corner of Wanneru Road No. 3 to the East corner of Wanneru Town Lot 109: thence 241 deg. 58½ min. passing along the latter's South-Eastern boundary and that of Wanneru Estate Lot 39 to its South corner; thence 331 deg. 59 min. passing along the latter's South-Western boundary and those of Lots 110 and 3 aforesaid, and thence 66 deg. 45 min. along its North-Western boundary to the starting point. (O.P. Swan 348.) R. CECIL CLIFTON, Under Secretary for Lands."

in Searson Park, Wanneroo, to mark the original townsite;

- (c) endorses the reallocation of funds for the display from Allocation Number 32360 - Historical Projects, Restoration and Acquisition of Artefacts; and
 - (d) seeks Main Roads Department approval to erect the signs on Wanneroo Road.
- 3
- (a) erects a plaque to commemorate the Ariti house site at the original location which is now situated within the Lake Joondalup Reserve; and
 - (b) requests the Wanneroo Historical Society to recommend wording for the plaque and invites the Society to arrange an unveiling ceremony for the plaque should it consider that such a ceremony is appropriate.
- 4
- seeks a report on what protection will be accorded Gloucester Lodge Museum under the Heritage Legislation.
- 5
- pays \$50 for the relocation of sixteen desks and chairs to the School Room at Perry's Paddock.

D INGARFIELD
Acting City Recreation and
Cultural Services Manager

DI:SS/rre4310

CITY OF WANNEROO REPORT NO: I40304

TO: ACTING TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 23 MARCH 1994

FILE REF: 30/1331

SUBJECT: PUBLIC BUILDINGS

Council is advised of two notices recently issued under the Health Act 1911 (As Amended) to the occupiers of the Wanneroo Pavilion and Theatrix, Lot 99 (4) Hocking Road, Kingsley.

The Pavilion is used as an indoor sports venue, whilst the Theatrix is used as a dance studio. Both of these are classified as a 'public building' use within the terms of the Health Act.

In November 1993 it was discovered that neither of these premises had ever been approved by the Health Department of Western Australia to operate as a public building. With the devolution of the Health (Public Buildings) Regulations 1992 to local authorities in April 1992, this responsibility now rests with this City.

With no response to a letter mailed in November 1993, both parties were served an appropriate Notice in March 1994.

RECOMMENDATION

That Council:

- 1 endorses the issue of the Health Act Notice of 4 March 1994 issued to Morlea Pty Ltd, the occupier of the Wanneroo Pavilion Multi Sports at Lot 99 (4) Hocking Road, Kingsley;
- 2 endorses the issue of the Health Act Notice of 9 March 1994 issued to Jane Kathryn Perrozzi, proprietor of the Theatrix at Lot 99 (4) Hocking Road, Kingsley; and

- 3 authorises legal action be instituted against Morlea Pty Ltd and/or Jane Kathryn Perrozzi both occupiers of Lot 4 Hocking Road, Kingsley upon default of their respective Health Act Notices of 4 and 9 March 1994.

M L AUSTIN
Acting City Environmental Health Manager

hre03007
mla:rej

I40305

CITY OF WANNEROO REPORT NO: I40305

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 23 MARCH 1994

FILE REF: 703-1-12

SUBJECT: PERRY'S Paddock PICNIC DAY 1994

Council, at its meeting on 23 February 1994, resolved that, following liaison with the Pony Club, a report be submitted to Council regarding possible dates for the Perry's Paddock Picnic of either 23 or 30 October 1994 (Item I90264 refers).

Discussions have been held with Mrs Lucille Funchess, President of the Wanneroo Horse and Pony Club, who advises that the preferred date is Sunday, 23 October 1994.

RECOMMENDATION

That Council:

- 1 holds the 1994 Perry's Paddock Picnic Day on Sunday, 23 October 1994; and
- 2 advises the Wanneroo Horse and Pony Club, Jean Beadle Community Centre, Council's Children's Services Committee and Perry's Paddock Picnic Day Committee of this date.

D INGARFIELD
Acting City Recreation and
Cultural Services Manager

MC:SS
rre4309

CITY OF WANNEROO REPORT NO: I40306

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 23 FEBRUARY 1994

FILE REF: 624/82/66A

SUBJECT: DOG ACT APPEAL - MR C MONK, 66 WARBURTON AVENUE, PADBURY

On 9 December 1993 Council refused an application by Mr C Monk of 66 Warburton Avenue, Padbury to keep three dogs at his residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mr Monk has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Mr Monk under Section 26(5) of the Dog Act to keep three dogs at their premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. that all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if the Minister for Local Government receives a valid complaint that these conditions are breached; and
4. the exemption is applicable to the present occupiers and to the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

tmt/dw/03001

I60300A

CITY OF WANNEROO
BUSINESS FOR INFORMATION
SECTION
REPORTS FOR COUNCIL MEETING
23 MARCH 1994

I60304

CITY OF WANNEROO REPORT NO I60304

TO: ACTING TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 540-2

SUBJECT: 1993/94 ROAD RESURFACING PROGRAMME - STAGE 2

The 1993/94 Road Resurfacing Programme Stage 1 submitted to Council in October 1993 commenced in November and was completed by February 1994. The estimated cost of Stage 1 was \$730,000 and the total Road Resurfacing Budget was \$816,000.

Due to the smooth execution of the resurfacing programme the contingency allowance was not expended and \$116,000 is available for Stage 2 works.

The criteria utilised in selecting the remaining list of roads to be resurfaced is the same as Stage 1 along with a special item for the resurfacing of the Council Administration Centre car park. The car park surface is losing stone and the pavement is cracking. Resurfacing with laterite asphalt will tie in with the recent development works by Landcorp, in particular the construction of Boas Avenue.

The Stage 2 works, as shown on Attachment 1, have been programmed to commence in the week starting 28 March 1994.

Submitted for information.

R T McNALLY
City Engineer

GR:EMT
Bere0306

I60305

CITY OF WANNEROO REPORT NO: I60305

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION
MEETING DATE: 23 MARCH 1994
FILE REF: 290-0
SUBJECT: DEVELOPMENT ENQUIRIES: FEBRUARY 1994

The following schedule lists those enquiries received during February 1994 and where possible indicates the area suggested by the enquirer to be the preferred location for such development, together with a resume of advice given by the department.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

gapgm
pat004a

I60306**CITY OF WANNEROO REPORT NO: I60306**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 MARCH 1994

FILE REF: 30/4668

SUBJECT: APPEAL DETERMINATION : LOT 23 (144) GIBBS ROAD, NOWERGUP

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr J H and Mrs R M Watts

INTRODUCTION

Council received correspondence from the Hon Minister for Planning, on 16 February 1994 advising of his determination on the appeal against Council's refusal to permit the subdivision of Lot 23 (144) Gibbs Road, Nowergup (Attachment No 1).

BACKGROUND

At Council's meeting on 13 October 1994, the application for subdivision of Lot 23 (3.92ha) to create two lots of approximately 1.96ha each was considered. It was resolved that the application not be supported as:

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

The Department of Planning and Urban Development issued a refusal based on the above reasons.

ASSESSMENT

In the Minister's comments it was noted that the decision of refusal was consistent with the current policies on the subdivision of rural land and found the position to be such that it would not be appropriate to determine the matter differently.

MINISTER'S DECISION

Following full consideration of all of the issues involved, the Hon Minister concluded that the Committee's decision is soundly based from a planning point of view and, accordingly, dismissed the appeal.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

pje:gm
pre94324
3.3.94

I60307

CITY OF WANNEROO REPORT NO: I60307

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 017-1

SUBJECT: LOCAL GOVERNMENT SUPERANNUATION BOARD - 12TH
ANNUAL REPORT - 30 JUNE 1993

The Local Government Superannuation Board has provided a copy of its 1992/93 Annual Report for the Local Government Superannuation Plan. This report has been placed in the Councillor's Reading Room.

It is worthwhile to note at 30 June 1993 the credit to the members' accounts stood at \$145,143,475 compared to funds held of \$143,472,485 - a deficiency of \$1,670,990.

In previous years the position was:-

DATE	MEMBERS CREDIT	FUNDS HELD	DEFICIENCY
\$	\$	\$	\$
30/06/88	92,006,380	83,980,912	8,025,468
30/06/89	96,075,491	86,883,769	9,191,722
30/06/90	110,060,982	104,488,974	5,572,008
30/06/91	125,831,898	118,026,949	7,804,949
30/06/92	137,671,145	134,598,265	3,072,880

It has been an ongoing policy of the Board since the share market crash to maintain a difference between actual investment earnings and the rate credited to member's accounts. This policy had reduced the deficit \$1.6 m at 30 June 1993. This was in line with the Board's strategy to correct the deficit position of the scheme.

The Board has directed the investment of assets of the Scheme into a combination of capital guaranteed policies with a panel of life insurance companies and low risk fixed interest securities managed by professional investment managers.

The allocation of assets for investment is kept under constant review. The following table shows the changes made to asset allocations between the beginning and end of the reporting year.

SCHEME ASSET ALLOCATION

Investment Facility	At 30/06/92	At 30/06/93
Capital Guaranteed		
MLC Life	20.3%	18.7%
National Mutual	25.3%	17.4%
Prudential	15.8%	12.3%
Trustee Guarantee/Cash		
National Mutual	1.2%	12.8%
Fixed Interest/Shares		
ANZ	19.3%	19.6%
County NatWest	0.7%	0
NMFM	9.7%	0
Citicorp	0	19.2%
Government Bonds		
Direct Investments	7.7%	0
	100.0%	100.0%

While recent crediting rates reflect the continuing decline in investment returns the scheme has achieved an average rate of return of 8.7% per annum over the past 3 years, which compares with the Mercer Pooled Fund Investments Performance Survey mean of 11.1% per annum for funds with a much greater investment risk.

The Scheme's average interest crediting rate over the same 3 years has been 6.95% per annum, which compares well with the average CPI inflation rate of 2.2% per annum. Member Credit Accounts have been provided with an average real rate of return of 4.75% per annum (i.e. crediting rate above CPI inflation rate).

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
4 March 1994

tre0190

I60308

CITY OF WANNEROO REPORT NO: I60308

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 005-1

SUBJECT: BANKING CHARGES - NATIONAL AUSTRALIA BANK

As a consequence of Council seeking expressions of interest for its banking business, Council's banker the National Australia Bank has reviewed its banking charges for the City of Wanneroo and will implement changes effective 5 April 1994.

The changes are in the banking charges levied:-

1. The transaction fee concession for all accounts of 50% will be reduced to 10%.

2.A new interest charge of 1% per annum will apply to all debit b

Assessing the impact of these charges the following emerges:-

Bank Charges

Bank charges for the 1993/94 year were estimated at \$20,000 based on a transactional fee concession of 50%. The reduction of this concession will increase bank charges for the 1993/94 year by \$5,400 and \$16,000 for a full year.

Set Off Arrangement

Council currently enjoys a set off arrangement for interest purposes between Municipal, Trust and Treasurer's Advance accounts. This effectively means that Council's accounts as a group are rarely in debit and consequently little overdraft interest applies on the accounts. As a consequence of this set

off facility Council is able to be more aggressive with investment opportunities.

The introduction of the new interest charge of 1% per annum on any debit balances within the set off accounts may expose Council to additional costs. To minimise the debit balances in any account (and hence minimise the interest charge) will require a change in recouping funds between accounts.

It is estimated the interest charge of 1% per annum on any debit balance within the set off accounts for the 1993/94 year will cost \$700 and \$2,000 for a full year.

As Councillors are aware the City's total banking service is under review and staff are currently analysing the various proposals received from various banks.

These proposals will be the subject of a report to Council when the analysis is complete.

Submitted for information.

J B TURKINGTON
City Treasurer

TP:JW
9 March 1994

tre0193

I60309

CITY OF WANNEROO : REPORT NO I60309

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 006-1

SUBJECT: MAJOR CAPITAL PROJECTS - COST/BUDGET
COMPARISON

A comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year is submitted for Council's information - refer Attachment A.

Projects with an estimated cost of \$100,000 and over have been listed in the attached schedules and are grouped in the order of Engineering, Building and Parks construction works. To assist in analysis both dollar and percentage variations are shown.

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

As projects are completed, performance against budget will be shown as a surplus or deficit.

Submitted for information.

J B TURKINGTON
City Treasurer

DKB:JW

9 March 1994

tre0009

CITY OF WANNEROO REPORT NO: I60310

: TOWN CLERK
 OM: CITY TREASURER
 R MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES
 ETING DATE: 23 MARCH 1994
 LE REF: 690-1
 BJECT: AQUAMOTION MONTHLY REPORT - FEBRUARY 1994

attendance figures for the eight months ended February 1994 are shown on
 Attachment A. Total year to date attendances were 131,632 compared to 133,111
 at the corresponding period last year. This represents an attendance decline of
 1.500 or 1%.

The operating financial position for the complex for the eight months ended
 February 1994 was as follows:-

	SURPLUS \$	SUBSIDY \$
Control		
Pool		202,864
Fitness Room		3,150
Recreation Room		17,077
Kiosk	3,220	
Creche		13,203
Total	\$3,220	\$236,294

at subsidy \$233,074.

uncil's budget provides for an annual subsidy to this complex of \$335,311 including \$75,650 depreciation. For this to be achieved the monthly deficit will need to be restricted to around \$25,000.

the corresponding period in previous years the net subsidy was:-

1992/93	\$162,260
1991/92	\$255,422
1990/91	\$181,368

After taking cognisance of the asset depreciation charge of \$55,560 the trading position is approximately \$18,500 down on that achieved last year. The major factor contributing to this position was the decreased income in the pool, fitness room and recreation room.

21

	Annual Budget	Budget 28/02/94	Actual 28/02/94
Income	311,660	207,776	182,978
Expenditure	569,794	379,864	385,842
Subsidy	\$258,134	\$172,088	\$202,864

fitness Room

The financial scenario for this operation for the first eight months of the year is as follows:-

	Annual Budget	Budget 28/02/94	Actual 28/02/94
Income	30,120	20,080	18,965
Expenditure	39,941	26,627	22,115
Subsidy	\$9,821	\$6,547	\$3,150

recreation Room

Annual	Budget	Actual
--------	--------	--------

	Budget	28/02/94	28/02/94
Income	29,830	19,586	14,237
Expenditure	54,251	36,167	31,314
Subsidy	\$24,421	\$16,581	\$17,077

ask

e financial scenario for this centre for the first eight months is a
llows:-

	Annual Budget	Budget 28/02/94	Actual 28/02/94
Income	5,600	3,733	6,989
Expenditure	13,376	9,184	3,769
Subsidy	\$8,176	\$5,451	\$3,220 Surplus

ecche

e financial scenario for this centre for the first eight months is a
llows:-

	Annual Budget	Budget 28/02/94	Actual 28/02/94
Income	4,240	2,826	2,762
Expenditure	26,485	17,656	15,965
Subsidy	\$22,245	\$14,830	\$13,203

uncil will recall that this facility was privatised for a trial six month
period commencing 25/10/93.

PORT NO:

ll financial details are shown on Attachment B.

mitted for information.

B TURKINGTON
ty Treasurer

T:JW
February 1994

e0043

CITY OF WANNEROO REPORT NO: I60311

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 680-1

SUBJECT: CRAIGIE LEISURE CENTRE MONTHLY REPORT - FEBRUARY 1994

Attendance figures for February 1994 are shown on Attachment A.

Year to date attendance figures for the centre were 496,930 which represents an increase of 99,602 or 25% over that achieved in the corresponding period last year (397,328).

The operating position for the complex for the 8 months ended 28 February 1994 was as follows:-

	Centre Subsidy	Surplus
\$		\$
	Control	
	Pool	
	115,630	
21,207	Sports Hall	
	Fitness Room	76,352
	Aerobics Room	10,731
	Kiosk	13,869
33,544	Creche	

	Total	\$100,952
\$170,381		

Net Subsidy \$69,429.

Note: Depreciation Costs \$163,679

It should be noted that there was an improvement in the trading position in the month under review. At 31 January the deficit was \$72,555 at 28/02/90 the deficit was \$69,429.

The monthly turnover for each centre for the year to date was:-

	Control	Pool	Sports Room	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
July/August	732	138,591	31,718	57,827	23,348	
39,355	4,893	296,464				
September	480	74,791	23,561	31,610	12,067	
21,055	4,595	168,159				
October	572	68,121	21,174	30,802	11,188	
24,922	2,611	159,390				
November	384	94,136	22,724	34,654	12,350	
28,435	3,371	196,054				
December	1,887	84,503	17,123	24,298	7,086	
34,132	2,245	171,274				
January	671	106,443	20,317	27,325	9,108	
52,644	2,668	219,176				
February	380	89,595	22,144	28,205	10,613	
22,950	4,001	177,888				

Total	5,106	656,180	158,761	85,760	85,760	
223,493	24,382	1,308,405				

The year to date turnover comparison for previous years for each centre was as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
1993/94	5,106	656,180	158,761	234,721	85,760	
223,493	24,382	1,388,405				
1992/93	1,218	616,527		53,471	92,808	
169,827	11,147	944,998				
1991/92		652,539		71,597	109,196	
198,721	11,216	1,043,269				
1990/91		721,131		63,951	104,406	
222,865	14,126	1,126,479				
1989/90		667,469		52,133	76,110	
234,602	9,857	1,040,171				

From the above it can be seen that turnover has increased 47% over last year

The year to date trading comparison for this and previous years for each centre was as follows:-

	Control	Pool	Sports Hall	Fitness Room	Aerobics Room	Kiosk
	\$	\$	\$	\$	\$	\$
1993/94		(115,630)	(21,207)	76,352	10,731	
13,869	(33,544)	(69,429)				

1992/93		15,428	(8,627)	21,613	31,176	
13,259	(41,567)	31,282				
1991/92		(83,581)		61,119	64,643	22,645
(37,174)	27,652					
1990/91		1,443		53,795	57,446	
27,470	(49,456)	90,698				
1989/90		14,002		44,354	42,947	
40,192	(28,280)	113,215				

It should be noted that this year depreciation is reflected in the financial statements. At the 28/02/94 the total cost was \$163,679. Taking cognisance of this, the trading position this year was approximately \$62,000 better than the corresponding period last year. While accepting this it should be noted that turnover for the complex has increased a massive 47%.

Control

These costs are allocated to the various cost centres in accordance with budgetary provisions.

Pool

Turnover for this centre was \$656,180 - up \$39,653 over that achieved last year. Trading (after taking account of the depreciation charge) was approximately \$130,000 under the corresponding period last year.

Sports Hall

The financial scenario for this operation was:-

	Annual Budget	Budget 28/02/94	Actual 28/02/94
Income	189,300	126,200	158,761
Expenditure	236,818	157,879	179,968
Subsidy	\$ 47,518	\$31,679	\$ 21,207

This area is performing below budget expectations. While income is better than year to date budget, costs too are in excess of year to date budget.

Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Budget 28/02/94	Actual 28/02/94
Income	372,650	248,432	234,721
Expenditure	286,743	191,162	158,369
Surplus	\$ 85,907	\$57,270	\$76,352

The trading surplus on this operation is encouraging and early trends are such that the annual budget will be exceeded by a considerable margin.

Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Budget 28/02/94	Actual 28/02/94
Income	151,800	101,200	85,760
Expenditure	110,477	73,651	75,029
Surplus	\$ 41,323	\$27,549	\$10,731

This area is performing well below budget expectations with revenue 15% down and expenses up on budget. A major turnaround is required for budget estimates to be achieved.

22,098 persons participated in aerobic sessions during the first eight months of the year. This was 2,338 (or 9.6%) less than for the corresponding period last year.

Kiosk

The financial scenario for this activity for the eight months ended 28 February 1994 was:-

	\$	%
Sales	223,493	100%
Less Cost of Goods Sold	114,002	49%
Gross Profit	109,491	51%
Less Expenses	95,622	43%
Net Surplus	\$13,869	8%

Council's budget provided for a \$15,740 surplus for the entire year.

It should be noted that turnover for this outlet has increased from \$169,820 to \$223,493 - up 31.6% - profitability (after allowing for depreciation) has increased 45%.

Creche

The financial scenario for this operation was:-

	Annual Budget	Budget 28/02/94	Actual 28/02/94
Income	29,300	19,533	24,382

Expenditure	100,015	66,676	57,926
Subsidy	\$70,715	\$47,143	\$33,544

Given that the creche attendance figures for the eight months ended 2 February 1994 totalled 15,137, the **net** Council subsidy per attendee was \$2.22 per person. Comparing the statistics with the corresponding period last year, the position is:-

	1993/94	1992/93
# of Children	15,137	9,052
Income	\$24,382	\$11,147
Expenses	\$57,926	\$52,714
Subsidy	\$33,544	\$41,567
Average Cost Per Child:	\$2.22	\$4.59

The greater throughput (up 67%) has led to increased income (up 119%) with only a small increase (10%) in expenditure.

The above indicates a major turnaround for this service and augurs well for the future.

Financial details are shown on Attachment B.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
2 March 1994

tre0042

C I T Y O F W A N N E R O O R E P O R T N O : I60312

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 23 MARCH 1994

FILE REF: 002-3

SUBJECT: FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 28 FEBRUARY 1994

Financial statements for the period 1 July 1993 to 28 February 1994 have been prepared and are shown as Attachment A to this report.

GENERAL

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

MUNICIPAL FUND

Rates

Rate collection at 28 February 1994 was \$37,007,417 representing 91.6% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1992/93	90.1%
1991/92	90.4%
1990/91	90.1%
1989/90	89.5%
1988/89	91.2%
1987/88	88.3%
1986/87	82.6%

Comparison with other local authorities revealed the following:-

Issue Date	Collection
------------	------------

Rates Outstanding		
Stirling	30/07/93	88.6%
Canning	11/08/93	90.4%
Wanneroo	06/08/93	91.6%

Following the imposition of the 10% penalty on 31 January 1994, Council has been issuing summonses for non payment of rates. At 1 March 1994 501 summonses have been issued.

Collection procedures are continuing against those persons with rates outstanding.

Refuse

95.4% of refuse charge outstanding was collected at the end of February 1994. Collections at the corresponding time in previous years have been:-

1992/93	95.1%
1991/92	95.3%
1990/91	95.6%

Pursuant to Section 36 of Rates and Charges (Rebates and Deferments) Act Council is required once every 3 years to undertake a review of eligibility of pensioners to claim a rates rebate. Council has circularised 6,900 pensioners during the month of February 1994 seeking details for pensioner status. This represents approximately 10% of the City's rate assessments.

Full details of rates and refuse are shown on Attachment B.

Interest on Investment

Interest earned to the Municipal Fund at 28 February 1994 was \$1,441,073 which represents 72.0% of the budgeted \$2,000,000. this is slightly in excess of budget estimates for this time of the year.

In previous years the yield from this source was:-

28/02/93	\$ 966,200	81.1%
28/02/92	\$1,352,123	78.2%
28/02/91	\$1,593,831	72.0%
28/02/90	\$2,141,635	167.0%
28/02/89	\$1,620,832	125.0%
28/02/88	\$1,133,398	101.0%

Despite lower interest rates, officers are confident of obtaining budget this year.

The following table compares Council's investment portfolio at 28 February 1994 with that achieved in previous years:-

FUND	AMOUNT INVESTED 28/02/92 \$	AMOUNT INVESTED 28/02/93 \$	AMOUNT INVESTED 28/02/94 \$
Municipal Fund	24,470,060	23,556,062) 47,671,402
Loan Fund	1,126,842	1,887,355	
Reserve Accounts	11,026,582	11,631,132	
General - Trust	1,540,000	1,981,000	
Deposits			
Wangara Industrial Estate	3,954,061	3,627,410	
	-----	-----)
	42,117,545	42,682,959	
Trust - Specific	773,353	1,206,021	252,320
Deposits			
T.P.S. No 5	180,376	191,435	201,468
T.P.S. No 6	759,911	811,277	42,927
T.P.S. No 7A (2)	982,560	1,049,599	1,101,615
T.P.S. No 7A Pt B (4)	560,504	671,504	711,825
T.P.S. No 21			126,000
TOTAL	\$ 45,374,249	46,612,795	50,107,557

Council's total investment portfolio at 28 February 1994 is summarised as follows:-

National Australia Bank	\$21,751,375	43.4%
Westpac	\$ 5,882,168	11.7%
Australian and New Zealand	\$ 3,798,209	7.6%
Commonwealth Bank	\$ 5,668,261	11.3%
Town and Country Bank Ltd	\$ 6,100,415	12.2%
R & I Bank	\$ 4,739,142	9.4%
Challenge Bank	\$ 1,929,823	3.9%
Permanent Building Society (In Liquidation)	\$ 238,164	0.5%
	\$50,107,557	100.0%

At the corresponding period in previous years, Council's total investment portfolio was:-

1992/93	\$46,612,795
1991/92	\$45,374,249
1990/91	\$41,251,825

A more comprehensive presentation of Council's investment portfolio is appended as Attachment C.

Loans

Budget revenue gains and cost savings have been identified which will obviate the need for Council, if it chooses to, borrow the \$600,000 for roadworks this year - Report I60312 addresses this matter.

Salaries and Wages

The payroll paid to 28 February 1994 was \$15,258,816 which represented payments for 18 of the 26 pays scheduled for 1993/94. Cost savings will be effected in this area.

Craigie Leisure Centre

In broad terms the financial position of Craigie Leisure Centre for the eight months ended 28 February 1994, was:-

	Surplus \$	Subsidy \$
Control		
Pool		115,630
Sports Hall		21,207
Fitness Room	76,352	
Aerobics Room	10,731	
Kiosk	13,869	
Creche		33,544
Total	\$100,952	\$170,381

Net Subsidy \$69,429.

In previous years the trading position was as follows:-

1992/93	\$ 32,178 surplus
1991/92	\$ 27,652 surplus
1990/91	\$ 90,698 surplus
1989/90	\$113,215 surplus

As mentioned in Report I60311 after taking cognisance of the year-to-date asset depreciation of \$163,679 the overall trading position was \$62,000 better than the corresponding period last year.

Full details are shown in Report I60311.

Aquamotion

In broad terms the following is the position for the eight months ended 28 February 1994:-

	Surplus \$	Subsidy \$
Control Pool		202,864
Fitness Room		3,150
Recreation Room		17,077
Kiosk	3,220	
Creche		13,203
Total	\$3,220	\$236,294

Net subsidy \$233,074.

For comparative purposes the following was the position in previous years:-

1992/93	\$162,260
1991/92	\$255,422
1990/91	\$181,368

After taking account of asset depreciation (\$55,560) the trading position was approximately \$18,500 down on that achieved last year.

Full details are shown in Report I60310.

Marangaroo Golf Course

In summary the operating financial profile of this activity for the seven months ended 28 February 1994 was:-

	Annual Budget	Budget 28/02/94	Actual 28/02/94
	\$	\$	\$
Income	845,880	563,920	572,934
Expenditure	428,770	285,847	274,469
Surplus	\$417,110	\$278,073	\$298,465

The net operating surplus for the corresponding period in previous years was as follows:-

28/02/93	\$291,603
28/02/92	\$322,774
28/02/91	\$266,704
28/02/90	\$268,629

Comparison of the number of players for the eight month period ending 28 February was as follows:-

1993/94	77,826
1992/93	77,459
1991/92	77,540
1990/91	63,455

Full financial details are shown on Attachment D.

Recreation Centres

The operating position for the individual recreation centres in the eight months ended 28 February 1994 is attached as Attachment E.

Submitted for information.

J B TURKINGTON

City Treasurer

JBT:JW
2 March 1994

tre0004

I60313

CITY OF WANNEROO : REPORT NO I60313

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 23 MARCH 1994

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -
FEBRUARY 1994

The staff overtime return for the month of February 1994 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

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

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1993/94 budget are also provided.

Submitted for information.

J B TURKINGTON
City Treasurer

LC:JW
8 March 1994

tre0011

CITY OF WANNEROO REPORT NO: I60314

TO: TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 23 MARCH 1994

FILE REF: 851-7 EX H40901, H41211

SUBJECT: HEALTH ACT 1911 - RECENT PROSECUTIONS

Council is advised of the results of recent prosecutions resulting from routine food sampling.

1. Clarona Pty Ltd - Sample No. 09290A

On 11 February 1994 at the Joondalup Court of Petty Sessions, Clarona Pty Ltd pleaded guilty to a charge that they were responsible for the sale of a loaf of bread which was adulterated with a fragment of metal.

Clarona Pty Ltd was fined \$300 with costs of \$265.

Council's costs in this case amounted to \$289.75.

2. Shawson Pty Ltd - Sample No. 37627

On 18 February 1994, Shawson Pty Ltd pleaded guilty to a charge that they were responsible for the sale of a jar of jam which was adulterated with a piece of glass.

Shawson Pty Ltd was fined \$250.00 with costs of \$358.75.

Council's costs in this case amounted to \$410.25.

Submitted for information.

M AUSTIN
Acting City Environmental Health Officer

ma:lci
hre03005

I60315

CITY OF WANNEROO REPORT NO: I60315

TO: TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 23 MARCH 1994

FILE REF: 305-5, 865-3

SUBJECT: PERTH HAZE STUDY (EX H40905)

Council is advised of information received from the Department of Environmental Protection giving a progress report of the Perth Haze Study.

The study monitor network is going through its final commissioning procedures and is expected to commence on 4 April 1994.

Monitor stations will be set up at Caversham, Swanbourne, Queens Building, Hope Valley, Kenwick and Duncraig.

Air samples will be collected regularly every sixth day and also randomly during haze episodes/events. Sample analysis will be conducted by CSIRO's Division of Atmospheric Research (DAR), Chemistry Centre of WA and Australian Nuclear Science and Technology Organisation (ANSTO) at Lucas Heights, Sydney.

Submitted for information.

M AUSTIN
Acting City Environmental Health Manager

ma:lci
hme01037

I60316**CITY OF WANNEROO REPORT NO: I60316**

TO: TOWN CLERK

FROM: ACTING CITY RECREATION & CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL - BUSINESS FOR INFORMATION

MEETING DATE: 23 MARCH 1994

FILE REF: 690-1

SUBJECT: AQUAMOTION - EXTENDED HOURS OF OPERATION

Since the reduction in the operating hours at Aquamotion in August 1992, staff have closely monitored attendance trends and sought feedback from patrons.

With the increase in the number of schools in the Joondalup area, Aquamotion is receiving an increase in early morning school group bookings. Since the commencement of Term I, 1994 the early morning sessions between 7.00am and 8.30am are now fully booked and lane space for public lap swimming is inadequate.

In order to address this issue, a trial period of extended hours of operation commenced on Monday, 28 February 1994, and are detailed below:

New Hours of Operation

Monday to Friday - 6.30am to 8.30pm

Saturday, Sunday &
Public Holidays - 8.30am to 5.00pm

This half hour increase in weekday trading hours is accommodated by re-working the staff roster and does not require additional staff hours, hence no extra cost to the Centre.

Council will be advised of the outcome of this trial once the new hours of operation become established.

D INGARFIELD
Acting City Recreation and
Cultural Services Manager

DVR:SS
rre4306

I60317

CITY OF WANNEROO REPORT NO: I60317

TO: TOWN CLERK

FROM: ACTING CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: COUNCIL - BUSINESS FOR INFORMATION

MEETING DATE: 23 MARCH 1994

FILE REF: 680-1

SUBJECT: RADIO AND TELEVISION MARKETING - CRAIGIE
LEISURE CENTRE

The marketing budget for Craigie Leisure Centre is sufficient to accommodate radio and television advertising. The manager of Craigie Leisure Centre, David Tippet, has sought proposals from the three commercial television stations and two of the leading FM band radio stations.

To this end, a television advertising campaign will be put in place in mid to late March 1994. It will consist of up to sixty 30-second commercials. These will be general in nature covering the three main business areas of the Centre: the aquatic centre; the fitness centre; and the indoor sports centre. The target audience is very broad and represents the client groups relevant to these areas. The cost of this campaign will be approximately \$11,000.

The radio advertising campaign will most likely include a "run" on two stations, each "run" being thirty 30-second advertisements. Again, these will be general in nature with the aim of creating an increase in awareness of the centre and its activities. Each "run" will cost approximately \$3,000.

The success of this campaign will be evaluated and a detailed annual television and radio advertising programme will be developed for consideration and inclusion in the 1994/95 Budget.

Submitted for information.

D INGARFIELD
Acting City Recreation and Cultural
Services Manager

DT:SS
rre4303