

# CITY OF WANNEROO

## MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP, ON WEDNESDAY, 22 JUNE 1994

### ATTENDANCES AND APOLOGIES

Councillors:	H M WATERS, Mayor	North Ward
	F D FREAME, Deputy Mayor	South-West Ward
	L O'GRADY	North Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	S P MAGYAR	Central Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M E LYNN, JP	South-West Ward
Town Clerk:	R F COFFEY	
Deputy Town Clerk:	A ROBSON	
City Planner:	O G DRESCHER	
City Treasurer:	J B TURKINGTON	
City Building Surveyor:	R G FISCHER	
Deputy City Building Surveyor:	L CANDIDO	
City Engineer:	R T MCNALLY	
City Environmental Health Manager:	G FLORANCE	
City Parks Manager:	F GRIFFIN	
City Recreation and Cultural Services Manager:	R BANHAM	
Security Administrator:	T M TREWIN	
Manager Welfare Services:	P STUART	
City Librarian:	N CLIFFORD	
Committee Clerk:	J CARROLL	
Minute Clerk:	M HOSSACK	

Apologies for absence were tendered by Crs Dammers, MacLean and Gilmore.

There were 35 members of the Public and 3 members of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

**CONFIRMATION OF MINUTES**

**I90622 MINUTES OF COUNCIL MEETING, 8 JUNE 1994**

Correction

Town Clerk's Report Page 51 - Resignation of Deputy Town Clerk

The date on which the Deputy Town Clerk ceases employment should be amended to read "22 July 1994".

**MOVED** Cr Wood, **SECONDED** Cr Freame that the Minutes of Council Meeting held on 8 June 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**

**GREEK AMBASSADOR'S VISIT**

At Council's meeting on 25 May 1994 I mentioned a visit by his Excellency, Mr George Constantis, Ambassador of Greece to Australia. The Ambassador was presented with a gift from the Council on the occasion of his visit and has now reciprocated with a gift to our Council depicting Alexander the Great and the Star of Vergina. As Councillor Fleur Freame was representing me at that function, I think it appropriate that Councillor Freame formally receive the gift on Council's behalf at this time.

**CLEAN UP AUSTRALIA DAY**

Council has received a certificate of recognition for its contribution to Clean Up Australia Day 1994. Volunteers from Wanneroo joined the efforts of some 500,000 volunteers across Australia in cleaning up bushland and road sides.

**RED CROSS DOOR KNOCK APPEAL**

Council is also in receipt of a certificate of appreciation from the Australian Red Cross in recognition for support given for the annual Red Cross Door Knock Appeal. It is uncertain at this time as to how much was raised within the City of Wanneroo for this worthy cause however I hope to advise Council of the amount at a future date.

#### **PIONEER LUNCHEON 1994**

On Friday, 10 June I had the pleasure of attending the Pioneer Luncheon this year held at the Wanneroo Senior Citizens Centre.

This is a annual function at which Council recognises the contribution of our community's pioneers and this year a 50 year residency plaque was presented to Mr Guiseppe "Joe Sinagra". At that same function, I unveiled a plaque which was mounted on limestone and depicts the original survey diagrams of the Wanneroo Roads District and the official gazettal of the Municipal district on 31 October 1902.

#### **ANNUAL SPECIAL SERVICE - GIRRAWHEEN FAMILY WORSHIP CENTRE**

It was with much pleasure that my husband and I attended the Annual Special Service at the Girrawheen Family Worship Centre on the morning of June 12. The service is conducted by the Assembly of God in Girrawheen to acknowledge contributions made to our Local, State and Federal Governments. It was a most memorable service and I commend the organisers on this kind gesture.

#### **JOONDALUP FAMILY CENTRE**

On Saturday 18 June 1994 I attended the official opening of the Joondalup Family Centre in Jolstra Crescent, Joondalup; a facility which I am sure will serve the residents of Joondalup for many years to come.

#### **SES COUNTER DISASTER EXERCISE/SORRENTO TENNIS CLUB ANNUAL DINNER**

I would also record my appreciation for the assistance given by Councillors Freame and Lynn in deputising for me at the SES Counter Disaster Exercise on 11 June and the Sorrento Tennis Club Annual Dinner on 18 June 1994. On neither occasion was I able to attend and Councillors Freame and Lynn stepped in at the last moment on my behalf.

#### **MEETING WITH REPRESENTATIVES OF SHIRE OF GINGIN**

Following a request from the Shire of Gingin for a meeting to be arranged between representatives of that Council and this City, a meeting between Councillors and officers of the two local authorities will be held at this Council's offices on Tuesday, 5 July. The purpose of the meeting is basically to discuss issues of mutual interest, particularly relating to planning of the area in the vicinity of the common boundary of the two local authorities. Details regarding arrangements for the meeting are now being sent to all Councillors.

#### **HEALTH CHOICES AWARD**

Council was advised that their nomination of the Health Choices Award Scheme for Eating Houses in the 1994 Healthy Heart's Local Government had been successful in winning the Best Health Nutrition and Environmentment Program category.

#### **PETITIONS, MEMORIALS AND DEPUTATIONS**

##### **I90623 PETITION OBJECTING TO INCREASES OF FEES AT CRAIGIE LEISURE CENTRE - [680-1]**

Cr Freame tabled a 69-signature petition from Craigie Leisure Centre users expressing their opposition at the proposed 40% increase in gym fees, together with a letter of support.

This petition and letter will be referred to the Treasury Department for a report to Council.

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition from Craigie Leisure Centre users objecting to the proposed 40% increase in gym fees and letter of support, be received and referred to Treasury Department for a report to Council.

**CARRIED**

##### **I90624 PETITION REQUESTING UPGRADING OF ACCESS TO GLENGARRY PRIMARY SCHOOL - [218-1-1]**

Cr Curtis tabled a letter from the Donnelly family stating their concern for childrens' safety if Alfreton Way is not considered a "drop-off" point. He also tabled a 166-signature petition which requested the access to Glengarry Primary School to be upgraded from a limestone road.

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

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the letter and petition requesting upgrading of access to Glengarry Primary School be received and a referred to Engineering Department for a report to Council.

**CARRIED**

**I90625 PETITION REQUESTING REMOVAL OF LIMESTONE TRACK ACROSS  
ALFRETON RESERVE - [218-1-1, 061-4]**

Cr Lynn tabled a 60-signature petition requesting the removal of a limestone track constructed across Alferton Reserve.

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

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition requesting the removal of a limestone track constructed across Alferton Reserve be received and referred to Engineering Department for a Report to Council.

**CARRIED**

**I90626 PETITION REQUESTING TRAFFIC CALMING MEASURES -  
TWICKENHAM DRIVE, KINGSLEY - [510-1335]**

A 39-signature petition has been received requesting traffic calming measures between the intersection of Twickenham Drive and Becton Court and 26 Twickenham Drive, Kingsley.

The petitioners state that accidents have occurred due to traffic speeds and are concerned for safety of residents in the street.

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

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition requesting traffic calming measures between the intersection of Twickenham Drive and Becton Court and 26 Twickenham Drive, Kingsley be received and referred to Engineering Department for a report to Council.

**CARRIED**

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**I90627 PETITION IN SUPPORT OF EXTENSION OF LEASE - QUINNS ROCKS  
CARAVAN PARK - [30/62]**

A 44-signature petition has been received from tenants of the Quinns Rocks Caravan Park in support of the application for extension of the lease by P and J Gilbey.

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

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition from tenants of the Quinns Rocks Caravan Park in support of the application for extension of the lease by P and J Gilbey be received and referred to Town Planning Department for action.

**CARRIED**

**I90628 PETITION OBJECTING TO CLOSURE OF PEDESTRIAN ACCESSWAY  
BETWEEN MILNE COURT AND STEVENS STREET, OCEAN REEF -  
[510-2078]**

A 20-signature petition has been received from residents of Milne Court, Ocean Reef objecting to the closure of the pedestrian accessway between Milne Court and Stevens Street, Ocean Reef.

The petitioners state that the accessway is regularly used to access the two local schools, shops and parks.

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

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition from residents of Milne Court, Ocean Reef objecting to the closure of the pedestrian accessway between Milne Court and Stevens Street, Ocean Reef be received and referred to Town Planning Department for a report to Council.

**CARRIED**

**I90629 PETITION REQUESTING AMENDMENT TO BY-LAWS RELATING TO  
CARPORTS - [30/148]**

A 69-signature petition has been received from residents of Cherokee Village, Kingsley requesting Council to amend its by-laws to allow erection of carports to park homes.

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

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the petition from residents of Cherokee Village, Kingsley requesting Council to amend its by-laws to allow erection of carports to park homes be received and referred to Environmental Health Department for a report to Council.

**CARRIED**

**ADDITIONAL AGENDA SECTION - "BUSINESS DEFERRED FROM THE LAST MEETING OF COUNCIL REQUIRING DECISION"- [702-0]**

The Town Clerk advised that with the new structure it was necessary to create a section for matters which had been deferred from the last meeting and still required decision.

**BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS**

**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".

**CITY BUILDING SURVEYOR'S REPORT I50613**

**RELOCATION OF HILLARYS PRESCHOOL BUILDING CURRENTLY LOCATED AT THE CORNER OF SHACKLETON AVENUE AND NEW ENGLAND DRIVE, HILLARYS - ex I90618**

"a report on the feasibility of Council using the Hillarys Preschool Building for use in the community be submitted to Council."

**CITY BUILDING SURVEYOR'S REPORT I50613**

**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. Advertising closed on 11 April 1994 and no objections were received. The matter has been referred to the Minister for Local Government who is seeking some drafting changes.

CRAIGIE LEISURE CENTRE - UPGRADE OF POOL FILTRATION - ex I10408

"a detailed report be submitted to Council outlining the reasons for the failure of the CH/Ps unit to operate satisfactorily."

CITY BUILDING SURVEYOR'S REPORT I10616

COUNCIL BUILDING CLEANING OPERATIONS - [210-2-1] - ex I50419

"consideration of this matter be deferred and a further report submitted to Council."

CITY BUILDING SURVEYOR'S REPORT I50615

OLDHAM PARK, YANCHEP - PROPOSED TOILETS AND CHANGEROOMS - ex I10603

"seeks a further report on siting the toilet block after the closing of the advertised period for viewing plans."

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

DRAINAGE SUMP - LOT 7 KINGSWAY - ex H10222 and H91106

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

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

A revised proposal for a temporary drainage disposal facility on Lot 24 Kingsway has been forwarded to the owner of this property for his consent and agreement to commence negotiations on the compensation for a drainage easement. A report will be submitted on receipt of a response to this revised proposal.

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 has now been received from Main Roads WA. A report will be presented to Council at its meeting on 13 July 1994.

#### 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".

Advice has now been received from Main Roads WA and a report will be presented to Council at its meeting on 13 July 1994.

#### EDGEWATER STATION - TRAFFIC PROBLEMS - ex I90362

"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."

#### CITY ENGINEER'S REPORT I10611

#### PARKING AT SANTIAGO RESERVE, OCEAN REEF - [601-427] - ex I90433

"a letter from Michelle Bullock regarding parking facilities at Santiago Reserve, Ocean Reef be received and referred to Engineering Department for a report to Council, in conjunction with Item I80463."

#### CITY ENGINEER'S REPORT I10613

#### FOOTPATHS WITHIN ALFRETON WAY, DUNCRAIG - [510-1770] - EX I90434

"the petition from residents of Alfreton Way, Duncraig objecting to the construction of footpaths in Alfreton Way be received and referred to Engineering Department for a report to Council."

This petition will be considered in conjunction with the report to be presented to Council in July on the results of the North East Duncraig Traffic Study Questionnaire.

PETITION REQUESTING TRAFFIC CALMING MEASURES - MARLOCK DRIVE, GREENWOOD - [510-89] - ex I90439

"the petition from residents requesting installation of traffic calming measures in Marlock Drive, Greenwood be received and referred to Engineering Department for a report to Council."

This matter is currently being investigated by the Traffic Section; a report will be presented in due course.

PETITION COMPLAINING OF INCREASED TRAFFIC AND NOISE LEVELS - OCEAN REEF ROAD AND CHIPALA COURT, EDGEWATER - ex I90504

"the petition received from residents of Chipala Court, Edgewater complaining of increased traffic and noise levels on Ocean Reef Road and safety hazards to young children be received and referred to Engineering Department for a report to Council."

A noise assessment has been arranged for this site. On receipt of the results of this assessment and evaluation of the issues, a report will be submitted to Council.

PETITION REQUESTING TRAFFIC CALMING MEASURES - WAHROONGA WAY, GREENWOOD - ex I90509

"the petition expressing concern at traffic speeds on Wahroonga Way, Greenwood and requesting installation of traffic calming measures be received and referred to Engineering Department for a report to Council."

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

PETITION EXPRESSING CONCERN AT PARKING - HEATHRIDGE - ex I90512

"the petition from residents in Heathridge expressing concern at the hazards of parking in a residential area be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT I10611

BUS SHELTER - WEST SIDE OF KINGSLEY DRIVE SHOPPING CENTRE - ex I90602

"the letter from Mrs Van Helden requesting the erection of a bus shelter on the west side of Kingsley Drive, directly opposite the Kingsley Shopping Centre be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT I10608

ENGINEERING DEPARTMENT'S ANNUAL TENDERS - ex I10601

"consideration of Tender No 10-94/95 - Supply and Laying of Concrete Kerbing be deferred and referred back to the next meeting of Council."

**I90630 ENGINEERING DEPARTMENT ANNUAL TENDERS - [208-6]**

At the Council meeting of 8 June 1994 the City Engineer submitted report I10601 which recommended the letting of a number of annual supply contracts.

All of the tenders recommended were accepted with the exception of Tender No 10-94/95 "Supply and Laying of Concrete Kerbing" where it was resolved that it be deferred and referred to the 22 June 1994 meeting of Council.

The City Engineer reports as follows in respect of this tender -

Tender No 10-94/95 for the supply and laying of concrete kerbing covers a number of items of kerbing profiles and surface types. While the tender prices vary between the various profiles and surface types, it is impractical to engage different contractors for the individual kerbing profiles. Generally, a combination of kerbing profiles is required on projects and, for efficient and cost effective completion of the kerbing phases, it is necessary to engage a single contractor.

Overall, Comkerb has submitted and lowest tender rates for the supply and laying of concrete kerbing. Comkerb undertook Council's kerbing construction works in the past two years to a satisfactory standard and is recommended accordingly.

It was recommended that the tender of Comkerb be accepted. Attachment 1 sets out detail of the tenders received.

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

**CARRIED**

#### SPRAY MANAGEMENT VALVES - ex I90368

"a report be submitted to Council on the feasibility of spray management valves being fitted on spraying equipment."

#### CITY PARKS MANAGER'S REPORT I60612

#### PROPOSAL TO DEVELOP JOONDALUP CENTRAL PARK AMPHITHEATRE AS A JOBSKILLS PROJECT - [253-7] - ex I10433

- "1        defers consideration of the proposal as submitted by the RED Group;
- 2        establishes a project team of department officers to review the proposal and submit a report to Council within three (3) months."

Project team being formed. A report will be submitted to Council in August 1994.

#### PETITION OBJECTING TO THE SALE AND/OR CONVERSION TO ANY DRY PASSIVE PARKS WITHIN THE CITY OF WANNEROO - ex I90330

"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."

This matter is currently being investigated; a report will be submitted to Council at its meeting on 20 July 1994.

## HEADWORKS CHARGES - ex H10318

"a report on the headworks costs of lot development be presented to Council following the study of Eastern States cities by Council's Co-ordinator of Strategic Planning."

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

## 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.

## 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"

Council considered this issue at its meeting of 25 May 1994 (Item I50517) and resolved to engage a consultant to undertake the work involved in addressing the requirements of the Minister for Planning and the State Planning Commission. That work is now being undertaken and the outcome will determine whether a Special Meeting of Council, to which the Premier is to be invited, is still required.

## 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"

Special Town Planning Scheme No 21 resolved to defer this application pending the finalisation of the road alignment study for the area.

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.

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 following adoption of the final consulting rooms policy for Arnisdale Road.

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 following adoption of the final Consulting Rooms Policy for Arnisdale Road.

LETTER OBJECTING TO THE POSSIBILITY OF A NUDE BEACH IN WANNEROO  
- ex I90332

"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."

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

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" - ex I90350

"consideration of this matter be deferred pending a meeting being held with concerned residents."

The developers are preparing subdivision and development designs prior to a meeting being held with concerned residents.  
A report will be submitted to Council in due Course.

WHITFORDS SEA SPORTS CLUB - PROVISION OF LAND - ex I90369

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

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

DRAFT NORTH WANNEROO LOCAL STRUCTURE PLAN - ex I20418

"consideration of this matter be deferred and a further report be presented to Council."

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

OBJECTION TO THE PROPOSED MEDICAL ROOMS POLICY - ARNISDALE ROAD, DUNCRAIG - ex I90504

"the letter from G F and E F Smith of Duncraig objecting to the extension to the medical area in Arnisdale Road, Duncraig be received and referred to Town Planning Department for a report to Council."

A report has been prepared and will be submitted to the Policy and Special Purposes Meeting on 6 July 1994.

PETITION SUPPORTING CHILD CARE CENTRE AT LOT 192 (2) ALBACORE DRIVE, SORRENTO - ex I90508

"the petition and 190 individual letters of support regarding the establishment of a Child Care Centre at Lot 192 (2) Albacore Drive, Sorrento be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT I20633

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY - KEBROYD WAY AND DAMPIER AVENUE, KALLAROO - EX I90514

"The petition requesting closure of the pedestrian accessway between Keboyd Way and Dampier Avenue, Kallaroo 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.

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS 550 AND 551 MOFFAT PLACE, WARWICK - ex I90515

"the petition from residents requesting the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick 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 July 1994.



PETITION OBJECTING TO PROPOSED CHILD CARE CENTRE LOT 192 (2)  
ALBACORE DRIVE, SORRENTO - ex I90516

"the petition from residents objecting to the proposed Child Care Centre at Lot 192 (2) Albacore Drive, Sorrento be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT I20633

PETITION SUPPORTING THE PROPOSED CHILD CARE CENTRE - LOT 192 (2)  
ALBACORE DRIVE, SORRENTO - ex I90517

"the petition received in support of the proposed child care centre to be established at Lot 192 (2) Albacore Drive, Sorrento be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT I20633

PROPOSED FENCING OF CUL-DE-SAC HEAD, ALFRED PLACE, OCEAN REEF -  
ex I20531

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

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

FINAL REPORT: CITY OF WANNEROO INVENTORY OF HERITAGE PLACES - ex  
I20537

"a report be submitted to Council investigating the merits of Hepburn Heights being included on the Heritage List."

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

SUBDIVISION APPROVAL OF LOT 118 (52) CANNA PLACE, WANNEROO - ex  
I60505A

"a report be submitted to Council on the competence of the Tribunal to determine this Appeal without the necessary scheme amendment to modify the Development Guide Plan."

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

INTERNATIONAL COUNCIL FOR THE LOCAL ENVIRONMENTAL INITIATIVES -  
ex I90617

"a report on the feasibility of the City of Wanneroo joining the International Council for Local Environmental Initiatives based in Toronto be submitted to Council."

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

PUBLIC QUESTION/COMMENT TIME OF WHICH DUE NOTICE HAS BEEN GIVEN  
- ex Council Meeting 13 April 1994

"Q2(c) Agenda 23.3.1994 VII Draft Report H41207 - Could the sign board outside Buckingham House be updated to include as extras and as a nice gesture that the "Togno Family" had lived in and helped to keep the house in good condition while they had that land and a dairy"

This matter has been referred to Buckingham House Management Committee for comment; a report will be submitted to Council in due course.

FUNDING APPLICATION FOR JOONDALUP COMMUNITY FOUNDATION - ex  
I30605

"consideration of providing funding to the Joondalup Community Foundation for the ongoing operating costs be deferred and referred back to the next meeting of Council."

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

LEVY ON DOG REGISTRATION FEE - ex I90430

"a report be submitted to Council on the feasibility of introducing a 50¢ levy on annual dog registration fees, the funds raised to be used to educate the public on animal welfare issues."

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

PETITION OBJECTING TO CLEARING AND BURNING OF VEGETATION - ex I10912

"consideration of any further initiatives on the issue of clearing and burning of vegetation in subdivisional developments be deferred until the Environmental Protection Authority completes the final draft of the Smoke Control Guidelines".

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

AQUAMOTION & CRAIGIE LEISURE CENTRE - OPERATING POSITIONS - ex I90363

"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."

This matter is receiving attention; a report will be compiled for Council's consideration in June 1994.

TAFE ANNUAL PRESENTATIONS - SPONSORSHIP - ex I50512

"it be recommended that a report be submitted to Council on whether Council should contribute sponsorship to be North Metropolitan college of TAFE Annual Presentations."

This matter is receiving attention; a report will be submitted in due course.

MISSING COSTUME ACCESSORIES - THIRD FLOOR FOYER - ex I90620

" a report be submitted to Council on the value and insurance coverage of the items which have been reported as missing from the display units on the third floor foyer."

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

**MOVED** Cr Freame, **SECONDED** Cr Hall 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 WHITFORD SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE  
Meeting held on 7 June 1994

B YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE  
Meeting held on 9 June 1994

**MOVED** Cr Freame, **SECONDED** Cr Hall that the Minutes listed at Items A and B be received.

**CARRIED**

##### **ADVISORY COMMITTEES**

A MULTICULTURAL ADVISORY COMMITTEE  
Meeting held on 10 May 1994

B YOUTH ADVISORY COMMITTEE  
Meeting held on 16 May 1994

**MOVED** Cr Freame, **SECONDED** Cr Hall that the Minutes listed at Items A and B be received.

**CARRIED**

##### **OTHER COMMITTEES**

A QUINNS ROCKS RECREATION ASSOCIATION  
Meeting held on 3 May 1994

B WHITFORD RECREATION ASSOCIATION (INC)

Meeting held on 16 May 1994

C BURNS DISTRICTS COMMUNITY RECREATION ASSOCIATION  
Meeting held on 18 May 1994

D SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)  
Meeting held on 26 May 1994

E OUTSIDE SITE SAFETY COMMITTEE  
Meeting held 8 June 1994

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

**CARRIED**

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

QUESTIONS MAY BE PUT OR COMMENTS MADE BY THE PUBLIC RELATING TO BUSINESS LISTED ON THE AGENDA.

The Town Clerk advised that Mrs Hine had asked 8 questions - 7 of which did not relate to items on the agenda and would be replied to in writing.

Q1 An Item on Agenda I40608 - How does the explanation you have on the agenda fit in with the answer you gave me on licence No 60736384 (copy enclosed). I know you don't issue the licence, but I asked about the moral issue and what the Commissioner of Police had to say.

A1 The precis in respect of Item I40608 refers to a situation similar to that discussed in response to Mrs Hine's question of 25 May 1994 in that Council approval is sought to further an application for a Liquor Licence. The "moral" issues and comments of the Commissioner of Police in respect of previous applications are not matters before Council tonight.

**DECLARATIONS OF PECUNIARY INTEREST**

Cr Wood declared an interest in Items I30607 and I30615.

Cr O'Grady declared an interest in Item I30615.

**BUSINESS REQUIRING ACTION**

**I90631 TECHNICAL SERVICES**

**MOVED** Cr Cooper, **SECONDED** Cr Ewen-Chappell that the Technical Services Reports be received.

**CARRIED****REPORTS****I10605 ANNUAL SUPPLY OF PLANT AND EQUIPMENT - TENDER NO 035-94/95 - [208-035-94/95]****CITY ENGINEER'S REPORT I10605**

Tenders were advertised on 30 April and 3 May 1994 for the annual supply of hired plant and equipment for the period 1 July 1994 to 30 June 1995.

The City Engineer reports on the tender submissions received.

**MOVED** Cr Wood, **SECONDED** Cr Lynn that Council accepts Tender Number 035-94/95 parts A-F as outlined on Attachments 1-6 to Report I10605:

Item	Contractor
(a) Watercrafts	P & W Transport (13,500L)
"	Alvito Pty Ltd (18,500L)
(b) Self propelled Vib Rollers	Alvito Pty Ltd
(c) Rubber Tyred Rollers	Coats Hire (without operator)
"	Rode Contractors (with operator)
(d) Low Loaders	Goldfield Contractors
(e) Skid Steer Loaders	Alvito Pty Ltd
(f) Tip Trucks	Alvito Pty Ltd
	Conleigh Pty Ltd

**CARRIED**

Appendix I refers.

**I10606 PLANT REPLACEMENT RESERVE - TENDER NO 083-93/94 - [208-083-93/94]****CITY ENGINEER'S REPORT I10606**

The City Engineer provides details of tenders advertised on 23 and 26 April for the supply of six 4 cylinder 1500/1600 cc sedans, authorised at Council's 27 April meeting (Item I10418 refers).

**MOVED** Cr Wood, **SECONDED** Cr Lynn that Council accepts Tender number 083-93/94 from Brian Gardner for the supply and delivery of six (6) Holden Nova SLX hatchbacks for the changeover price of \$22,418.00.

**CARRIED****I10607 ANNUAL CONTRACT: MAINTENANCE OF AIR CONDITIONING UNITS AT VARIOUS COUNCIL BUILDINGS - [208-39/94/95]****CITY BUILDING SURVEYOR'S REPORT I10607**

The City Engineer provides details of tenders received for the Annual Contract for the maintenance of air conditioning units at various Council buildings.

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

- 1 accepts the tender of \$1,548.00 per annum for the Maintenance of Air Conditioning units at various Council Buildings from Direct Engineering Services Pty Ltd;
- 2 agrees to the signing of the contract documents;
- 3 subject to the agreement of both the contractor and the City of Wanneroo, authorises the extension of the contract for a further twelve month period.

**CARRIED****I10608 1993/94 BUS SHELTER INSTALLATION PROGRAMME - [503-3]****CITY ENGINEER'S REPORT I10608**

The City Engineer reports that the 1993/94 Bus Shelter Installation Programme has now been finalised and the sites chosen.

Unlike in previous years, the Department of Transport is not providing financial assistance for bus shelter erection. Therefore, the 1993/94 Bus Shelter Installation Programme is fully funded by Council.

The City Engineer gives details of the requests received, locations considered and recommends the placement of two bus shelters, one in Ocean Reef and the other in Girrawheen.

#### RECOMMENDATION

That Council:

lendorse the following sites for bus shelters through the 1993/94 Bus Shelter Installation Programme:

- (a) Constellation Drive, Ocean Reef  
(Adjoining Beaumaris Shopping Centre)
- (b) Casserley Avenue, Girrawheen  
(Adjoining the Homeswest units at lot 4)

2does not provide for a bus shelter at the following sites due to opposition from adjacent residents or low patronage figures:

- (a) Marangaroo Drive, Marangaroo  
(Adjacent No 29 Marangaroo Drive and 126B Giralt Road) Residents objections.
- (b) Coolibah Drive, Greenwood  
(Adjacent 106 Coolibah Drive and 1 Kilcairn Place)  
Residents objections.
- (c) Brazier Road, Yanchep  
(Adjacent 1 Anchors Way) Residents objections
- (d) Kingsley Drive, Kingsley  
(all stops, western side) Residents objections.
- (e) Lilburne Road, Duncraig  
(East side, between Pinafore Court and Hilarion Road) 5 boarding passengers.
- (f) Beach Road, Duncraig  
(North side, East of Marmion Avenue)



13 boarding passengers

- (g) Dundebur Road, Wanneroo  
(Opposite Wanneroo Shopping Centre)  
Nil boarding, all alighting passengers
- (h) Errina Road, Alexander Heights  
(Opposite 11E & 11F Errina Road)  
13 boarding passengers
- (i) Belgrade Park Retirement Village  
(2 stops adjoining this complex less than 100  
metre apart).

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

1 Council:

- (a) endorses the following sites for bus shelters  
through the 1993/94 Bus Shelter Installation  
Programme:
  - (i) Constellation Drive, Ocean Reef  
(Adjoining Beaumaris Shopping Centre)
  - (ii) Casserley Avenue, Girrawheen  
(Adjoining the Homeswest units at lot 4)
- (b) does not provide for a bus shelter at the  
following sites due to opposition from adjacent  
residents or low patronage figures:
  - (i) Marangaroo Drive, Marangaroo  
(Adjacent No 29 Marangaroo Drive and 126B  
Giralt Road) Residents objections.
  - (ii) Coolibah Drive, Greenwood  
(Adjacent 106 Coolibah Drive and 1  
Kilcairn Place)  
Residents objections.
  - (iii) Brazier Road, Yanchep  
(Adjacent 1 Anchors Way) Residents  
objections
  - (iv) Kingsley Drive, Kingsley

(all stops, western side) Residents objections.

- (v) Lilburne Road, Duncraig  
(East side, between Pinafore Court and Hilarion Road) 5 boarding passengers.
- (vi) Beach Road, Duncraig  
(North side, East of Marmion Avenue)  
13 boarding passengers
- (vii) Dundobar Road, Wanneroo  
(Opposite Wanneroo Shopping Centre)  
Nil boarding, all alighting passengers
- (viii) Errina Road, Alexander Heights  
(Opposite 11E & 11F Errina Road)  
13 boarding passengers

- 2 a further report be submitted to Council reconsidering the provision of a bus shelter at Belgrade Park Retirement Village.

**CARRIED**

**I10609 GIBBS ROAD TRAFFIC STUDY - [510-1130]**

**CITY ENGINEER'S REPORT I10609**

At its May 1993 meeting, Council considered a petition from the Gibbs Road Action Group. Following discussions Council resolved to implement a traffic calming study for Gibbs Road and list, on a priority ranking, the construction of East-West 10 in the Capital Works Forward Plan. Accordingly, a Traffic Study Group for Gibbs Road was established.

The Gibbs Road Traffic Study Group commenced in November 1993 and monthly meetings have been held with Engineering Department staff to identify traffic concerns and solutions.

The City Engineer reports in detail on the Traffic Study objectives and recommendations. He provides comments on design considerations, land acquisitions, costings as well as affected landowners' comments.

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

- 1 lists an amount of \$120,000 in the draft 1994/95 Roadworks Budget for the earthworks component of the Nowergup Road project, between Wanneroo Road and Gibbs Road;
- 2 lists the roadworks component of the Nowergup Road project in the draft 1995/96 Roadworks Budget;
- 3 initiates negotiations with Main Roads WA for a contribution in its 1995/96 Budget towards the upgrading of the Wanneroo Road/Nowergup Road intersection to incorporate suitable passing lanes.

CARRIED

**I10610 PETITION VEHICLE SPEEDS - GIRALT ROAD, MARANGAROO - [510-1130]**

**CITY ENGINEER'S REPORT I10610**

A 49-signature petition has been received from residents of Marangaroo regarding the traffic situation in Giralt Road (Item I90404 refers). The petitioners have requested Council take urgent action to reduce vehicle speeds along Giralt Road, and have suggested the installation of roundabouts or some other form of traffic device.

A survey of vehicle speeds and traffic volumes has recently been undertaken along Giralt Road which found that generally motorists travelled at speeds slightly above the legal speed limit. It was noted that northbound traffic, north of Napier Road, did seem to travel at excessive speeds, particularly on Saturdays with traffic travelling to Kingsway Reserve. Accordingly, police surveillance has been sought for this area.

A traffic management strategy has been identified for Giralt Road, which involves the installation of roundabouts at strategic junctions, combined with a series of pedestrian refuge islands and painted median strips. These works have been scheduled for the 1995/96 year in the Traffic Management Forward Plan.

The proposed Landsdale Shopping Centre development is also likely to influence current traffic flow patterns.

**MOVED** Cr Wood, **SECONDED** Cr Lynn that Council advises the petitioners of the proposed traffic management strategy and programming for Giralt Road.

**CARRIED**

**I10611 TRAFFIC CONCERNS - ELLENDALE DRIVE, HEATHRIDGE EDGEWATER RAIL STATION - [510-2234]**

**CITY ENGINEER'S REPORT I10611**

Since the construction of the Edgewater Rail Station, residents of Ellendale Drive and abutting streets have complained about the number of vehicles being parked, on an all-day-basis, in their streets.

In August 1993, Council considered a report on traffic concerns in Ellendale Drive (Item H10817 refers). The basis of that report was a questionnaire to residents and rail commuters seeking a community acceptable solution. Four options were identified.

The City Engineer outlines the four options and provides a detailed report on the current situation.

Cr Moloney left the Chamber at this point, the time being 7.51 pm.

**RECOMMENDATION**

That Council:

- 1 installs "5 MINUTE PARKING AT ALL TIMES" signs along the embayment on the east side of Ellendale Drive, Heathridge, as shown on Attachment 6 to Report I10611;
- 2 installs "NO PARKING ANY TIME" signs on the western side of Ellendale Drive, as shown on Attachment 6 of Report I10611;
- 3 installs "NO PARKING ANY TIME, CARRIAGEWAY OR VERGE" signs on the eastern side of Ellendale Drive, north and south of the embayments, as shown on Attachment 6 to Report I10611;
- 4 monitors the parking situation in Ellendale Drive for a period of three months;

5 advises the residents accordingly.

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

- 1 installs "5 MINUTE PARKING AT ALL TIMES" signs along the embayment on the east side of Ellendale Drive, Heathridge, as shown on Attachment 6 to Report I10611;
- 2 installs "NO PARKING ANY TIME" signs on the western side of Ellendale Drive, as shown on Attachment 6 of Report I10611;
- 3 installs "NO PARKING ANY TIME, CARRIAGEWAY OR VERGE" signs on the eastern side of Ellendale Drive, north and south of the embayments, as shown on Attachment 6 to Report I10611;
- 4 monitors the parking situation in Ellendale Drive for a period of three months;
- 5 advises the residents accordingly;
- 6 discusses with the developers the possibility of pre-funding the installation of traffic lights at Edgewater Railway Station.

**CARRIED**

Appendix II refers.

**I10612 PARKING PROHIBITIONS - LYMBURNER DRIVE, HILLARYS - [510-630]**

**CITY ENGINEER'S REPORT I10612**

Council has received a request from the Principal of Lymburner Primary School and the Parents' and Citizens' Association to amend the existing parking prohibitions in Lymburner Drive.

The amendments to the prohibitions have been sought as part of an overall traffic management strategy proposed by the Engineering Department.

The City Engineer reports on recommendations that have already been adopted as well as proposed amendments.

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

- 1 amends the existing "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" signs to "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" on the south side of Lyburner Drive as shown on Attachment 3 to Report I10612;
- 2 amends the existing "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" signs to "NO PARKING CARRIAGEWAY AND VERGE 8.15AM - 9.15AM, 2.30PM - 3.30PM, MONDAY TO FRIDAY" on the southern embayment of Lyburner Drive, as shown on Attachment 3 to Report I10612;
- 3amends the existing "NO STANDING ANY TIME" signs to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" adjacent to the pedestrian refuge island in Lyburner Drive as shown on Attachment 3 to Report I10612;
- 4advises Lyburner Primary School officials and the Parents and Citizens Association accordingly.

**CARRIED**

Appendix III refers.

**I10613 ROADSIDE PARKING - SANTIAGO PARK, OCEAN REEF - [510-3072]**

**CITY ENGINEER'S REPORT I10613**

At its meeting of 27 April 1994, Council sought a report on parking facilities at Santiago Reserve (Item I90463 refers).

Concerns have also been expressed about the status and possible confusion of the "No Standing" signs on Santiago Parkway.

In addition, residents abutting the reserve have also expressed concerns about the number of vehicles parking along Santiago Parkway and in Barossa Heights and Contara Rise. These matters relate particularly to the use of the reserve by the Heathridge Celtic Soccer Clubs on Sunday mornings.

A survey of vehicular parking patterns on Sunday around Santiago Reserve was recently undertaken and the City Engineer outlines the results of this survey. He advised that Council officers have sought the assistance of the Heathridge Soccer Club in redirecting vehicular parking patterns.

Regarding the "No Parking" signs in Santiago Parkway these relate to school times, and as such, are not in force on Sundays.

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

- 1 does not amend the existing "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibitions, adjacent to the pedestrian refuge island in Santiago Parkway;
- 2 monitors the parking situation in Santiago Park, Ocean Reef;
- 3 advises the residents accordingly.

**CARRIED**

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

**I10614 PETROL STATIONS - ROADSIDE SIGNAGE - [3000/1/2624, 510-3000]**

**CITY ENGINEER'S REPORT I10614**

The proprietor of the service station located on 2624 Wanneroo Road, Nowergup, seeks relaxation of Council policy in relation to sign location to allow for the erection of fuel price signs within the road reserve to make them more visible to the motoring public.

The City Engineer outlines the applicant's request and discusses the reasons why Council is unable to support this request.

**MOVED** Cr Wood, **SECONDED** Cr Lynn that Council informs the owner of No 2624 Wanneroo Road, Nowergup that:

- 1 fuel price signage located within road reserves does not conform with policy and will be impounded;
- 2 Main Roads WA general tourism advisory signage for petrol stations is approved for location 500 metres north of the site.

**CARRIED**

**I10615 MONTHLY REPORT - BUILDING DEPARTMENT - [210-0]**

**CITY BUILDING SURVEYOR'S REPORT I10615**

The City Building Surveyor reports on the number and value of building licences for the month of May 1994, the building control activity and the Council buildings works programme.

**MOVED** Cr Wood, **SECONDED** Cr Lynn that Council endorses the action taken in relation to the issuing of licences as set out in Attachment A to Report I10615.

**CARRIED**

Appendix IV refers.

**I10616 CRAIGIE LEISURE CENTRE - COMBINED HEAT AND POWER SYSTEM (CHAPS) CO-GENERATION UNIT - [680-12]****CITY BUILDING SURVEYOR'S REPORT I10616**

Council at its meeting of 13 April 1994 resolved that in addition to other matters related to filtration and mechanical plant at Craigie Leisure Centre, a detailed report be submitted to Council outlining the reasons for the failure of the Combined Heat and Power System (CHAPS) unit to operate satisfactorily (Item I10408 refers).

The City Building Surveyor provides a comprehensive report for discussion including a copy of the report from Norman Disney and Young, Council's consultants, on plant management and mechanical services.

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

- 1 accepts the report from Norman Disney & Young into the Combined Heat and Power System at Craigie Leisure Centre included as Attachment 1 to Report I10616;
- 2 authorises the recommissioning of the Combined Heat and Power System at Craigie Leisure Centre in two phases, being firstly the initial period to prove reliability and secondly, the integration of the system into the Centre's BAS (Building Automation System) and institution of a preventative maintenance system;
- 3 accepts that once the Combined Heat and Power System is fully recommissioned, its performance should be monitored by the consultants to ensure its financial



viability and in the event that outgoings exceed savings, authorises the City Building Surveyor to direct its decommissioning.

**CARRIED**

Appendix V refers.

**I10617 CRAIGIE LEISURE CENTRE: UPGRADE OF POOL FILTRATION -  
[680-12]**

**CITY BUILDING SURVEYOR'S REPORT I10617**

The City Building Surveyor reports that since Report I10408 from Council's 13 April 1994 meeting, on the upgrade of pool filtration at the Craigie Leisure Centre, significant changes to the nature of the project have taken place. In the preparation of documentation for the project, the consultants have been able to compare costs with a similar project being undertaken for the City of Noarlunga in South Australia. Using this data, the cost estimate for the work at Craigie Leisure Centre has increased.

The project's principal consultants report the increase cannot be justified and in conjunction with the sub-consultants have examined several other options for upgrading the pool filtration.

The City Building Surveyor discusses four options and advises that significant funds for the project already exist in the Budget without the additional \$94,580 listed for consideration in the 1994/95 draft Budget.

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

- 1 rescinds (c) and (d) of resolution I10408 relating to the funding of the filtration upgrade at Craigie Leisure Centre in the 1994/95 financial year, viz:
  - "(a) authorises the carrying forward of \$25,420 to the 1994/95 financial year for the second years component of the filtration upgrade;
  - (b) lists the sum of \$94,580 for consideration in the 1994/95 draft Budget for the remainder of the second years component of the filtration upgrade";

- 2 authorises the City Building Surveyor to instruct the Consultants to change the scope of work to that described in Option D of Report I10617.

**CARRIED**

Appendix VI refers.

**I10618 PERCY DOYLE COMPLEX: SORRENTO TENNIS CLUB AND NEW FIRE SERVICE - [061-285-1]**

**CITY BUILDING SURVEYOR'S REPORT I10618**

Council, at its September 1993 meeting, considered a request from the Sorrento Tennis Club for approval of extensions to the existing clubrooms. The City Building Surveyor outlined concerns about adequately servicing the project with power and water (Item H10910A refers).

This issue was resolved by Council and the club's building extensions were approved subject to the club providing a new fire hydrant, hose reel and fire service to meet the requirements of the Building Code of Australia.

The Club had its official opening in May 1994. However, an inspection revealed the building was being occupied prior to the issue of the Certificate of Classification, the Public Buildings Certificate of Approval and the installation of one fire hydrant, one fire hose reel, illuminated "Exit" signs and several small minor non-life/safety items.

The City Building Surveyor outlines steps taken to bring the extension into conformity with Council's approval plans.

**ADDITIONAL INFORMATION**

The City Building Surveyor advises that the recommendation to Report I10618 requires amendment to comply with the Local Government Act and submits an amended recommendation.

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

- 1 endorses the actions of the Town Clerk and the City Building Surveyor in arranging the connection of fire services to Percy Doyle Reserve;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, reallocation of \$14,426.00 from

Account 30936 to facilitate the expenditure as outlined above.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

**I10619 PERCY DOYLE RESERVE: UNDERCROFT BRIDGE CLUB - FUNDS  
REIMBURSEMENT - [061-285-61]**

**CITY BUILDING SURVEYOR'S REPORT I10619**

Council resolved in August 1993, viz:

"that Council waits and reassesses the colour of the mortar joints when the brickwork had been cleaned and dried out on the Undercroft Bridge Club internal finish" (Item H30832 refers).

The City Building Surveyor advises that this process of review did not happen and the face brick walls were given a textured paint finish.

The Undercroft Bridge Club has requested by letter dated 3 April that the sum of \$2,090 for internal wall painting be refunded to the Club.

The City Building Surveyor suggests that as there is no allocation for this expenditure, funds could be transferred from McDonald Clubroom extensions, number 30936.

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

- 1 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds of \$2,090 from account number 30936 - McDonald Club extensions - to account number 30955 for painting of the internal brickwork to the Undercroft Bridge Club;
- 2 reimburses the Undercroft Bridge Club the sum of \$2,090.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

**I10620 PROPOSED DWELLING: LOT 46 (35) HICKORY ROAD, QUINNS  
ROCKS - [539/45/37]**

**CITY BUILDING SURVEYOR'S REPORT I10620**

An application has been submitted for approval to construct a dwelling at Lot 46 (35) Hickory Road, Quinns Rocks, a section of which exceeds two storeys or 6000 in height.

The Deputy City Building Surveyor advises that in accordance with Council policy such dwellings shall be submitted to Council and written comments of adjoining landowners are to be obtained.

One objection was received from the owner opposite stating the proposed dwelling will cause television reception interference and will overlook their private outdoor living and swimming pool area. The Deputy City Building Surveyor advises that it is considered that the width of the road reserve in addition to the front building setbacks of both lots is of sufficient distance to ensure normal privacy and television reception can be improved by better antennae.

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

**MOVED** Cr Wood, **SECONDED** Cr Lynn that Council approve the proposed dwelling to be constructed at Lot 46 (35) Hickory Road, Quinns Rocks.

**CARRIED**

**I10621 REQUEST FOR REFUND OF BUILDING LICENCE FEES: LOT 563 (101) MINDARIE DRIVE, QUINNS ROCKS - [422/563/101]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10621**

The owner of Lot 563 (101) Mindarie Drive, Quinns Rocks has requested a refund of building licence fees. Council policy, Cancellation of Permits J2-02(6) states that:

"No refund will be made of building licence fees except in cases of hardship when the City Building Surveyor shall submit details of the circumstances to Council for consideration."

The Deputy City Building Surveyor outlines the background of the application and recommends the building licence be refunded.

**MOVED** Cr Wood, **SECONDED** Cr Lynne that Council refunds the original building licence fee of \$320.00 to the owner of Lot 563 (101) Mindarie Drive, Quinns Rocks.

**CARRIED**

**I90632 TOWN PLANNING**

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Hall that the Town Planning Reports be received.

**CARRIED**

**REPORTS**

**I20623 DEVELOPMENT ASSESSMENT UNIT - 20 MAY 1994 TO 31 MAY 1994 - [290-1]**

**CITY PLANNER'S REPORT I20623**

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit from 20 May to 31 May 1994.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council endorses the actions taken by the Development Assessment Unit in relation to the applications described in Report I20623.

**CARRIED**

Appendix VII refers.

**I20624 BERKLEY ROAD LOCAL STRUCTURE PLAN COMPENSATION FOR LAND ACQUISITION B S AND M FRANZE - [740-84281, 780-22]**

**CITY PLANNER'S REPORT I20624**

Mr and Mrs B S and M Franze, the owners of Lot 101 Redcliffe Avenue, Marangaroo subdivided that land in accordance with the Berkley Road Local Structure Plan (proposed Town Planning Scheme No 22) and have provided a drainage site at Lot 216 Honours Rise. Under the terms of the Structure Plan the owners are entitled to compensation for the drainage site land.

The City Planner reports that the level of compensation has been in dispute since May 1993, and provides details of the claim.

The City Planner now advises that Mr and Mrs Franze have agreed to transfer the land to the City at the current englobo residential rate. This is consistent with the compensation principles adopted for the Berkley Road Local Structure Plan.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council authorises the payment of \$20,549.00 from Account 18760-040 (Proposed Town Planning Scheme No 22) to B S and M Franze as consideration for the transfer of Lot 216 Honours Rise, Marangaroo.

**CARRIED**

**I20625 PROPOSED ALTERATIONS TO THE COMMERCIAL DEVELOPMENT ON LOTS 146-149 AND 2 CORNER WEST COAST DRIVE AND THE PLAZA, SORRENTO - [30/253]**

**CITY PLANNER'S REPORT I20625**

Meyer Shircore and Associates (Design Consultants) on behalf of Equation Pty Ltd, are seeking Council approval for alterations to the existing commercial complex on the corner of West Coast Drive and The Plaza, Sorrento.

The City Planner outlines the proposal, including the history of the complex, particularly with respect to car parking.

He advises that the main issues affecting the current application include:

- \* carparking
- \* right-of-way/car parking
- \* set back relaxation
- \* amalgamation easement-in-gross

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council exercises its discretion under Clause 5.9 of its Town Planning Scheme No 1 and approves alterations to the commercial development located at Lots 146-149 and 2 corner West Coast Drive and The Plaza, Sorrento, as submitted by Meyer Shircore and Associates on behalf of Equation Pty Ltd with a reduced front setback, subject to:

- 1 the provision of thirteen car parking bays to the satisfaction of Council;
- 2 the amalgamation of Lots 146-149 and 2 prior to the issue of a Building Licence, or alternatively the preparation of a legal agreement to create an easement-in-gross over the entire car parking area to the satisfaction of Council prior to the issue of a Building Licence;

- 3 the proposed bays on Lot 146 and part of the right-of-way being contained wholly on Lot 146 should the closure action to the right-of-way fail;
- 4 standard and appropriate development conditions.

**CARRIED**

**I20626 PROPOSED BBC HARDWARE AT LOT 6 ENDEAVOUR ROAD, HILLARYS  
- [30/3676]**

**CITY PLANNER'S REPORT I20626**

Meyer Shircore and Associates, on behalf of Permanent Trustees Nominees Ltd seek Council approval for a BBC Hardware on Lot 6, Endeavour Road, Hillarys. The site has recently been rezoned to "Special Zone (Restricted Use) Commercial Uses approved by Council".

The City Planner provides the history associated with this proposal in determining the appropriate zoning uses acceptable to surrounding residents.

He gives an assessment of the application and explains its predominant features.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council approves the application submitted by Meyer Shircore and Associates on behalf of Permanent Trustees Nominees Ltd for a BBC Hardware incorporating a nursery on Pt Lot 6 Corner Endeavour Road and Whitfords Avenue, Hillarys subject to:

- 1 the provision of mature landscaping along the entire southern and western boundary of Lot 6 to the satisfaction of the City Parks Manager;
- 2 the provision of 246 car parking bays;
- 3 entrance of Whitfords Avenue being deleted;
- 4 entrance points of Endeavour Road being modified so as not to conflict with the existing entrance points to Whitfords City Shopping Centre;
- 5 maximum of 5 storage bays being provided within the open yard area for the purpose of soil and blue metal storage;

- 6 no propagation to be undertaken by the nursery;
- 7 a high standard of landscaping being established within the carpark area to the satisfaction of the City Parks Manager;
- 8 standard and appropriate development conditions.

**CARRIED**

**I20627 PROPOSED OPTUS TELECOMMUNICATIONS FACILITY ON RESERVE 31982 (8) HIGH ROAD, WANNEROO - [755-31982]**

**CITY PLANNER'S REPORT I20627**

Optus Communication Pty Ltd has submitted a report to Council advising of its proposal to accommodate a telecommunications tower and associated facilities on Reserve 31982 (8) High Road, Wanneroo. The subject site is located within the Wanneroo townsite and is owned by the Water Authority of Western Australia (WAWA) and accommodates a disused treatment plant.

Optus advises that base station facilities have quite specific geographic requirements to ensure optimum performance of its network. Optus advises that the WAWA site is suitable for its needs.

Essentially Optus has the power to occupy a site regardless of whether the owner agrees or not. All that is required is under the Telecommunications Act 1992 is that it refers the proposal to any relevant authority for comment.

**RECOMMENDATION**

That Council approves Optus Communications Pty Ltd telecommunications facility on Reserve 31982 (8) High Road, Wanneroo subject to that tower being capable of carrying a second carrier.

**MOVED** Cr Curtis, **SECONDED** Cr O'Grady that consideration of this matter be deferred until the matter has been advertised. **LOST**

**MOVED** Cr Cooper, **SECONDED** Cr Wood that Council approves Optus Communications Pty Ltd telecommunications facility on Reserve 31982 (8) High Road, Wanneroo subject to that tower being capable of carrying a second carrier.

**CARRIED**



**I20628 SUBDIVISION CONTROL UNIT FOR MONTH OF MAY 1994 - [740-1]****CITY PLANNER'S REPORT I20628**

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

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I20628.

**CARRIED**

Appendix VIII refers.

**I20629 AMENDMENT NO 660 TO TOWN PLANNING SCHEME NO 1 TO RECODE LOT 55 ITEA PLACE, MINDARIE FROM R20 TO R60 - [790-660]****CITY PLANNER'S REPORT I20629**

At its meeting on 25 August 1993 (Item H20827 refers) Council initiated Amendment No 660 to its Town Planning Scheme No 1 to:

- "1 Recode Lot 55 Itea Place, Mindarie from R20 to R60 to accommodate what the applicant termed "apartments";
- 2 Modify the Development Guide Plan which encompasses the Marina Development Zone at Mindarie Keys by deleting the term "restaurant" and replacing it with "grouped/multiple dwelling R60".

The application was submitted by Russell Taylor and William Burrell (Town Planning Consultants) on behalf of Gumflower Pty Ltd.

Council also resolved, at the same meeting, to require all accessways identified to be established easements-in-gross/right-of-way to the satisfaction of Council prior to finalisation of the amendment.

At its meeting of 23 February 1994 (Item I20259 refers) Council considered the amendment again, following the close of advertising and resolved to proceed to final approval.

The documents were not to be signed and sealed until the public access issues mentioned above had been satisfied.

The Hon Minister for Planning has now agreed to the finalisation of Amendment No 660 and has requested Council sign and seal the documents.

Correspondence has been received from Gumflower Pty Ltd advising that it has agreed in principle to providing legal right for the public to have access to the harbour edge.

The City Planner advises that in view of these circumstances, it is considered reasonable to allow the finalisation of Amendment No 660 without the necessary easement-in-gross and rights-of-way being in place.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council:

- 1        rescinds part 3 of its Resolution H20827, viz:  
  
          "advises the applicant that its support for the amendment is subject to a 3 metre wide easement in gross being created over Lot 55, and over all its landholdings in Mindarie where the easement in gross is identified on Attachment No 2";
- 2        proceeds towards final approval of Amendment No 660 to Town Planning Scheme No 1.

**CARRIED**

**I20630    FINALISATION OF AMENDMENT NO 639 - REZONING LOT 500 AND PT LOT 23 WANNEROO ROAD, KINGSLEY - [790-639]**

**CITY PLANNER'S REPORT I20630**

The City Planner reports that Amendment No 639 proposes "Special Residential" zoning immediately south of the Kingslake Estate, Kingsley. Following the finalisation of a legal agreement to prohibit vehicular access to Wanneroo Road, the Amendment is recommended for finalisation.

The City Planner provides the background of the amendment and Council's decision to defer finalisation pending the outcome of Town Planning Scheme No 21.

Following the Minister's decision not to proceed with Town Planning Scheme No 21, and that all associated issues for the rezoning have been resolved, it is recommended that Amendment No 639 be finalized.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council:

- 1 finally adopts Amendment No 639 to Town Planning Scheme No 1;
- 2 authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- 3 forwards and requests the Hon Minister to finally approve and gazettal of Amendment No 639.

**CARRIED**

**I20631 CLOSE OF ADVERTISING: AMENDMENT NO 595 TO TOWN PLANNING SCHEME NO 1 TO REZONE LOTS 2, 7, 8, 31 AND 34 WANNEROO ROAD AND LOTS 14, 15, 16, 17, 18 AND 19 EAST ROAD AND LOT 19 ARCHER STREET, WANNEROO FROM "RURAL" TO "RESIDENTIAL DEVELOPMENT R20". - [790-595]**

**CITY PLANNER'S REPORT I20631**

Council, at its February 1992 meeting, resolved to initiate Amendment No 595 to Town Planning Scheme No 1 to rezone Lots 2, 7, 8, 31 and 34 Wanneroo Road and Lots 14, 15, 17, 18 and 19 East Road and Lot 19 Archer Street, Wanneroo from "Rural" to "Residential Development R20" (Item G20226 refers).

The City Planner reports on the background of the Amendment as well as the effects of the discontinuation of Town Planning Scheme No 21. He advises that following advertising of the amendment, which closed on 23 March 1994, two submissions were received.

The City Planner provides an assessment of the two submissions and advises that neither submissions stated objections, however, comments on the provision and co-ordination of services were given, but these will be considered during the development stage of the area.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council:

- 1 finally adopts Amendment No 595 to Town Planning Scheme No 1 to rezone Lots 2, 7, 8, 31 and 34 Wanneroo Road and Lots 14, 15, 16, 17, 18 and 19 East Road and Lot 19 Archer Street, Wanneroo from "Rural" to "Residential Development R20";
- 2 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 595;
- 3 prior to affixation of the Common Seal to the amending documents, requires:
  - (a) that a local structure plan has been approved by Council and the Department of Planning and Urban Development;
  - (b) arrangements to the satisfaction of the City and the State Planning Commission being in place to ensure an equitable contribution is made by the landowner towards the provision of arterial roads and their associated underpasses and dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the neighbourhood cell of which this application forms part;
  - (c) the applicant to demonstrate to Council that the land affected by the Environmental Protection Authority buffer requirements for Poultry Farms can be dealt with to the satisfaction of the Department of Planning and Urban Development and the Environmental Protection Authority;
- 4 subject to 3 above:
  - (a) authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
  - (b) forwards Amendment No 595 to the Hon Minister for endorsement of final approval and publication in the Government Gazette;
- 5 advises Taylor and Burrell, on behalf of the numerous landowners, the requirements as set out in 3 above.

CARRIED

**I20632 DRAFT URBAN BUSHLAND STRATEGY - [305-6]****CITY PLANNER'S REPORT I20632**

The Department of Planning and Urban Development has released the State Government's Draft Urban Bushland Strategy for public comment. The public comment period closes on 30 June 1994. The Draft Strategy aims to identify and protect both regionally and locally significant areas of remnant native vegetation within the Perth metropolitan area.

The City Planner provides an outline of the aims of the Draft Strategy, the selection criteria used to determine an area of bushland's regional significance and an overall assessment of the Draft Strategy.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council forwards a submission to the Department of Planning and Urban Development outlining the concerns raised in the assessment of the Draft Urban Bushland Strategy.

CARRIED

**I20633 PROPOSED CHILD CARE CENTRE, LOT 192 (2) ALBACORE DRIVE, SORRENTO - [30/4672]****CITY PLANNER'S REPORT I20633**

Art and Building on behalf of Mr and Mrs M and S Moustafa seeks Council approval for a child care centre at Lot 192 (2) Albacore Drive, Sorrento. This proposal is located next door to a dentist's consulting rooms recently approved by Council. The submission was advertised and numerous submissions were received.

The City Planner provides a detailed background and assessment and advises that in accordance with Engineering comment and Town Planning principles, the proposal is recommended for refusal.

**RECOMMENDATION**

That Council refuses the development application submitted on 22 February 1994 for a child care centre at Lot 192 (2) Albacore Drive, Sorrento submitted by Art and Building on behalf of Mr and Mrs M and S Moustafa for the following reasons:

- 1        the provision for traffic circulation and parking areas are considered to be inadequate for traffic associated with the proposal on the subject site;
- 2        the vehicle trips that will be generated by the proposal will adversely increase traffic congestion at the intersection of Harman Road and Albacore Drive;
- 3        the proposal, if approved, would be an over-development of the site as all services and facilities are unable to be contained on site.

#### ADDITIONAL INFORMATION

The City Planner advises that the applicant has requested that this matter be deferred pending further consultation with the City Engineer regarding traffic.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that consideration be deferred and a further report be submitted to Council.

**CARRIED**

**I90633 FINANCE & ADMINISTRATIVE RESOURCES**

**MOVED** Cr Lynn, **SECONDED** Cr Moloney that the Finance and Administrative Resources Reports be received.

**CARRIED**

**REPORTS****I30606 OUTSTANDING GENERAL DEBTORS - MAY 1994 - [020-0]****CITY TREASURER'S REPORT I30606**

The City Treasurer reports on the outstanding general debtors at the end of May 1994.

He makes comments on the action being taken with long outstanding accounts and recommends the write-off of debts totalling \$504.25 which are considered to be irrecoverable.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that Council writes out of its general debtors ledger an amount of \$504.25 representing debts considered irrecoverable as detailed in Attachment B to Report I30606.

**CARRIED**

Appendix IX refers.

**I30607 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 MAY 1994 - [021-1]****CITY TREASURER'S REPORT I30607**

The City Treasurer submits a Warrant of Payments for the period ending 31 May 1994 over Voucher numbers 113652 - 115203 relating to Treasurer's Advance Account No 1, voucher Numbers 002988-002997 relating to Municipal Fund and various vouchers relating to Trust, Town Planning Scheme Nos 5, 6, 7A Stage 2, and 21, the total sum expended was \$16,221,524.25.

Cr Wood declared an interest in this item.

**MOVED** Cr Curtis, **SECONDED** Cr Freame that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 May 1994, certified by the Mayor and City Treasurer, and totalling \$16,221,524.25:

Funds	Vouchers	Amount - \$
Advance Account No 1	113652 - 115203	\$
5,997,997.95		
Municipal	002988 - 002997	
\$10,031,549.25		
Trust	013704C - 013704D	\$
148,000.00		
TPS No 5	000092E Only	\$
5.78		
TPS No 6	000108 - 000109A	\$
43,951.23		
TPS No 7A Stage 2	000381C Only	\$
5.95		
TPS No 21	000218A	\$
14.09		

\$16,221,524.25

#### CARRIED

Cr Wood abstained from voting.

Appendix X refers.

#### I30608 1994/95 RATE INCENTIVE SCHEME - [018-20]

##### CITY TREASURER'S REPORT I30608

Council, at its April 1994 meeting, resolved to undertake a rate incentive scheme for the 1994/95 year.

The City Treasurer reports that negotiations with the following donors have been finalised:

- \* Commonwealth Bank of Australia,
- \* Town and Country Bank,
- \* Bank of Western Australia,
- \* United Credit Union Ltd,
- \* Stewarts Pest Control Pty Ltd,
- \* Supreme Pure Wood Insulation,



- \* Quality Langley Hotel,
- \* Quality Princes Hotel,
- \* Esplanade Hotel Fremantle,
- \* The Vines Resort,
- \* Radisson Observation City Hotel.

The City Treasurer outlines the conditions of entry and advises that prizes will be drawn at the Administration Centre and the drawing of winners will be by random selection via Council's computer system.

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

- 1 accepts the offer of prizes excluding the Radisson Observation City Hotel as detailed in Report I30608 and expresses its sincere appreciation to all donors for their generosity;
- 2 declines the Radisson Observation City Hotel offer to participate in the 1994/95 rate incentive scheme;
- 3 advises Stewarts Pest Control Ltd that option (a) Termite Management Service for one property valued at \$1,200 is the preferred prize.

**CARRIED**

Appendix XI refers.

**I30609 ANNUAL RESOLUTIONS - ACCOUNTING DIRECTIONS 1985 - [280-0]**

#### **CITY TREASURER'S REPORT I30609**

The Local Government Accounting Directions 1985 requires an annual resolution of Council formalising certain delegations of authority for the forthcoming financial year.

The City Treasurer resubmits the full text of the required resolutions for Council's consideration.

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

- 1 authorises the following persons or organisations at outstations to collect money on behalf of Council:

- 
- |     |                                  |                               |
|-----|----------------------------------|-------------------------------|
| (a) | Recreation and Leisure Centre    | - Managers and Receptionists  |
| (b) | Jack Kikeros Community Hall      | - Honorary Booking Officer    |
| (c) | Gloucester Lodge                 | - Caretaker                   |
| (d) | Meals on Wheels                  | - Volunteer Drivers and Cooks |
| (e) | Chiropody Services               | - Podiatrists                 |
| (f) | Yanchep                          | - Booking Officers            |
|     | Two Rocks                        | - Booking Officers            |
|     | Quinns Rocks                     | - Booking Officers            |
| (g) | Buckingham House                 | - Curator                     |
| (h) | Cockman House                    | - Curator                     |
| (i) | Aquamotion - Wanneroo            | - Manager and Receptionists   |
| (j) | Libraries                        |                               |
|     | Whitford                         | - )                           |
|     | Sorrento/Duncraig                | - )                           |
|     | Girrawheen                       | - ) All professional          |
|     | Wanneroo                         | - ) staff and                 |
|     | Yanchep/Two Rocks                | - ) Senior clerks             |
|     | Mobile                           | - )                           |
|     | Kingsley/Woodvale                | - )                           |
| (k) | Pound Fees and Infringement      | - All duty Patrol Officers    |
| (l) | Vacational and After School Care |                               |
|     | Warrandyte                       | - )                           |
|     | Whitford                         | - )                           |
|     | Wanneroo                         | - )                           |
|     | Girrawheen                       | - ) All Supervisors           |
|     | Quinns Rocks                     | - )                           |
|     | Ocean Ridge                      | - )                           |
|     | Duncraig                         | - )                           |
|     | Kingsley                         | - )                           |

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	Warwick Leisure	- )
(m)	Tennis Courts	- Booking Officers
(n)	Australia Post (rate notices to 31/07/94 only)	- Post Office Personnel
(o)	Commonwealth Bank of Australia (rate notices from 01/08/94)	- Bank Officers
(p)	Marangaroo Golf Course	- Course Controllers
(q)	Microwave Testing	- All Environmental Health Officers
(r)	Arts and Craft Awards	- Caretakers
(s)	Council Depot	- All Stores Staff

2 authorises the Course Controllers of Carramar and Marangaroo Golf Course to act as collection agents and bank such collections to Council's bank;

3 authorises Australia Post to 31/07/94 and Commonwealth Bank of Australia effective 01/08/94 to act as collection agents and bank such collections in the agent's bank for direct transfer to Council bank;

4 authorises the following persons to sign official orders on behalf of Council:

Town Clerk  
City Treasurer  
Deputy City Treasurer  
Senior Accountant  
Purchasing Officer  
Stores Supervisor  
Assistant Stores Supervisor  
Senior Administration Officer - newspaper notices only  
Purchasing Clerk - \$500.00 maximum;

5 resolves that the provisions of sub clause 7 of the Accounting Direction No 17 apply for the financial year 1994/95 in that a schedule of disbursements shall bear the certificate of the City Treasurer and the Mayor;

- 
- 6 entrusts to the City Treasurer the sum of \$1 million as an advance for Treasurer's Advance Account No 1, this account to operate by the City Treasurer/Deputy City Treasurer and Senior Accountant during the 1994/95 financial year. Cheques in excess of \$10,000 to be signed jointly by the City Treasurer and Deputy City Treasurer. In the absence of either by the Town Clerk or Senior Accountant;
- 7 directs that the Advance Account No 1 be applied to the following disbursements -
- Wages and Salaries
  - Contract Payments
  - Loan Repayments
  - Other Sundry Creditors
  - Refunds of Deposits
  - Petty Cash Recoups
- Payments specifically authorised by Council resolution -
- Refunds of Expenses (e g travelling allowance or telephone accounts)
- Payments on behalf of Welfare organisations required urgently
- 8 obtains Ministerial approval in accordance with Section 626 (5) (d) of the Local Government Act to authorise the payment of Municipal Fund cheques for the recoup of Treasurer's Advance Account No 1 payments upon the signature of Mayor and City Treasurer prior to the authorisation by Council;
- 9 authorises the Mayor and City Treasurer to sign and despatch cheques drawn for the purpose of placing surplus funds on investment, prior to the Council resolution authorising the payment, subject to the Minister for Local Government's approval in accordance with Section 626 (5) (d) of the Local Government Act;
- 10 authorises in accordance with the provisions of Section 543 (3) of the Local Government Act, the following officers who are currently employed in the Rates Section of Treasury Department to make any required alteration, addition or amendment to the Rate Book as may be

necessary to effectively maintain the rating operations of Council in accordance with the statutory requirements of the Act:

Officer	Position
Telf Pedretti	Revenue Accountant
Vicki Schwidden	Rates Supervisor
Gay Norfolk	Cashier
Anne Haxton	Interim Rates Clerk
Barbara Lynn	Rates Debtors Clerk
Lorraine McCaughey	Rates Clerk/Encoder
Karen Crane	Rates Clerk/Encoder
Rosa Allia	Rates Clerk/Encoder
Lynne Hughes	Rates Clerk/Encoder
Julie Imms	Relieving Officer
Challys Thorburn	Interim Rate Clerk
Julie Cannon	Relieving Officer
Paula Cockman	Relieving Officer

- 11 appoints the City Treasurer, Mr J Turkington as Principal Accounting Officer for the year 1 July 1994 to 30 June 1995.

**CARRIED**

**I30610 DONATIONS - [009-1]**

**CITY TREASURER'S REPORT I30610**

The City Treasurer reports on five requests for financial assistance from a number of girls selected to represent WA in the Junior State Calisthenics National Championships, Miss Jessica Debono, National Soccer Championships; Miss Sarah Cappani, National Rollerskating Championships; Miss Tania Pihler, Australian Under 19 Basketball Championships and Miss Dayle Carachan, National Under 16 Touch Championships.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective sports:

Miss Amanda Esson  
Miss Danica Morris  
Miss Katie Tillett  
Miss Haylee Radalj  
Miss Courtney Thomas

Miss Jillian Sweeney  
Miss Clara Daniele  
Miss Katie House  
Miss Carly Gibson  
Miss Sarah Jamieson  
Miss Casey Gerreyn  
Miss Jessica Debono  
Miss Sarah Capponi  
Miss Tanja Pihler  
Miss Dayle Carnachan

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

**CARRIED**

**I30611 CASH FLOATS - WARWICK LEISURE CENTRE, ANCHORS YOUTH CENTRE AND QUINNS ROCKS PODIATRY SERVICE - [853-2, 330-5-1]**

**CITY TREASURER'S REPORT I30611**

The City Treasurer reports on requests received from City Recreational and Cultural Services Department and Welfare Services Department for cash advances for Warwick Leisure Centre, Ocean Ridge Recreation Centre for Anchors Youth Centre Programme and Quinns Rocks Podiatry Services.

He advises that should the cash floats be approved, adequate audit controls would be implemented for correct recording and security.

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

- 1 increases or advances cash floats as follows:
  - (a) Warwick Leisure Centre by \$50.00 to \$150.00;
  - (b) Ocean Ridge Recreation Centre \$100.00 petty cash for Anchors Youth Centre;
  - (c) Quinns Rocks Podiatry Service \$20.00 cash float;
- 2 ensures the cash floats are operated in accordance with correct accounting principles.

**CARRIED**

**I30612 TRUST FUND MONIES - [023-5]****CITY TREASURER'S REPORT I30612**

The City Treasurer reports that Section 526(2)(b)(ii) of the Local Government Act provides that funds which have been held in Trust Fund for 10 years, may be transferred to such fund as the Council thinks appropriate, on condition that it shall be repaid from that fund to a person claiming and establishing the right to the payment.

The City Treasurer details amounts totalling \$12,088.94 which have been held in Council's Trust Fund in excess of 10 years and which are considered appropriate to transfer to the Municipal Fund.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that Council, in accordance with the provisions of Section 526(2)(b)(ii) of the Local Government Act transfers to its Municipal Fund the amount of \$12,088.94 held in Trust Fund in excess of ten years as detailed in Attachment A to Report I30612.

**CARRIED**

Appendix XII refers.

**I30613 WESTERN AUSTRALIAN FIRE BRIGADES BOARD VACANCY - [905-1]****DEPUTY TOWN CLERK'S REPORT I30613**

The Deputy Town Clerk reports that the position of Councillor representing the Local Authorities Part II on the Western Australian Fire Brigades Board has recently been vacated by Mrs S Parker. Due to Mrs Parker's resignation the Western Australian Electoral Commission has invited nominations from eligible Councils for appointment to this position for the remainder of the term to 31 December 1995.

The Western Australian Fire Brigades Board is constituted under the Fire Brigades Act 1961 and is responsible for carrying out the provisions of the said Act. The Board consists of members from local government, volunteer fire brigades, insurance companies and the Fire Brigade.

The Board meets on the 2nd and 4th Tuesday of every month at 480 Hay Street, Perth. The meetings commence at 2.00 pm and

generally last for 3 hours. Undercover parking is provided and the meeting fee is \$73 for a half day.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that Council does not nominate a representative for the Local Authorities Part II on the Western Australian Fire Brigades Board.

**CARRIED**

**I30614 WANNEROO SMALL BUSINESS AWARDS 1994 - [303-6]**

**DEPUTY TOWN CLERK'S REPORT I30614**

The Deputy Town Clerk advises that the Wanneroo Chamber of Commerce is once again conducting the Small Business Awards for the Wanneroo region and has invited Council to sponsor the City of Wanneroo Enterprise of the Year Award for the amount of \$1,000.

Given the nature of the Awards and the need to encourage economic enterprise it is considered that Council's sponsorship of the City of Wanneroo enterprise of the Year Award holds great merit.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that Council sponsors the Wanneroo Chamber of Commerce Small Business Awards for the amount of \$1,000 and lists this amount in the 1994/95 Draft Budget for consideration.

**CARRIED**

**I30615 AUSTRALIAN CENTRE FOR LOCAL GOVERNMENT STUDIES - ELECTED MEMBERS COURSE NO 39 - [312-2]**

**DEPUTY TOWN CLERK'S REPORT I30615**

The Director of the Australian Centre for Local Government Studies (ACLGS) has invited participation from Council in the Elected Members Course No 39 to be held from 28 August to 2 September 1994.

The Deputy Town Clerk gives details of the course as well as outlining perceived benefits and costings. Funds for this course are not currently available and would need to be listed in the 1994/95 Draft Budget.

Cr Cooper nominated Cr Wood.



Cr Ewen-Chappell nominated Cr O'Grady.

Crs Wood and O'Grady declared an interest in this item.

**MOVED** Cr Cooper, **SECONDED** Cr Freame that Crs Wood and O'Grady attend the Elected Members Course No 39 of the Director of the Australian Centre for Local Government Studies to be held from 28 August to 2 September, 1994.

**CARRIED**

Crs Wood and O'Grady abstained from voting.

**I90634 COMMUNITY SERVICES**

**MOVED** Cr Lynn, **SECONDED** Cr Hall that the Community Services Reports be received.

**CARRIED**

**REPORTS****I40603 HEALTH (FOOD HYGIENE) REGULATIONS 1993 - [30/564-8]****CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40603**

The City Environmental Health Manager reports that the occupiers of Padbury Quality Meats have not complied with a Notice issued under the Health Act 1911 requiring them to repair or replace their hot water system.

Notice was served on 19 May 1994 requiring the works to be completed in forty-eight hours. Prior to this Notice, three written requisitions have been issue since February 1994. Despite repeated assurances that the work was being arranged, the premises has continued to use an urn for its supply of hot water.

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

- 1 endorses the service of the Health Notice of 19 May 1994 on the proprietors of Padbury Quality Meats, Shop 8 Padbury Shopping Centre, Padbury;
- 2 authorises legal action against the proprietors of Padbury Quality Meats, Shop 8 Padbury Shopping Centre, Padbury for non compliance with Part VII By-law 10 of the Model By-laws Series "A".

**CARRIED**

**I40604 DONATION - CHATTERBOX PLAYGROUP - [303-9]****MANAGER WELFARE SERVICES' REPORT I40604**

The Manager, Welfare Services reports that the Chatterbox Playgroup is seeking financial assistance from Council to establish a playgroup for children with speech and language disorders.

She provides comprehensive details of the proposed programme and recommends that in view of Council's previous support for groups which offer services for children with disability, an amount of \$3,000 be listed for consideration the 1994/95 Draft Budget.

**MOVED** Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council lists for consideration in the 1994/95 Draft Budget a donation of \$3,000 to the Chatterbox Playgroup for the purchase of equipment.

**CARRIED**

**I40605 WA YEAR OF THE FAMILY PROJECTS - [856-0]**

**MANAGER WELFARE SERVICES' REPORT I40605**

As part of the celebration of the Western Australian Year of the Family, Council's Children's Services Advisory Committee proposes two projects to be held in recognition of families and their contributions to the local community.

The Manager, Welfare Services reports on both projects - Positive Parenting Workshops and Children's Literary Award entitled "My Family" - as well as providing total costings for both.

**MOVED** Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council submits an application to the Department for Community Development for funds totalling \$2,000 to cover the cost of projects celebrating the Year of the Family.

**CARRIED**

**I40606 APPOINTMENT OF MANAGEMENT AND ADVISORY COMMITTEES - [264-3]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40606**

The City Recreation and Cultural Services Manager reports on matters arising from annual general meetings of Gloucester Lodge Museum Management Committee, Historical Sites Advisory Committee and the Youth Advisory Committee.

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

1 Mr J Hill

Miss M Cockman

Mrs S Truepenny  
Mrs L Gibbs  
Mr G Wallace  
Mr N Crisafulli  
Mr B Steer

Mr C Paley  
Mr K Gibbs  
Ms J Price  
Mr E T Gibbs

as members of the Gloucester Lodge Museum Management Committee for 1994/95;

2

Cr F Freame  
Cr S Magyar  
(Deputy)  
Mr T Martin  
Mr J Parin  
Mrs P Ryan  
City Librarian  
Co-ordinator Strategic Planning  
Land Information Systems Officer

Cr M Lynn  
Cr Ewen-Chappell  
  
Mr P McKenzie  
Mr P Renkin  
Mrs G Monks  
City Building Surveyor  
Heritage Officer

as members of the Historical Sites Advisory Committee for 1994/95;

3

Cr L O'Grady  
Mr D Carmody  
Mr A Kaye  
Ms K Nenke  
Mr J Stewart  
  
Financial Counsellor

Cr G Curtis (Deputy)  
Ms B Daly  
Ms G Masters  
Ms C Vye  
Community Policing  
Officer  
Youth Services  
Co-ordinator

Cultural Services Co-ordinator  
Representative - Department for Community Development

as members of the Youth Advisory Committee for 1994/95.

**CARRIED**

**I40607 OUTCOMES AND RECOMMENDATIONS OF THE CULTURAL DEVELOPMENT  
FUND PANEL MEETING - [429-1-16]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I40607**

The City Recreation and Cultural Services Manager reports on the outcomes and recommendations of the Cultural Development Fund Panel Meeting.

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

- 1 endorses the grant allocations determined by the Cultural Development Fund Peer Assessment Panel;
- 2 endorses the rounding of grant allocations to the nearest \$50 or \$100 as appropriate;
- 3 notifies all Cultural Development Fund applicants of the outcomes of their grant requests;
- 4 holds a minor reception to congratulate the successful grant recipients.

**CARRIED**

**I40608 WHITFORDS HOCKEY CLUB INC - APPLICATION FOR CLUB RESTRICTED LIQUOR LICENCE - [930-17, 061-231-4]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I40608**

The Whitfords Hockey Club is seeking Council approval for a club restricted liquor licence. The licence is for the MacDonald Sports complex, McDonald Park, Padbury.

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

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

- 1 approves the application by the Whitfords Hockey Club (Inc) to apply for a Club Restricted Liquor Licence for MacDonald Sports Complex, MacDonald Park, Padbury on Thursday (7.30pm to 9.30pm) and Saturdays (3.00pm to 9.00pm) throughout the winter sporting season each year;
- 2 informs the applicants that:
  - (a) no structural alterations are to be made to the building without Council approval;
  - (b) in the event of any non-compliance with Council's policy relating to the storage of alcohol on

Council owned premises, permission to hold a Club  
Restricted Liquor Licence may be withdrawn.

**CARRIED**

**I40609 DOG ACT APPEAL - MS G MCELROY, 63 GREENFIELDS CIRCLE,  
WANNEROO - [2644/52/63]**

**MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I40609**

On 14 April 1994, Council refused an application by Ms G McElroy of 63 Greenfields Circle, Wanneroo to keep three dogs at her residence.

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

**MOVED** Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

**CARRIED**

**I40610 LIBRARY POSTAL CHARGES - MAIL WEST - [240-2]**

**CITY LIBRARIAN'S REPORT I40610**

The City Librarian reports on the introduction of charges for certain clients who use Mail West which is a State Government Service delivering mail between Government Departments at no cost.

She reports on the impact the proposed charges would have on the public and advice received from Cabinet dated 10 May 1994 that public libraries be exempt from any charge relating to the transport of loan materials.

**MOVED** Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council expresses its appreciation to:

- 1 the Premier, the Hon Richard Court MLA for his government's decision not to introduce Mail West charges;

- 2        the State Librarian and WAMA for lobbying on behalf of local government to avoid the introduction of Mail West charges.

**CARRIED**

**I90635 BUSINESS FOR INFORMATION**

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that the Reports for information be received.

**CARRIED**

**REPORTS****I60607 FLYING OF ABORIGINAL FLAG DURING NATIONAL ABORIGINAL AND ISLANDER DAY OBSERVANCE COMMITTEE WEEK - [301-3]****DEPUTY TOWN CLERK'S REPORT I60607**

The Deputy Town Clerk reports that a letter received from the House of Representatives, Parliament of Australia requests that Council fly the Aboriginal Flag during National Aboriginal and Islander Day Observance Committee (NAIDOC) Week.

At its meeting of 23 June 1993, Council resolved to fly the aboriginal flag on appropriate occasions (Item H50602 refers). In accordance with Council's resolution the aboriginal flag will be flown at the Joondalup Administration Centre during NAIDOC Week held between 3-10 July 1994.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that DEPUTY TOWN CLERK'S REPORT I60607 be received.

**CARRIED**

**I60608 ENGINEERING DEPARTMENT CURRENT WORKS - [201-2]****CITY ENGINEER'S REPORT I60608**

The City Engineer reports on Council works, drainage, pedestrian and cycle facilities, traffic management, the annual road resurfacing programme, street lighting, waste management and subdivisional development since 1 May 1994.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY ENGINEER'S REPORT I60608 be received.

**CARRIED**

**I60609 TRAFFIC MANAGEMENT - WANNEROO ROAD, KINGSWAY/HEPBURN AVENUE, LANDSDALE - [510-222, 510-3000]**



**CITY ENGINEER'S REPORT I60609**

Council, at its 10 November 1993 meeting, concurred to a joint one third contribution with the Main Roads WA and the Landsdale Shopping Centre owner, for the actual cost of the modifications to the traffic signals at the Wanneroo Road and Hepburn Avenue extension, east of Wanneroo Road.

The City Engineer now reports on advice received from the developer that there is a legal dispute with the earthworks and roadworks contractor on site. The exact timing of the works is now unclear, pending resolution of the matter. In the interim, the developer has expressed a desire for the status quo with the traffic signal funding arrangement to remain.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY ENGINEER'S REPORT I60609 be received.

**CARRIED**

**I60610 OCEAN REEF BOAT HARBOUR - GROYPE ACCESS - [615-0-3]****CITY ENGINEER'S REPORT I60610**

The City Engineer reports that the Water Authority of Western Australia (WAWA), as part of its land rejuvenation programme at the Ocean Reef sewerage outfall area, is prepared to construct a limestone access road to the groyne.

WAWA has made this generous offer as it intends to isolate its land during the rehabilitation phase. The track will enable the angling fraternity to access the groyne and use the ample parking available as a consequence of the recent pipe laying project.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY ENGINEER'S REPORT I60610 be received.

**CARRIED**

**I60611 AQUAMOTION: ENERGY UPGRADE - [690-12]****CITY BUILDING SURVEYOR'S REPORT I60611**

In 1992, Consulting Engineers, Norman Disney and Young, were to prepare an energy audit report on the facilities at Aquamotion with the specific task of identifying any potential energy

saving options that could be implemented through modification of energy usage in the on-going operation of the Centre.

The Norman Disney and Young May 1992 report was accepted by Council in June 1992 and \$79,000 was listed in the 1992/93 Budget. These funds were not expended and therefore carried forward to the 1993/94 financial year.

These funds were to be directed at the purchase of pool blankets and rollers and installation of roof-mounted solar heating panels. For various reasons no action has been taken to implement the installations and the City Building Surveyor advises that the funds will be incorporated into the general revenue at the end of this financial year.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY BUILDING SURVEYOR'S REPORT I60611 be received.

**CARRIED**

**I60612 SPRAY MANAGEMENT VALVES - [250-2]**

**CITY PARKS MANAGER'S REPORT I60612**

Council, at its meeting of 23 March 1994, requested a report on the possibility of spray management valves being fitted to Council's spraying equipment.

The City Parks Manager reports on how the spray management valves operate and outlines their advantages. He also reports on information received from the relevant Section of the Department of Health.

The City Park Manager recommends that at this stage no action should be taken to insist that Council's Contractor instal the spray valve on his equipment. However, it has been demonstrated that they would be of considerable benefit in the operation of knapsack and small motor driven spray units. As a result these valves have now been fitted to all the Department's small equipment.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY PARKS MANAGER'S REPORT I60612 be received.

**CARRIED**

**I60613 DEVELOPMENT ENQUIRIES: MAY 1994 - [290-0]**

**CITY PLANNER'S REPORT I60613**

The City Planner lists the Development Enquiries received during May 1994, together with a resumé of advice given to the enquirers.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY PLANNER'S REPORT I60613 be received.

**CARRIED**

**I60614 FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 31 MAY 1994 - [002-3]****CITY TREASURER'S REPORT I60614**

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

He reports on the Municipal Fund and the financial position of Craigie Leisure Centre and Aquamotion as well as Marangaroo Golf Course, Recreation Centres and Carramar Golf Course.

The City Treasurer outlines account balances for Town Planning Scheme Accounts, Reserve Accounts and Council's loan accounts.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY TREASURER'S REPORT I60614 be received.

**CARRIED**

**I60615 MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]****CITY TREASURER'S REPORT I60615**

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 costing may yet to be processed. Therefore, a project's job status indicated will not show "completed" until financial transactions are complete.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY TREASURER'S REPORT I60615 be received.

**CARRIED**

I60616 STAFF AND OUTSIDE WORKERS' OVERTIME - MAY 1994 - [404-10]

CITY TREASURER'S REPORT I60616

The City Treasurer reports on staff overtime for the month of May 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. Details of overtime included in the 1993/94 budget are also provided.

MOVED Cr Magyar, **SECONDED** Cr Lynn that CITY TREASURER'S REPORT I60616 be received.

CARRIED

I60617 CRAIGIE LEISURE CENTRE MONTHLY REPORT - MAY 1994 - [680-1]

CITY TREASURER'S REPORT I60617

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

MOVED Cr Magyar, **SECONDED** Cr Lynn that CITY TREASURER'S REPORT I60617 be received.

CARRIED

I60618 AQUAMOTION MONTHLY REPORT - MAY 1994 - [690-1]

CITY TREASURER'S REPORT I60618

The City Treasurer gives detail of the financial aspects of operations at Aquamotion during the month of May 1992.

MOVED Cr Magyar, **SECONDED** Cr Lynn that CITY TREASURER'S REPORT I60618 be received.

CARRIED

I60619 HEALTH ACT PROSECUTIONS - [442/2/510, 930-19-3, 930-18]

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60619**

The City Environmental Health Manager reports on the results of three recent prosecutions brought before the Joondalup Court of Petty Sessions.

Yanchep Sun City Pty Ltd pleaded guilty and was fined \$400.00 with costs of \$171.50 under the Health Act (Swimming Pools) Regulations.

Catering Concepts Australia Pty Ltd (trading as Jiffy Foods) pleaded guilty for trading in a public place without a current licence and was fined \$200.00 with costs of \$167.75.

A complaint issued against Mr J and Mrs M Rifici was withdrawn following full payment of their Eating House Licence fee and Council's legal costs.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60619 be received.

**CARRIED**

**I60620 DEVELOPMENT - LIBRARY AUTOMATION SYSTEMS - [206-8]****CITY LIBRARIAN'S REPORT I60620**

The City Librarian reports on the current library computer system, Fujitsu Library39 and advises that with the new Joondalup Library coming onstream, this system will no longer be able to cope with demands.

She reports on discussions held between the Computer Services Manager and library staff on the merits of replacement versus enhancement, which indicate the latter to be the least expensive and disruptive option.

The City Librarian advises Fujitsu has put forward a joint funding proposal and funds have been listed in the 1994/95 Draft Budget. She further stresses that commitment to Council's share of development costs staged over two financial years is dependant on the final adoption of both 1994/95 and 1995/96 Budgets.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY LIBRARIAN'S REPORT I60620 be received.

CARRIED

**I60621 GREENING WESTERN AUSTRALIA'S REGIONAL NATURAL RESOURCES IDENTIFICATION KITS - [240-2]****CITY LIBRARIAN'S REPORT I60621**

The City Librarian reports that the Friends of Yellagonga Regional Park (Inc) recently applied for a Greening Western Australia Regional Natural Resources Identification Kit. The Libraries Department has agreed to house the kit in the Woodvale Library should the application prove successful.

Correspondence has now been received from the Friends of Yellagonga advising of their success.

The kit will comprise a wooden cabinet with reference books and leaflets to enable the community to identify local flora. The Friends will receive training which will enable them to fully maintain the collection. Materials in the collection remain the property of Greening Western Australia and will return to them should any difficulties arise.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY LIBRARIAN'S REPORT I60621 be received.

CARRIED

**I60622 RECREATION AND CULTURAL SERVICES DEPARTMENT MONTHLY REPORT - [260-0]****CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60622**

The City Recreation and Cultural Services Manager reports on the major activities of the Recreation and Cultural Services Department for the month of May.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60622 be received.

CARRIED

**I60623 CHILDREN'S BOOK WEEK "CARNIVAL OF BOOKS" 22-26 AUGUST 1994 - [218-1-4]**

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**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I60623**

In 1991, Council initiated an integrated and co-ordinated approach to Children's Book Week in the Municipality. This approach involved both Recreation and Cultural Services Department as well as the Ministry of Education.

Children's Book Week is held at Warwick Leisure Centre, hosting a multitude of activities which aim to educate and fascinate students. Since 1991, public attendance has risen from 3,000 people to almost 4,000 in 1993.

The City Recreation and Cultural Services Manager advises that this year's "Book Week" is shaping up to be another successful event and he outlines details of the programme of planned activities.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60623 be received.

**CARRIED**

**I60624 APPLICATION TO KEEP MORE THAN TWO DOGS - COUNCIL  
DECISION UPHELD BY MINISTER - [496/ /27]**

**MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I60624**

On 7 February 1994, Council refused an application by Mrs R Evans of 27 Meakers Way, Girrawheen to keep three dogs at her residence.

The Manager, Municipal Law and Fire Services reports that Mrs Evans subsequently appealed to the Minister for Local Government, who, after considering Mrs Evans' application, decided to dismiss her appeal and allow Council's notice of refusal to stand.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I60624 be received.

**CARRIED**

**I60625 APPLICATION TO KEEP MORE THAN TWO DOGS - COUNCIL  
DECISION UPHELD BY MINISTER - [2948/581/100]**

**MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I60625**

On 18 February 1994, Council refused an application by Mr P Burke of 100 Hillcrest Road, Alexander Heights to keep three dogs at his residence.

The Manager, Municipal Law and Fire Services reports that Mr Burke subsequently appealed to the Minister for Local Government, who, after considering Mr Burke's application, decided to dismiss his application and allow Council's notice of refusal to stand.

**MOVED** Cr Magyar, **SECONDED** Cr Lynn that MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I60625 be received.

**CARRIED**



**I90636 POLICY AND SPECIAL PURPOSES COMMITTEE**

**MOVED** Cr Freame , **SECONDED** Cr O'Grady that the Policy and Special Purposes Committee Reports be received.

**CARRIED**

**ATTENDANCES**

Councillors: H M WATERS, Mayor - Chairman North Ward  
L O'GRADY North Ward  
G A MAJOR South-West Ward  
B A COOPER - Deputising for  
Cr Dammers Central Ward  
B J MOLONEY - Deputising for  
Cr Gilmore from 5.59pm South Ward  
K H WOOD - Deputising for  
Cr Gilmore till 5.59 pm South Ward  
L A EWEN-CHAPPELL - Observer  
from 5.49 pm Central Ward  
S P MAGYAR - Observer Central Ward  
A B HALL - Observer from 5.40 pm  
till 7.17 pm South Ward  
F D FREAME - Observer from 5.39 pm  
till 7.26 pm South-West Ward  
M E LYNN, JP - Observer from  
7.40 pm South-West Ward

Town Clerk: R F COFFEY  
City Planner: O DRESCHER  
City Recreation and Cultural  
Services Manager: R BANHAM  
Environmental Health  
Manager: G FLORANCE  
City Building Surveyor: R FISCHER  
City Parks Manager: F GRIFFIN  
Minute Clerk: M HOSSACK

**APOLOGIES**

Apologies for absences were tendered by Crs Dammers, Gilmore, MacLean and Curtis.

**CONFIRMATION OF MINUTES**

The Minutes of Policy and Special Purposes Committee Meeting held on 1 June 1994, were confirmed as a true and correct record.

#### PETITIONS AND DEPUTATIONS

##### DEPUTATION - MULLALOO BEACH PRIMARY SCHOOL P & C ASSOCIATION (INC)

Mullaloo Beach Primary School P & C Association (Inc) addressed the Committee to express its views on the future development of Korella Park, Mullaloo.

The requirements of the various sporting groups which were at present unable to train to their full potential with the facilities available were discussed.

Consideration of urgent development of the Korella Park was requested.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee.

##### DEPUTATION - GIRRAWHEEN SKILLSHARE CENTRE - HAINSWORTH PARK

Skillshare addressed the Committee regarding the Girrawheen Skillshare Centre and its proposed removal from Hainsworth Park - Item I50611 refers.

Council was requested to consider the purchasing of the building for use of the community and/or extend the licence for six months.

It was also requested that an extension of time be allowed for tenders to be called for the removal of the building.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee and advised that the matter would be considered later in the meeting.

##### DEPUTATION - WIRREGA WAY RURAL SUBDIVISION PLANNING POLICY 511 - TOWN PLANNING SCHEME NO 1

Mr J Squarcini and Mr F Cavanough addressed the Committee in relation to Wirrega Way Rural Subdivision Planning Policy 511 - Town Planning Scheme No 1.

Mr Cavanough advised of the background of this item and the options which Mr Squarcini had available for the proposed subdivision. The various conditions which had been imposed were also discussed.

Following questions from Councillors, the Chairman thanked the deputation for addressing the Committee.

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

Nil

#### **MEETING TIMES**

Commenced: 5.31 pm.

Closed: 8.23 pm.

**I50610 APPLICATION TO KEEP OSTRICH - [3298/15/31]****CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I50610**

Council resolved at its meeting on 25 May 1994, to defer consideration of an application from Mrs J L Vanderhelm of Lot 15 (31) Timely Hostess Mews, Mariginiup, seeking approval to keep a pair of breeding ostrich.

This deferral was requested to allow direction to be sought from Council's solicitors, Kott Gunning. Currently, Council's Health By-laws do not include ostrich or emu, however, it should be noted that the Agricultural Protection Board issues permits for the keeping of ostrich, emu and deer to ensure adequate fencing.

Council's solicitors advise that without specific by-laws there is no requirement for Council's permission to be granted.

The City Environmental Health Manager recommends that in view of the increasing requests to keep ostrich, it is timely to introduce a measure of control in the form of amendment to Council's Health By-laws to bring ostrich, emu and deer within the requirements for the keeping of other animals already included in the by-laws.

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I50610**  
recommended that Council:

- "1        defers the application by Mrs J L Vandenhelm of Lot 15 (31) Timely Hostess Mews, Mariginiup to keep ostrich;
- 2        adopts a policy of restricting the keeping of ostrich in special Rural Areas to one pair;
- 3        adopts the amendments to the Model Health By-laws Series "A" as outlined on Attachment 1 to Report I50610."

**I50610A APPLICATION TO KEEP OSTRICH - [3298/15/31]**

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that Council:

- 1        adopts a policy of restricting the keeping of ostrich in "Special Rural" areas to one pair;

- 2 adopts the amendments to the Model Health By-laws Series "A" as outlined on Attachment 1 to Report I50610;
- 3 approve the application by Mrs J L Vandenhelm of Lot 15 (31) Timely Hostess Mews, Mariginiup to keep ostrich.

**CARRIED**

Appendix XIII refers.

**I50611 HAINSWORTH PARK, GIRRAWHEEN: SKILLSHARE CENTRE - [061-161, 321-0]**

**CITY BUILDING SURVEYOR'S REPORT I50611**

Council resolved at its 27 April 1994 meeting to deny a request from Wanneroo Social Planning for it to take over the Skillshare building on Hainsworth Park, Girrawheen (Item I90459 refers). In May 1994, the Skillshare Manager requested Council's further consideration of the matter as well as clarification of various issues in the report.

The City Building Surveyor provides further details with respect to the siting of the building, disabled access and insurance.

**COMMITTEE RECOMMENDATION**

That:

- 1 Council reiterate its previous resolution I90459 viz:  
"that Council advises Wanneroo Social Planning it does not wish to take over the Skillshare building on Hainsworth Park, Girrawheen and seek the co-operation in the removal of the building and restoration of the site";
- 2 the removal of the building and restoration of the site to be achieved by 31 August 1994.

Cr Freame tabled the following letter from Wanneroo Social Planning Inc dated 21 June 1994:

"RE: GIRRAWHEEN CENTRE - HAINSWORTH PARK  
Further to our deputation to Council on Wednesday last, I would like to provide clarification of the options available to Wanneroo Social Planning Inc in respect to our premises currently situated on the recreation area at Hainsworth Park.

## OPTIONS:

- 1 Sale of premises-
  - (a) direct to Council for their use and management at a cost of \$20,000 or
  - (b) seek tenders from other interested Community organisations with Council's approval.any funds generated would be deposited with Joondalup Skillshare for use in their Project.
- 2 WSPI to retain ownership and lease to other interested parties,
  - \* with Council approval, preferably for a period of 12 months to 30 June 1995, plus option to renew.
  - \* DEET, the original funding provider, has agreed to this proposal, and again funds generated would be deposited with Joondalup Skillshare, who would continue to be responsible for overall supervision.
- 3 Removal of buildings and fences from present site.
  - \* in this event we ask for Council's approval to seek tenders and completion by 31 July 1994.

In conclusion we wish to state that a total of over \$60,000 has been expended on this facility, and we would prefer that it could be made available to other organisations, seeking premises to operate programs for the benefit of the community in the Girrawheen area."

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

- 1 the letter from Wanneroo Social Planning Inc dated 21 June 1994 be received;
- 2 consideration of this matter be deferred and referred back to Policy and Special Purposes meeting.

**CARRIED**

**I50612 SOUTH WANNEROO LOCAL STRUCTURE PLAN - [290-8]**

**CITY PLANNER'S REPORT I50612**

The City Planner advises that landowners' comments have been received with respect to a proposed Local Structure Plan for the South Wanneroo area, being that area bounded by Wanneroo Road, Ocean Reef Road, Lenore Road and Elliot Road. These comments have been assessed and a modified plan now requires Council's consideration.

The City Planner provides background information as well as a summary and assessment of submissions received. He also gives details of further matters such as the proposed relocation of Northern Neighbourhood Centre, the size of the shopping centres and the East Wanneroo District Transport Study that require Council's consideration.

CITY PLANNER'S REPORT I50612 recommended that Council:

- 1 approves the South Wanneroo Local Structure Plan map dated 26 May 1994 and forming Attachment No 7 to Report I50612 subject to the State Planning Commission also approving this map;
- 2 supports a change to the shopping floorspace distribution for the South Wanneroo area by having a Northern Neighbourhood Centre Shopping Centre of approximately 3000m<sup>2</sup> net leasable area (NLA), and a southern centre of approximately 2500m<sup>2</sup> NLA;
- 3 request further consideration of the total South Wanneroo Local Structure Plan documentation (that is, comprising map and text) upon appointment of consultants to undertake the work involved in addressing the Minister for Planning's and State Planning Commission's requirements for the East Wanneroo area.

#### I50612A SOUTH WANNEROO LOCAL STRUCTURE PLAN - [290-8]

#### COMMITTEE RECOMMENDATION

That Council:

- 1 does not approve the Structure Plan as outlined in Report I50612 in view of the objections from some of the affected landowners;
- 2 supports a change to the shopping floorspace distribution for the South Wanneroo area by having a Northern Neighbourhood Centre Shopping Centre of approximately 3000m<sup>2</sup> net leasable area (NLA), and a southern centre of approximately 2500m<sup>2</sup> NLA;
- 3 request further consideration of the total South Wanneroo Local Structure Plan documentation (that is,

comprising map and text) upon appointment of consultants to undertake the work involved in addressing the Minister for Planning's and State Planning Commission's requirements for the East Wanneroo area.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that consideration of this matter be deferred for one month.

**CARRIED**

Appendix XIV refers.

**I50613 USE OF GUMBLOSSOM COMMUNITY CENTRE COMPLEX BY PLAYGROUPS  
- [260-0, C061-149-3]**

In June 1993 the City Environmental Health Manager submitted a report advocating the philosophy of developing Senior Citizens facilities that had the potential to be available to the broader community when not required by the seniors. It was suggested that these facilities then be managed as a regular community facility management structure with a predominant Senior Citizens programme during weekdays.

The Gumblossom Community Centre extensions were officially opened on Friday, 3 June 1994. In anticipation of opening, staff from the Recreation and Cultural Services Department advertised for expressions of interest from new and existing groups in order to achieve optimum use of both old and new venues that make up this complex.

The City Recreation and Cultural Services Manager outlines the outcome of the expressions of interest and provides a draft programme grid. He advises that the only existing groups to seek additional time were the 0-4 and 4-year old playgroups.

The City Recreation and Cultural Services Manager suggests various options for discussion and direction.

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that:

- 1 as an interim measure the Quinns Rock playgroups be given permission to use Activity Rooms 3 and 4 of the Gumblossom Community Hall for 2X2.5 hours sessions on Tuesdays;



- 2 the Quinns Rock Playgroups enter a formal agreement to transfer their operations to the Merriway Family Centre when that Centre is built;
- 3 the amount of \$71,500 be included as priority number 1 in the 1994/95 Budget for the development of the Craft Hall as outlined in Option D in Report I50613.

**CARRIED**

Appendix XV refers.

**I50614 RELOCATION OF HILLARYS PRE-SCHOOL BUILDING CURRENTLY LOCATED AT THE CORNER OF SHACKLETON AVENUE AND NEW ENGLAND DRIVE, HILLARYS - [895-11, c.061-416-01]**

At its 9 March 1994 meeting, Council resolved to seek a report on the relocation of the Hillarys Community Pre-School building located at the corner of Shackleton Avenue and New England Drive, Hillarys.

Four options for the use of the relocated building have been raised:

- \* Low Cost Food Centre, Heathridge
- \* Youth Drop-In Centre, McDonald Reserve, Padbury
- \* Community Hall, Kinross
- \* Sale of the Building by Public Tender

The City Building Surveyor submits the four options in detail for discussion and direction.

**COMMITTEE RECOMMENDATION**

That Council advertise the Hillarys Pre-School building currently located at the corner of Shackleton Avenue and New England Drive Hillarys, for sale by public tender.

**MOVED** Cr Freame, **SECONDED** Cr Hall that relocation of the Hillarys Pre-School building to the Low Cost Food Centre, Heathridge be considered in the 1994/95 Budget.

Discussion ensued. Cr Freame, with the approval of Cr Hall advised she wishes to have the Motion

**WITHDRAWN**

**MOVED** Cr Cooper, **SECONDED** Cr Hall that consideration of this matter be deferred for further discussion at the Policy and Special Purposes meeting.

**CARRIED**

**I50615 COUNCIL BUILDINGS: CLEANING OPERATIONS - [210-2-1]**

At its 13 April 1994 meeting, Council deferred consideration of a report on Council Buildings - Cleaning Operations (Item I50419 refers).

It is understood that there was concern about what would happen to existing cleaning staff if Council adopted points 3 and 4 of the recommendation of report I50419, viz:

- "3 call tenders for the cleaning of reserve and beachside toilets currently cleaned by full time cleaning staff;
- 4 commences negotiations with the Australian Services union and Staff with respect to down sizing of the cleaning section."

The City Building Surveyor now provides further information and advises that his previous recommendation outlined in Attachment A to Report I50615 still stands.

CITY BUILDING SURVEYOR'S REPORT I50615 recommended that Council:

- 5endorse the revised work practise procedures for cleaning of building currently cleaned by part-time staff;
- 6 endorse the actions of the Town Clerk and City Building Surveyor in purchasing mobile telephones for improved communications;
- 7 call tenders for the cleaning of reserve and beachside toilets currently cleaned by full time cleaning staff;
- 4 commence negotiations with the Australian Services Union and Staff with respect to down sizing of the cleaning section."

**I50615A COUNCIL BUILDINGS: CLEANING OPERATIONS- [210-2-1]**

**MOVED** Cr Cooper , **SECONDED** Cr Wood that Council call for tenders for the cleaning of Council Buildings.

**CARRIED**

Cr Waters dissented.

**I50616 SHADOW CABINET MEETING - [702-3]**

The Town Clerk advised that correspondence had been received from the Member for North Metropolitan Region, Mr Graham Edwards, MLC, requesting the use of Council Chambers to enable the Leader of the Opposition, Mr Ian Taylor and his Shadow Ministers to hold a Shadow Cabinet meeting in the City of Wanneroo.

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that the Town Clerk be authorised to make suitable arrangements with the Member for North Metropolitan Region for the use of Council Chambers.

**CARRIED**

**I50617 PUBLIC RELATIONS SECTION - STRUCTURE AND ROLE - [404-0]**

At its meeting held 9 March 1994 Council resolved to review the appointment of the position of Administrative/Functions Officer - Public Relations. The Town Clerk reported on the matter and advised that he proposed to confirm the appointment of Mrs Cherie Barnes be appointed on a permanent basis to the position of Administrative/Functions Officer.

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that the Town Clerk's actions to appoint Mrs Cherie Barnes on a permanent basis to the position of Administrative/Functions Officer, be endorsed.

**CARRIED**

**I50618 USE OF CARRAMAR LOGO - [622-0]**

The Town Clerk advised that Peet and Co acting as the Project Managers and Selling Agents for the owners of the land adjoining the Carramar Golf Course requested the use of the Carramar Golf Course Logo.

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that permission for use of the Carramar Golf Course Logo be refused.

**CARRIED****I50619 COUNCILLORS ATTIRE - [702-3]**

The Town Clerk spoke on the practice of purchasing Councillors attire.

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that:

- 1 authorisation be given to the Town Clerk to make provision in the 1994/95 Budget for the supply of:
  - (a) 1 blazer and 1 skirt for the female Councillors;
  - (b) 1 blazer and 1 pair of trousers for the male Councillors;
  - (c) 1 monogrammed Council blazer for department heads, for optional use;
- 2 replacement of such items be not less than every three years.

**CARRIED**

**I90637 REPORT OF OCCASIONAL COMMITTEE**

**MOVED** Cr Moloney, **SECONDED** Cr Lynn that the Report of the Joondalup Civic and Cultural Facilities Occasional Committee be received.

**CARRIED**

**ATTENDANCES**

Councillors:	H M WATERS, Mayor - Chairman	North Ward
	L O'GRADY	North Ward
	A B HALL from 8.42 am	South Ward
	M A LYNN, JP	South-West Ward
	B J MOLONEY - Deputising for	
	Cr Dammers to 9.40 am	South Ward
	G A MAJOR - Observer to 9.02 am	South-West Ward

Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Engineer:	R MCNALLY
City Building Surveyor:	R G FISCHER
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
City Librarian:	N CLIFFORD
Special Projects Manager:	J SOBON
Co-Ordinator - Statutory Planning	D BUTCHER
Committee Clerk:	J CARROLL

**ELECTION OF CHAIRMAN**

The Mayor sought nominations for the position of Chairman.

Cr Moloney nominated Cr Waters.

Cr Waters assumed the Chair at this point, the time being 8.36 am.

**DECLARATIONS OF PECUNIARY INTEREST**

Nil

**MEETING TIMES**

Commenced: 8.34 am  
Closed: 10.08 am

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**I70601 AGREEMENT FOR CONSULTANTS - PERFORMANCE AGREEMENTS - [730-8-8-1]****CITY BUILDING SURVEYOR'S REPORT I70601**

At its April 1994 Meeting, Council approved the advertising for Registration of Interest by architectural firms for consultancy services to Stage 1 of the Joondalup Civic and Cultural Facilities project and the use of contract document AS4122 General Conditions for Engagement of consultants, subject to the inclusion of a Performance Agreement (Item I70403 refers).

The City Building Surveyor discusses in detail the performance requirements for consultants, outlining the setting for the project.

**RECOMMENDATION**

That the Occasional Committee, as empowered by Council, agrees to the consultancy performance-based agreement for Contract NO 037-94/95 Joondalup Civic and Cultural Facilities Consultancy Stage 1 be met by the selected consultancy firm signing the following:

- 1 AS 4122 (int) - 1993 General Conditions for engagement of consultants;
- 2 in the documentation of the works limit the non-fully documented portion of the project to less than 3% of the Contract Sum.

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

**CARRIED**

**I70602 QUANTITIES SURVEYING SERVICES - STAGE 1 - [730-8-8-1]**

Tenders were invited from members of the Australian Institute of Quantity Surveyors for the full scope of services pertaining to Stage 1 of the Civic and Cultural Facilities project.

The City Building Surveyor reports on the seven tenders received.

**MOVED** Cr Wood, **SECONDED** Cr Moloney that the Occasional Committee, as empowered by Council:

- 1 accepts the tender of \$118,000.00 from Ralph Beattie, Bosworth Pty Ltd for the full scope of Quantity Surveying Services pertaining to Stage 1 of the Civic and Cultural Facilities Project;
- 2 agrees to the signing of the "General Conditions for Engagement of Consultants" AS4122 as the form of formal agreement between Council and Ralph Beattie, Bosworth Pty Ltd.

**CARRIED**

**I70603 ARCHITECTURAL CONSULTANCY - STAGE 1 - [730-8-8-1]**

At its 18 April 1994 meeting, the Occasional Committee resolved to advertise for registration of interest by architectural firms for consultancy services to Stage 1 of the Joondalup Civic and Cultural Facilities Project.

Advertisements were placed on 7 and 14 May 1994 and closed on 10 June 1994. Sixteen (16), plus one late, registrations were received.

The City Building Surveyor reports on the two prepared question papers the registrants were required to complete and the assessment process.

**MOVED** Cr Wood, **SECONDED** Cr Moloney that the Occasional Committee as empowered by Council:

- 1 establishes an interview panel consisting of Crs Waters, Dammers and Lynn, Town Clerk, City Building Surveyor, Property Manager and Quantity Surveyor;
- 2 interviews:
  - . Brand Deykin & Hay
  - . Forbes and Fitzhardinge
  - . Hames Sharley
  - . James Christou & Partners
  - . Oldham Boas Ednie Brown & Partners
  - . R G Ferguson and Associates

to select the Architectural Consultancy team for Stage 1 of the Joondalup Civic and Cultural Facilities Project.

**CARRIED**



**I70604 PROGRESS REPORT - [730-8-8-1]****CITY BUILDING SURVEYOR'S REPORT I70604**

The City Building Surveyor submits the proposed timetable for the Joondalup Civic and Cultural Facilities Development Programme. He advises that it indicates slippage in the completion of the finalisation of the masterplan and a consequential delay in the selection of the architect consultancy team.

**MOVED** Cr Wood, **SECONDED** Cr Moloney that CITY BUILDING SURVEYOR'S REPORT I70604 be received.

**CARRIED****I70605 LIBRARY INVESTIGATION WITH TAFE - [730-8-8-1]****CITY BUILDING SURVEYOR'S & CITY LIBRARIAN'S REPORT I70605**

In 1990, the possibility of a joint library development between the City of Wanneroo and TAFE was discussed. The proposal was not developed for a number of reasons, including perceived difficulties of community access, management, book stock, access, etc.

In February 1994, a further proposal to establish a joint library was received. As a result, a discussion paper has been prepared which seeks to identify the opportunities for joint action in the development of the TAFE/City of Wanneroo library system/s.

The City Librarian outlines the conclusions of the paper and recommends the continuation of negotiations.

**MOVED** Cr Wood, **SECONDED** Cr Moloney that the Joondalup Civic and Cultural Facilities Occasional Committee as empowered by Council authorises further negotiations with TAFE and other Joondalup tertiary institutions to facilitate sharing of library resources and information access for the benefit of the community.

**CARRIED****WORKSHOP - MASTER PLAN - DRAFT - [730-8-8-1]**

The City Building Surveyor gave an overview of the Master Plan as submitted by Hames Sharley. He gave relevant background

information on the formation of the plan and advised he will make previous documentation available to new Councillors.

Several concerns had been raised with the Master Plan and discussion ensued between Councillors and officers regarding possible amendments to this plan.

Suggestions regarding alterations to positions of facilities were made and it was agreed that the City Building Surveyor invite Mr Bill Hames of Hames Sharley to attend the next Committee meeting to discuss the matter further.

City Librarian requested permission to consult with the State Libraries regarding a preferred position for the library component. Councillors were in agreement to this proposal.

**I90638 TOWN CLERK'S REPORT**

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

**CARRIED**

**I90639 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]**

Document: Grant of Easement  
Parties: City of Wanneroo and Greenwood Community Centre  
Description: Lot 1 Coolibah Drive, Greenwood  
Date: 3.6.94

Document: Transfer of Land  
Parties: City of Wanneroo and ACI Operations Pty Ltd  
Description: Lot 50 Cnr Gnangara Road/Alexander Drive  
Date: 3.6.94

Document: Withdrawal of Caveat  
Parties: City of Wanneroo and Kismet Enterprises Pty Ltd  
and  
Yebra Nominee Pty Ltd  
Description: Lots 104 and 105 Berkley Road, Marangaroo  
Date: 8.6.94

Document: Withdrawal of Caveat  
Parties: City of Wanneroo and Smith Corporation Pty Ltd  
Description: Lot 908 Jenolan Way, Merriwa  
Date: 8.6.94

Document: Deed  
Parties: City of Wanneroo and Sylvia May Gibbs  
Description: Copyright Agreement  
Date: 10.6.94

Document: Deed  
Parties: City of Wanneroo and Sylvia May Gibbs  
Description: Copyright Agreement  
Date: 10.6.94

Document: Deed  
Parties: City of Wanneroo and Cecilia Duffy  
Description: Copyright Agreement  
Date: 10.6.94

Document: Deed  
Parties: City of Wanneroo and Rosarin Ariti  
Description: Copyright Agreement  
Date: 10.6.94

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

**CARRIED**

**I90640 URBAN DEVELOPMENT ADVISORY COMMITTEE (WA WATER AUTHORITY VACANCY - [312-2])**

The Western Australian Municipal Association has invited nominations from member councils for appointment to the position of Member - Urban Development Advisory Committee (WAWA).

The Urban Development Advisory Committee (WAWA) has recently been formed to provide the WA Water Authority with advice and representative input on WAWA involvement in land development activity. Nominees are required to have considerable relevant experience in the field.

The Committee meets at least twice yearly and meetings will be held in Perth after working hours for a duration of 3 - 4 hours. There is no meeting fee but "out of pocket expenses" will be paid.

Committee membership is as follows:

WAWA Director of Engineering Services (Chair)  
WAWA Manager, Urban Development Liaison Branch  
Urban Development Institute of Australia Representative  
Association of Consulting Engineers Australia  
Representative  
Association of Consulting Surveyors Representative  
Master Builders Association Representative  
Housing Industry Association Representative  
Australian Earthmovers and Road Contractors  
Representative  
WAWA Representative

Cr Magyar nominated Cr Cooper.

**MOVED** Cr Magyar, **SECONDED** Cr Ewen-Chappell that Cr Cooper be nominated for appointment to the position of Member - Urban Development Advisory Committee.

**CARRIED**

**I90641 CR IAIN MACLEAN - EXPENSES - [702-3]**

On 23 May 1994 Cr Iain MacLean was declared by the Electoral Commission as the elected candidate to the North Metropolitan Region of the Legislative Council. The constituency he now represents includes the South Ward of the City of Wanneroo

Cr MacLean advises that, in view of the fact that he represents this same constituency as a Councillor of the City of Wanneroo, he will not be submitting any further claims to Council for travel or telephone expenses which he may be entitled to since his last claim, made on 20 May 1994.

**MOVED** Cr Cooper, **SECONDED** Cr Lynn that the information regarding Cr Iain MacLean's expenses be received.

**CARRIED**

**I90642 APPOINTMENT OF INTEGRATED LOCAL AREA PLANNING  
CO-ORDINATOR - [012-0-1]**

Council resolved at Item I90457, to "endorse the appointment of Mr Tim Muirhead to the position of Integrated Local Area Planning Co-ordinator on a twelve month contractual basis, at the agreed fee for service of \$63,000."

Mr Muirhead applied on the basis of a consultancy to be conducted by his company, Tim Muirhead and Associates Pty Ltd, and this arrangement was implied in the expression "on a contractual basis, at the agreed fee for service...". However, it is considered necessary to amend the record to more accurately reflect the basis of the appointment.

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

1 rescinds its resolution I90457, viz:

"that Council endorses the appointment of Mr Tim Muirhead to the position of Integrated Local Area Planning Co-ordinator on a twelve month contractual basis, at the agreed fee for service of \$63,000";

2 endorses the appointment of Tim Muirhead and Associates Pty Ltd as the Integrated Local Area Planning project co-ordinator on a twelve month contractual basis, at the agreed fee for service of \$63,000.

**CARRIED**

**I90643 ACLGS STUDY TOUR OF NEW ZEALAND - [202-1-3]**

As a result of Council authorising the participation of a Councillor and the Town Clerk in the ACLGS New Zealand Study Tour over the period 5 - 11 December 1993, I accompanied the then Mayor, Cr Graeme Major to New Zealand to participate in this Study Tour.

The itinerary for the tour involved visits to Auckland, Manukau City, Rotorua and Hamilton, all situate within the North Island.

An extremely wide range of areas of local government operation/administration was covered and included -

- the effect of amalgamation and restructuring
- Strategic Planning
- Delegation
- Community consultation
- role and accountability of Committees
- corporation/privatisation/contracting out/service delivery/trading
- Industrial relations/human relations
- development vs environmental issues.

The reform of local government in New Zealand occurred in 1989 and involved both reorganisation of the structure of local government as well as reforms of the operations.

Prior to 1989 there were a multiplicity of local authorities

Multi purpose territorial authorities (City, Borough, County and District Councils)	219
Regional or United Councils (mainly elected by territorial authorities)	22
Special purpose authorities (Harbour, Catchment Domain, Water, Pest Destruction Boards etc)	500
TOTAL:	741

On 31 October 1989, a new structure for Local Government was imposed comprising some 94 new local authorities:

Territorial Councils (County or District)	73
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Regional Councils	13
"Unitary" Council (District Council with Regional responsibilities)	1
Special purposes authorities (temporary)	7
TOTAL:	94

The 1989 reform also made very clear that the roles of elected members and officers were different and should not be confused.

Elected members had clear responsibility for -

- (a) establishment of policy
- (b) monitoring the implementation of policy by the Chief Executive.

Chief Executive was responsible for -

- (a) policy advice to elected members
- (b) implementation of policy
- (c) reporting on implementation in a way that elected members could carry out their monitoring role.

The Chief Executive who is the only officer employed by Council, was also charged with employing all other staff and for determining their terms and conditions of appointment.

The accountability of the Chief Executive to the elected Council is precisely defined through a performance based contract. Although about half of the initial appointments to the position Chief Executive changed within four years for a variety of reasons, the comment was made that -

"This situation is to be welcomed as given the scale of remuneration packages available to Chief Executives there is no excuse for mediocrity. With performance requirements explicitly established and mutually agreed these accountabilities are working well and are generally welcomed by officers who are more frequently today recruited from the private sector".

Economies of Scale was identified as probably the only real effect resulting from the amalgamation process. The new local

authorities were bigger and better resourced than previously which produced many benefits.

However, it was also suggested the major long term effects of the 1989 reform of local government in New Zealand did not result from amalgamation of authorities but from the application of the principles of reform. The opportunity to change corporate culture to restructure administration, the clearer definition of the roles of elected members and the officers and the new accountability mechanisms were the significant effect.

The requirement for increased community consultation have been of significant benefit to the community by providing more opportunity for understanding and involvement.

Some other major areas of the reform process were -

- Separating policy from operation
- Separating regulatory functions from service delivery
- Separating trading functions
- Maximising accountability
- Commercialising Council's activities.

#### COMMUNITY CONSULTATION

Community Consultation is now a requirement under the Local Government Act for all local authorities in New Zealand. Documents to be prepared are the Annual Plan and the Annual Report and are the main vehicles through which accountability to the public is introduced and monitored.

The annual plan is an estimates-related process and is not dissimilar to any other estimates approval but measurable service objectives have to be stated which adds a great deal more in the way of words to the documents. However, it does mean that draft figures for all activities must be calculated at an even more remote distance in time for the start of the financial year to which they relate than was previously the case.

Significant features of the Annual Plan include -

The Plan shall -

- 1 be in particular terms for the current year and in general terms for each of the following two years.



- 2        Include significant policies and objectives.
- 3        Cover the nature and scope of significant activities.
- 4        Include the performance measures and targets for the activities.
- 5        For each activity shall include the indicative costs including allowance for depreciation, the cost of capital employed, source of funds and rating policies.

The Annual Plan upon which public consultation occurs is a condensation of the more comprehensive Corporate Plan which the legislation requires to be prepared for a 1-3 year period and which sets out all activities, their goals and objectives, the anticipated costs, the basis of funding and the method by which outcomes can be measured.

The Annual Plan has become a major element of public accountability through the consultative procedures associated with its preparation and through the Annual Report which measures performance against objectives and performance targets which are established in the Plan.

Upon adoption of the draft Annual Plan by Council, a copy is forwarded to all ratepayers who may make a submission on any aspect to Council.

Those making submissions are to be given the opportunity of being heard before a full and open Council meeting or a Committee meeting. Following this process the Council is then required to adopt the Annual Plan with or without amendment.

Produced at the end of the Financial Year the Annual Report on performance focuses on physical work achievements, the attainment or otherwise of the targets set in the annual plan and the financial results as compared with Budget estimates.

What seemed to be missing in discussions, debate etc, on Community Consultation was the cost, time, effort etc of producing and circulating to the community the Annual Plan and Report documents.

Having sighted a number of the documents it could easily be concluded the total cost would be quite considerable.

Whilst the principle of some form of community consultation cannot be argued, in my opinion the New Zealand experience cannot be justified in \$ terms.

I would however, support a document prepared along the lines of the "forward" produced for inclusion in the City's Budget Documents to be made available to ratepayers, not necessarily by posting to all, to allow the opportunity for response as to what the City plans for the ensuing financial year.

#### LOCAL GOVERNMENT ELECTIONS

Local Government Elections in New Zealand are conducted under a "postal ballot" system in lieu of the Polling Booth method.

Simply put, following the closing of nominations etc, ballot papers are posted to all electors who are only required to complete the vote and return in the envelope provided.

There was some sympathy in one district for the ballot system (Rotorua) but that Council recognised the advantages of conducting postal elections outweighed the disadvantages.

There was no evidence to support one system being less costly than the other.

Postal voting was introduced in Tasmania for the 1994 municipal elections and was conducted by the Electoral Commission in that State. Accordingly I am sure a great deal of consideration/debate will be given to the possible introduction of postal voting in Western Australia for municipal elections.

#### ROLES OF ELECTED MEMBERS - OFFICERS

The 1989 reform made very clear that the roles of elected members and officers were different and should not be confused.

Elected members have a clear responsibility for -

(a) Establishment of Policy

(b) monitoring the implementation of policy by the CEO

whereas the CEO on the other hand was responsible for -

(a) Policy advice to elected members

- (b) implementation of policy
- (c) reporting on implementation so that elected members could carry out their monitoring role.

As mentioned earlier in this report the CEO was also charged with employing all staff and for determining their terms and conditions.

Clearly the concept was "let managers do the managing".

As could be expected this "concept" was welcomed by officers as a significant improvement particularly where they had been frustrated by constant political interference. However, whilst the change was welcomed for many elected members, for some particularly long serving councillors of the old system, the change was regarded as retrograde.

Nevertheless it seemed in general terms the new roles were working well, especially in the era of greater accountability.

From an elected member's point of view, the Chairman of the Bay of Plenty Regional Council in a paper said -

"We had to reassess what our role was and how we operated in the new structure. The local government legislation now placed the responsibility for the implementation of decisions on its chief executive. Elected members were not to become involved with hands-on management of the organisation. This was to be left to the officers. Under the law Councillors were to maintain an overview to ensure that council's policies and outcomes, particularly those set out in its Annual Plan, are achieved. They were also to have an auditing role in the performance of the delivery of services.

Some elected members have found this fundamental change difficult to adjust to. In fact some still, I believe, cling tenaciously to the old ways, however, the law is very specific in this area and they find their impact rather limited.

The important point to remember about this change was that it was designed to give elected members a role more in line with that of being a member of a board of directors running a business.

This reassessment of role also impacted directly on delegation. Elected members because they were now required to function as a policy maker, could not now become directly involved in the day to day running of the organisation. This became the responsibility of the officers. Hence Elected Members needed to retain an overview whilst allowing the officers to get on with the implementation of their policies. This required a fundamental shift in attitude towards the officers and how they implemented policy.

Delegation meant a move towards reporting by exception rather than reporting in considerable detail on every matter dealing affecting the authority. In the case of Environment BOP this has worked very well. When the objectives and performance targets are being met as set out in the Annual Plan there is no real need for the elected members to become directly involved in the policy implementation. This is only necessary if significant exceptions arise which impact upon the objectives and performance targets to the extent that the outcomes will be altered. This is the only time when it is necessary for the Elected Members to become involved. Even then this should only be to reappraise policy against likely outcomes".

Would I like to see the New Zealand experience repeated in Wanneroo. The answer is probably "No" and certainly not as a total package.

Whilst expressing the foregoing view I would hasten to add that in many ways Wanneroo operates along the principles of the New Zealand system. However, the administration, both at the elected/officer level has been caused by necessity and not by any reform process brought about by amending legislation.

I refer to the following comment expressed in the Kyle Report -

"The City is growing and has for some years grown at such a rate.....It is no longer of a size appropriate for administration under our existing local government system....."

In other words the City would need to be taken out of the present local government system and be administered in a manner somewhat similar to the City of Brisbane which has paid full-time Councillors!!"

Therefore I believe any discussion to divide the municipality into two or more separate Councils would be a retrograde step and I would strongly support any move, with some modifications, which would allow the administration of the City along the lines permitted under the New Zealand reforms.

Having regard to the New Zealand experience the following would be worthy of consideration/introduction in the City of Wanneroo

- Corporate & Strategic Planning;
- a modified form of Community Consultation;
- election by postal ballots (coupled with 4/2 election);
- a clearer distinction between the roles of elected members/officers;
- greater autonomy.

Based on only a fairly brief introduction/understanding I would have serious concerns for the principle of forming all/any section(s) of Council's operations into a business unit to compete on the open market. A visit to New Zealand in say 5/7 years' time to gauge the experience of these Council business units or as they are known in New Zealand - LATE's - Local Authority Trading Enterprises, would be very interesting.

As Councillors are aware, a Corporate/Strategic Plan is currently under preparation and a draft will be available towards the end of this year. The opportunity will therefore be taken to incorporate if necessary, ideas from the documents etc obtained in New Zealand.

I believe the knowledge obtained in the visit to New Zealand could be beneficial to the City of Wanneroo and may be to local government generally. I would hope that at some time in the near future it may be possible to have a "workshop" with Councillors to enable Cr Major and myself to discuss our New Zealand experience.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that the Report on the ACLGS Study Tour of New Zealand be the subject of a Workshop meeting.

**CARRIED**

**I90644 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**

Council approval is sought for the following functions to be included in the 1993/94 calendar:

DATE 1994	FUNCTION	GUESTS	HOST
1 July 1994	Ruby Benjamin Foundation Official Opening	30	Council
19 July 1994	Annual Industrial Awards Preliminary Inspection - Luncheon	10	Council

**MOVED** Cr Cooper, **SECONDED** Cr Lynn that Council approves the inclusion of the following functions in the 1993/94 Calendar:

DATE 1994	FUNCTION	GUESTS	HOST
1 July 1994	Ruby Benjamin Foundation Official Opening	30	Council
19 July 1994	Annual Industrial Awards Preliminary Inspection - Luncheon	10	Council

**CARRIED**

**I90645 AMENDMENT NO 584 - MINDARIE NORTH NEIGHBOURHOOD CENTRE - [790-584]**

The above matter was dealt with by Council at its meeting of 8 June 1994. The Department of Planning and Urban Development has advised of a mistake in its response to a request for advertising of Amendment No 584. This mistake has now gone into the Minutes (Item I20604 refers).

Point 1(c) of Council's resolution reads:

"(c) including the following additional clause to  
Schedule 7 of the Scheme Text

"(j)Department stores and discount department stores s

The correct figure is actually 500m<sup>2</sup> net lettable area and Council's resolution I20604 requires to be altered accordingly.

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

1 rescinds Point 1(c) to Item I20604, viz:

"(c) including the following additional clause to  
Schedule 7 of the Scheme Text

"(j)Department stores and discount department stores s

2 substitutes a new Point 1(c) viz:

"(c) including the following additional clause to  
Schedule 7 of the Scheme Text

"(j)Department stores and discount department stores s

**CARRIED**

#### **I90646 HUMAN RESOURCES MATTERS - [404-0]**

This report gives details of staff appointments and resignations, and seeks authorisation of officers within the Municipal Law and Fire Services Department.

#### **STAFF APPOINTMENTS**

Position	Appointment	Commencement
P/T Receptionist - Admin	Christine SMALLWOOD	07.06.94
Ranger - Mun Law & Fire Serv decided	David HOATH	to be
Ranger - Mun Law & Fire Serv decided	Tony HEINZE	to be

#### **RESIGNATIONS**

Library Clerk Gde 1 - Sorrento/Duncraig	Louise REID	01.06.94
Cadet Administrator - Town Planning	Jamie TASSICKER	30.06.94
Minute Clerk - Admin	Merilyn HOSSACK	01.07.94
Clerical Officer (Records) - Administration	Lisa JOBSON	01.07.94
Planning Officer - Town Planning	Pauline EASTWOOD	01.06.94

Library Clerk Gde 2 - Whitford	Deborah JONES	02.06.94
Deputy Town Clerk - Admin	Anthony ROBSON	22.07.94

**AUTHORISATION OF OFFICERS**

The Manager - Municipal Law and Fire Services Department has requested that Rangers D C Hoath and T W Heinze be authorised to act under, enforce and make complaints in accordance with the provisions of the Local Government Act 1960, Part XX and section 669 and the Dog Act 1976, Regulations and By-laws thereunder, for the Municipality of the City of Wanneroo. Council is also requested to list them as Authorised Officers in the next available issue of the Government Gazette.

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

1 in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report;

2 in accordance with the provisions of the Justices Act 1902, authorises the following officers -

D C Hoath  
T W Heinze

to make complaints, act under and enforce the provisions of the Local Government Act 1960, Part XX and section 669, and the Dog Act 1976, Regulations and By-laws thereunder, for the Municipality of the City of Wanneroo.

**CARRIED**

**I90647 DONATION - INFORMATION AND REFERRAL CENTRE/YOUTH  
ACTIVITY CENTRE - [009-1]**

A request has been received from the Department for Community Development for financial assistance.

Mrs Jackson, Youth Community Worker (Whitford District Office) has been contracted for a six month period to work with the community, supporting them in developing services and activities for young people in Yanchep, Two Rocks and surrounding areas.

The local reference group has been formed and is currently working on two major projects:-



- ° The establishment of an Information and Referral Centre.
- ° The establishment of a Youth Activity Centre.

The group has secured a vacant shop at the Two Rocks Shopping Centre to establish the Information and Referral Centre. This Centre aims to provide information to young people and families on issues and areas of:-

Education  
Employment and Training  
Legal Health  
Social Security  
Welfare

Mrs Jackson's role is to negotiate with Government and non Government agencies to gain commitments in providing services at the centre on a sessional basis.

The group now requires a small grant of \$500 to complete the establishment costs of the Information and Referral Centre. The money would be used for telephone connection, small electrical and plumbing repairs and stationery.

The Group's submission forms Appendix I to this report.

The City has no budgeted funds for this project. If Council considers it worthwhile to support this cause, it will be necessary to authorise the over expenditure by **ABSOLUTE MAJORITY VOTE** in accordance with the provisions of Section 547 (12) of the Local Government Act.

In view of the apparent need and urgency of this request it is suggested it be supported.

**MOVED** Cr Major, **SECONDED** Cr Wood that Council authorises, in accordance with Section 547(12) of the Local Government Act, a donation of \$500.00 to the Information and Referral Centre/Youth Activity Centre.

**CARRIED BY AN  
ABSOLUTE MAJORITY**

Appendix XVI refers.

**I90648 LOT 17 TAMALA PARK - [508-5-5]**

Council, as joint owner with the Cities of Perth and Stirling, leases land to the Mindarie Regional Council for the Tamala Park Sanitary Landfill operation. The issue of the appropriate lease fee for this land has been discussed for some time. At its meeting on 21 April 1994 the Mindarie Regional Council proposed that the lease fee be set at \$1 payable on demand.

The land was purchased for \$4,977,543 in 1981 after discussions with the Health Department of WA to provide a long term tip site for the three owners. The ERMP for the proposed tip was issued in 1983. The three owners formed the Mindarie Regional Council in 1988 as the preferred management platform for managing the tip site.

There was considerable concern at the time that the State Government was increasing its direct control in waste management and would be tempted to take over the Mindarie Regional Council and operate it as a profit making venture. The lease agreement was set up to cover this possibility. If there was a dispute between the owners and the Mindarie Regional Council then a commercial rent could be set. Provision was also included that any profits would be paid as additional rent.

The situation has changed and these provisions are now the cause of dispute between the owner Councils.

The City of Stirling is proposing a lease fee of \$230,000 per annum. This reflects a difference in philosophy relating to the funding and operation of Tamala Park. The City of Stirling views the Mindarie Regional Council as a "stand alone" entity like a private company and it should pay commercial rent for the leased land.

The alternative view is that the Mindarie Regional Council undertakes a public service on behalf of the member Councils and, therefore, their ratepayers. The ratepayers, through Council, purchased the land for a rubbish tip. The ratepayers could reasonably expect not to be paying rent to use land they purchased.

In general, Council purchases and acquires land for a range of public services, including roads, parks, cultural and recreation activities and community purposes. Council does not include the land costs in calculating user charges.

The situation in relation to the tip site is perhaps even clearer because it is a service used by practically all ratepayers via their weekly rubbish collection.

The legal situation in relation to setting the lease fee is not so clear. Sections 3.1 to 3.9 of the lease agreement are attached.

The Mindarie Regional Council has not paid any rent to the owner Councils. The rent for the first year was set at \$1 payable on demand. The lease fee for following years is by agreement or, if in dispute, then at a fair commercial rent. To date there has been no notification to the Mindarie Regional Council of a disagreement on the lease fee or for non payment of monthly instalments. In practice it would appear that the parties have agreed to a continuation of the \$1 payable on demand.

The other component of the lease agreement is the "operating surplus" per clause 4.8. This covers the surplus above operating costs for the year. There has been some confusion surrounding this item.

On 9 July 1990 it was proposed to the Mindarie Regional Council that Councils tipping rubbish at Tamala Park should only pay for the actual cost of processing the rubbish and should receive a direct refund of any operating surplus relating to their proportion of tipping fees paid. This would leave the surplus from private tipping to be distributed equally between the three owner Councils.

It was also proposed and adopted by the Council that an "airspace" rate of \$0.59 per tonne be paid to the owner Councils to allow for consumption of the tipping capacity of the site. This would particularly protect the interest of the City of Stirling while it was not using the site. No payments have been made from this fund and an alternative system may be required.

Tipping commenced in March 1991 and these principles were recognised in preparation of the 1991/92 Budget. The May 1992 meeting of the Mindarie Regional Council approved the payment of a rebate calculated at \$2 per tonne of rubbish tipped by the member Councils during 1991/92.

No refund of surplus of tipping fees over owner operating costs has been made since and the carry forward surplus for 1993/94 is estimated at \$2.3m.

The surplus may be further increased by the current practice of counting loan repayments as an operating cost. Loans totalling \$2,950,000 were raised under Section 723 of the Local Government Act. This appears to place the responsibility of the capital and interest payments with the constituent local authorities. This is confirmed in Section 6.4.1(a) of the Mindarie Regional Council constitution. This was done initially, but, at the request of the City of Stirling, these payments were then undertaken by the Mindarie Regional Council funded from increased tipping fees.

This has resulted in the long term infrastructure being funded as a short term operating expense paid for only by the Cities of Perth and Wanneroo. There is also the question as to whether the Mindarie Regional Council can legally make these payments.

The City of Perth has been split up into four municipalities. The City of Stirling, after the purchase of the land, signed contracts that commit it to use the Yirrigan site until 2004 and officers and councillors at the last Mindarie Regional Council meeting indicated a significant likelihood of this time period being further extended.

The City of Wanneroo will be using the Tamala Park site for the foreseeable future and is likely to be the major tipper at the site.

## **Conclusion**

The Tamala Park Sanitary Landfill operation is most appropriately viewed as a community service undertaken by Council on land funded by ratepayers for this purpose. Rubbish tipped by Council should not attract an additional charge to cover a lease payment back to Council. An annual lease fee of \$1 is appropriate.

The overall changes in the needs of the three owner Councils have created the need for a full review of the arrangements for operating Tamala park including the role of the Mindarie Regional Council and the ownership structure of the tip site.

Immediate action is needed to modify the lease fee situation and clarify the payment of loans. The portion of the operating surplus collected from rubbish tipped by the member Councils should be refunded by 30 June 1994 unless Sections 4.8 and 4.9 are deleted from the lease agreement by 29 June 1994.

The situation in relation to loan payments under Section 723 of the Local Government Act needs to be clarified.

**MOVED** Cr Cooper, **SECONDED** Cr Major that Council resolves:

- 1 to confirm the annual lease fee for the land leased to the Mindarie Regional Council for the Tamala Park Sanitary Landfill continue at \$1 per annum payable on demand;
- 2 to request the Mindarie Regional Council to ensure that Councils tipping rubbish at Tamala Park only pay for the actual cost of processing the rubbish and that they receive a direct refund of operating surpluses relating to their portion of tipping fees paid during this and previous years to be paid by 30 June 1994;
- 3 to modify the lease agreement with the Mindarie Regional Council for "lot 17 Mindarie" as detailed below and request concurrence of the Cities of Perth and Stirling as joint owners and the Mindarie Regional Council as lessee.
  - (a) Delete clause 4.3 and replace with:

"The annual lease fee is \$1.00 per annum payable on demand."
  - (b) Delete Clauses 4.8 and 4.9.
- 4 advises the Mindarie Regional Council of its view that the loan payments of capital and interest should be paid by the member Councils and are not a proper operating expense of the Mindarie Regional Council.
- 5 requests the Town Clerk to undertake a full review of the arrangements for operating Tamala Park including the role of the Mindarie Regional Council and the ownership structure of the site.

**CARRIED**

Appendix XVII refers.

**I90649 LEAVE OF ABSENCE - CR GILMORE - [702-3]**

Cr Gilmore has requested leave of absence from Council business during the period 22 June to 13 July 1994 inclusive.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that the leave requested by Cr Gilmore be granted.

**CARRIED**

**I90650 CRECHE OPERATIONS - AQUAMOTION AND WANNEROO RECREATION CENTRE - [690-8, C330-7-1]**

At its meeting on 27 April 1994, Council resolved to continue the privatization of both Aquamotion and Wanneroo Recreation Centre Creches (Item I40424 refers). It was reported at that time that a further report would be considered by the Occasional Committee in regard to the specifics of this arrangement.

**WANNEROO RECREATION CENTRE CRECHE**

The creche currently operates via a booking system in which the operator liaises closely with the Centre administration Officer regarding course dates and other group bookings. The creche operator is familiar with seasonal variations in attendances and is satisfied with this system.

The operator has stated that a minimum of three children at any one time is required to ensure the required subsidy remains at or below \$500.00 per quarter. If less than three children are booked in at any one time, the creche operator will liaise with the parents concerned and encourage them to make alternative arrangements.

**AQUAMOTION**

With the commencement of the new operation in October 1993, the creche hours were amended as follows:

from Monday to Friday - 9.00am - 12.30pm

to Monday to Friday - 9.00am - 12.00pm.

This half hour per day reduction resulted in minimal impact on patronage. The advertised closing time was 12.00pm; however,

if the creche was empty at 11.30am the supervisor would close, presuming that no one would book in for half an hour only. This was done essentially to reduce expenditure.

The subsidy for the six months trial period (October 1993 to April 1994) was arbitrarily set at \$500 per quarter. Whilst these amounts have been paid, the operator, Mrs Devlin, has advised that there was an actual deficit of \$821 in the second quarter of the 1993/94 financial year when the trial period began) and \$1050 in the third quarter. Consequently, Mrs Devlin has now forwarded additional invoices for the second and third quarters of \$221 and \$550 respectively.

Mrs Devlin has advised that it is not possible to operate the creche for the current number of hours for a subsidy of less than \$800 per term average (ie \$3200 per year). In the 1992/93 financial year, under the in-house operation, the salaries and on-costs component for the creche amounted to \$21,153. When this was offset with the income (creche fees) of \$4,103, the comparable cost of the in-house creche operation during this period was \$17,050.

It is suggested that Mrs Devlin's request of \$800 per term subsidy is quite reasonable and the outstanding amounts from the trial period be endorsed for payment.

In addition, it is recommended that the creche hours of operation be further modified as detailed below:

- School Term - 40 weeks per year Monday to Friday 9.00am - 11.00am and at other times during Centre run programmes or with prior booking.
- School Holidays - 10 weeks per year Monday to Friday, 9.15am - 10.45am and at other times during Centre run programmes or with prior bookings.

A minimum of three children will be required to be booked in at any time outside the core hours.

Were Council to endorse the above suggestions, the overall subsidy to the current creche operation will be quite acceptable and well below that of the previous Council run service.

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

- 1 agrees to a minimum of three children at any one time in the Wanneroo Recreation Centre creche and a subsidy of \$500.00 per quarter to be allocated to the Operator;
- 2 modifies Aquamotion's creche hours as follows;
- School Term - 40 weeks per year Monday to Friday, 9.00am - 11.00am and at other times during Centre run programmes or with prior booking;
  - School Holidays - 10 week per year Monday to Friday, 9.15am - 10.45am and at other times during Centre run programmes or with prior bookings;
- a minimum of three children will be required to be booked in at any time outside the core hours;
- 3 agrees to pay a maximum subsidy of \$3,200 per year (subject to annual CPI increase) to the operator of the Aquamotion creche;
- 4 agrees to pay the outstanding subsidy donations of \$221 and \$550 to Mrs Marg Devlin for the trial period October 1993 to April 1994.

**CARRIED**

**I90651 CIVIC FUNCTIONS - [703-3]**

Council's permission is requested to hold a catered function for up to 100 people in the Function Area, 3rd floor on Monday 25 July 1994. It is the second award ceremony for the Healthy Choices Award and it is anticipated that there will be 13 award winners.

Invitations will be sent to the Mayor and all Councillors and the Mayor has been request to hand awards to the winners and also deliver a short speech. Mr Brian Wall, General Manager, Public Health Services (Health Department of WA) has been approached as guest speaker.

**MOVED** Cr Cooper, **SECONDED** Cr Lynn that Council holds a catered function for the Healthy Choices Award for up to 100 people in the Function Area, 3rd floor on Monday 25 July 1994.

**CARRIED**



**MOTIONS FOR FURTHER ACTION**

**I90652 PROPOSED OPTUS TELECOMMUNICATIONS FACILITY ON RESERVE  
31982 (8) HIGH ROAD, WANNEROO - [755-31982]**

**MOVED** Cr Cooper, **SECONDED** Cr Ewen-Chappell that Council write to the Member of Wanneroo, Mr Wayde Smith, requesting he contact the Water Authority of WA suggesting the proposed Optus telecommunications tower be located on the original site.

**CARRIED**

**MOTIONS FOR REPORT**

**I90653 CRAIGIE LEISURE CENTRE - [680-1]**

Cr Freame request that the casual attendance at the Craigie Leisure Centre be monitored for the period of three months and a Report be submitted to the October Council Meeting.

**RESOLVED** that the casual attendance at the Craigie Leisure Centre be monitored for the period of three months and a report be submitted to the October Council meeting.

**I90654 WHITFORDS SHOPPING CENTRE TRAFFIC - [510-390]**

Cr Freame requested, in the interests of Mr and Mrs Davies of Banks Avenue Hillarys, a report on the outcomes and effects of the traffic from Whitford City onto Banks Avenue and also on the illumination that has now been installed adjacent to that exit.

**RESOLVED** a report be submitted to Council on the traffic exiting from Whitfords Shopping Centre onto Banks Avenue and also the illumination in the Shopping Centre car park adjacent to that exit.

**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.

**MOVED** Cr Lynn, **SECONDED** Cr Curtis that the meeting adjourn for a short period, the time being 9.02 pm.

**CARRIED**

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

**MOVED** Cr Hall, **SECONDED** Cr Wood that the Meeting resume and be held behind closed doors, the time being 9.12 pm.

**CARRIED**

**CONFIDENTIAL BUSINESS****I90630 ENGINEERING DEPARTMENT ANNUAL TENDERS - [208-6]**

**MOVED** Cr Cooper, **SECONDED** Cr Ewen-Chappell that consideration of Tender No: 10-94/95 - Supply and Laying of Concrete Kerbing be deferred and referred to the next meeting of Council.

**CARRIED**

**I70601 AGREEMENT FOR CONSULTANTS - PERFORMANCE AGREEMENTS - [730-8-8-1]**

**MOVED** Cr Cooper, **SECONDED** Cr Ewen-Chappell that the Occasional Committee, as empowered by Council, agrees to the consultancy performance-based agreement for Contract No 037-94/95 Joondalup Civic and Cultural Facilities Consultancy Stage 1 be met by the elected consultancy firm signing the following:

- 1 AS 4122 (int) - 1993 General Conditions for engagement of consultants;
- 2 in the documentation of the works limit the non-fully documented portion of the project to less than 3% of the Contract Sum.

**CARRIED**

**I90655 AUSTRALIAN CENTRE FOR LOCAL GOVERNMENT STUDIES - ELECTED MEMBERS COURSE NO 39 - [312-2]**

**MOVED** Cr Moloney, **SECONDED** Cr Cooper that the provision for five (5) Councillors to attend the Australian Centre for Local Government Studies - Elected Members Course No 39 be listed for consideration in the draft 1994/95 Budget.

**CARRIED**

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

**CARRIED**

#### **DATE OF NEXT MEETING**

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

#### **CLOSE OF BUSINESS**

There being no further business, the Chairman declared the Meeting closed at 9.55 pm, the following Councillors being present at that time:

COUNCILLORS: WATERS  
FREAME  
O'GRADY  
MAGYAR  
COOPER  
EWEN-CHAPPELL  
MOLONEY  
WOOD  
HALL  
MAJOR  
CURTIS  
LYNN

**I10600A**

**CITY OF WANNEROO**

**TECHNICAL SERVICES SECTION**

**REPORTS FOR COUNCIL MEETING**

22 JUNE 1994

I10605

**CITY OF WANNEROO REPORT NO: I10605**

**TO:** TOWN CLERK

**FROM:** CITY ENGINEER

**FOR MEETING OF:** COUNCIL - TECHNICAL SERVICES SECTION

**MEETING DATE:** 22 JUNE 1994

**FILE REF:** 208-035-94/95

**WARD:** ALL

**SUBJECT:** ANNUAL SUPPLY OF PLANT AND EQUIPMENT - TENDER  
NUMBER - 035-94/95

Tenders were advertised on 30 April and 3 May 1994 for the annual supply of hired plant and equipment as listed for the period 1 July 1994 to 30 June 1995.

Tender No - 035-94/95

- A - Watercarts.
- B - Self Propelled Vibratory Roller.
- C - Rubber Tyred Roller.
- D - Low Loader.
- E - Skid Steer Loader.
- F - Tip Truck.

Tenders closed on Friday, 13 May 1994 and tenders received are detailed on the attached schedules.

Generally, the lowest operating rates are recommended but in some instances a supplementary statement of advice to Council is required.

**Item A - Watercarts**

At this tender it is necessary to make two recommendations to include both truck mounted water tanks and dinosaurs (i.e tractor driven).

In most cases the truck mounted water tank is used. However, certain works require the larger water capacity and ability to work in soft sand conditions and therefore the dinosaur watercart is necessary.

#### Item C - Rubber Tyred Rollers

On occasions it is necessary to use rubber tyred rollers hired with drivers as well as those without. To facilitate this requirement it is necessary to recommend two tenders.

#### Item D - Low Loaders

The unit rate of Dalco Earthmoving is less than that of Goldfield Contractors, however, the overall cost to hire is greater when combined with mobilisation charges. No charge for mobilisation applies to the Goldfields Contractors tender.

#### Item F - Tip Trucks

It is normal for Council to hire a number of 6 and 8 wheel tippers at one time and it is preferable to obtain these trucks from one supplier. Over the last number of years Alvito Pty Ltd has met this requirement and been the lowest tender. At this tender however, Conleigh Pty Ltd has undercut Alvito Pty Ltd by \$2/hr but can only supply one vehicle. It is therefore, recommended that both Conleigh Pty Ltd and Alvito Pty Ltd be nominated to provide Council's needs for six and eight wheel trucks over the next period of contract.

#### RECOMMENDATION

That Council accepts Tender Number 035-94/95 parts A - F as outlined on Attachments 1 - 6 to Report No:

Item	Contractor
A - Watercarts	P & W Transport (13,500L)
"	Alvito Pty Ltd (18,500L)
B - Self Propelled Vib Rollers	Alvito Pty Ltd
C - Rubber Tyred Rollers	Coats Hire (without operator)
"	Rode Contractors (with operator)
D - Low Loaders	Goldfields Contractors
E - Skid Steer Loaders	Alvito Pty Ltd
F - Tip Trucks	Alvito Pty Ltd
	Conleigh Pty Ltd

R T McNALLY  
City Engineer

BD:PRG  
dre0607

I10606

CITY OF WANNEROO REPORT NO I10606

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 208-083-93/94

WARD: ALL

SUBJECT: PLANT REPLACEMENT RESERVE - TENDER NUMBER -  
083-93/94

Tenders were advertised on 23 and 26 April 1994 for the supply and delivery of six (6) 4 cylinder 1500/1600cc sedans.

**To be traded:**

Plant No	Reg'n No	Description	Delivery
99 014	WN 30327	Ford Laser sedan	29.12.92
99 041	WN 30329	Ford Laser sedan	29.12.92
99 494	WN 30355	Ford Laser sedan	22.02.93
99 498	WN 30365	Ford Laser sedan	05.03.93
99 545	WN 30388	Ford Laser sedan	14.04.93

Tenders closed at 11.00am on Wednesday, 4 May 1994 and are as per the attached schedules.

Council authorised the calling of tenders for the replacement of these vehicles at its 27 April meeting (Item I10418 refers).

One additional sedan has been included with this tender which is not part of the Vehicle Additional Purchases programme. The Manager of Welfare Services advises that the City of Wanneroo has recently been allocated additional funding through the Home and Community Care Programme for its aged and disabled services.

Accordingly the Town Clerk approved the calling of tenders for the provision of another sedan.



Reference to the tender schedule highlights that tenders received are not all of the same category.

Council's specification called for 1500/1600cc, 4 cylinder sedans. The Suzuki Swift tendered by Halberts Mitsubishi does not comply with Council's requirement as it provides only a 1300cc engine capacity version and is therefore a non conforming tenders.

The Hyundai Excel is not considered in the same category as sedans Council has purchased in recent years. It is a smaller vehicle more in line with the 1300cc capacity range although it provides for the 1500cc engine capacity in accordance with Council's requirement.

General consensus of fleet buyers over a number of years has consistently shown favour to the four main suppliers of GMH, Ford, Nissan and Mitsubishi. Over the years these vehicles have proved to provide the best supply and resale value.

Hyundai has more recently been striving to get into this market and has recently secured a position on the Government Tender Board. This has just been introduced this year and is therefore too early to form a conclusion on suitability.

Wild West Hyundai is the appointed dealer to supply to the Government Tender Board and its tender has been stated as Government Tender Board pricing.

Significant differences apply to the retail pricing of the Hyundai Excel LS.

The Hyundai Excel LS is in a category of its own and may ultimately place Council in a noncompetitive tender situation.

The resale value of Hyundai Excel is \$3,000 less than current Ford and GMH resale values.

Discounting that has applied at this tender is as follows:

Ford Laser	19%
Holden Nova SLX	27%
Holden Nova SL	21.5%
Mitsubishi	13.5%
Daihatsu Applause	13.3%
Hyundai Excel LS	14.7%
Suzuki Swift	7.3%

Considerable difference between the supply price and Council's price highlights that the preferable purchases are still in the four main category group.

Holden and Ford still retain the biggest percentage discount and a shift to purchase Hyundai Excel may see this advantage eroded.

The preferred tender at this tender is, therefore, Holden Nova SLX which provides the best overall deal for Council.

It is, therefore, prudent to wait until some Tender Board resale values have been forthcoming before Council elects to include the Hyundai Excel in the fleet.

#### RECOMMENDATION

That Council accepts Tender Number 083-93/94 from Brian Gardner for the supply and delivery of six (6) Holden Nova SLX hatchbacks for the changeover price of \$22,418.00.

R T McNALLY  
City Engineer

BD:PRG  
dre0608

I10607

CITY OF WANNEROO REPORT NO: I10607

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 208-39/94/95

SUBJECT: ANNUAL CONTRACT: MAINTENANCE OF AIR  
CONDITIONING UNITS AT VARIOUS COUNCIL  
BUILDINGS

20 tenders for the Annual Contract for the Maintenance of Air conditioning units at various Council buildings were received at 11.00am on 23 May 1994:

	Total Cost \$	Labour/ Hour \$	A/Hrs Labour/Hr
\$			
F & N Nominees Pty Ltd T/A Burke Refrigeration & Air Conditioning Services	1,396.00	47.00	58.75
Direct Engineering Services	1,548.00	45.00	55.00
Solaire Services Pty Ltd	1,680.00	45.00	55.00
Compuroom Services Pty Ltd T/A Winton Air conditioning & Refrigeration	1,836.00	30.00	65.00
A J Baker & Sons Pty Ltd	2,023.10	40.00	50.00
York International Aust P/L	2,300.00	42.00	50,60,160
Airtech Maintenance (WA) P/L	2,712.00	42.00	60.00
Enrac Flower Davies P/L	3,146.00	38.00	65.00
Refrigeration Mechanical Engineering	3,240.00	35.00	45.00

Atlas Environmental Services	3,775.00	45.00	60.00
Acco Services P/L	3,922.00	40.00	60.00
Dynamic Air	3,930.00	28.00	42.00
McKenzie Industries P/L T/A Air conditioning Maintenance Company	4,155.00	43.00	60.00
	Total Cost \$	Labour/ Hour \$	A/Hrs Labour/Hr
\$			
Elvins Air conditioning & Service P/L	5,045.00	35 & 40/hr	70 & 80/hr
Re-cycled Air Conditioning Company	5,400.00	35.00	45.00
Boral Building Contracts and Maintenance	5,500.00	42.00	52.00
Total Air Systems	6,300.00	38.00	47.50
Joondalup Air conditioning and Refrigeration	6,300.00	40.00	60.00
Filtercare WA	7,350.00	35.00	40.00
Alternative Electrical & Air Conditioning	12,420.00	35.00	42.00

This contract is for the maintenance of minor mechanical plant such as room air conditioners and evaporative coolers, and excludes the main air conditioning units at the Joondalup Administration Centre, Craigie Leisure Centre, Aquamotion, Wanneroo Arts/Library Function Centre and the Kingsley Community Services Centre. The maintenance of mechanical plant at these centres is, or will be, the subject of further reports.

Burke Refrigeration and Air Conditioning Services have previously held the contract for maintaining the Joondalup Administration Centre's air conditioning. Their performance was considered adequate.

Direct Engineering Services currently hold the contracts for maintaining mechanical plant at the Joondalup Administration

Centre, Craigie Leisure Centre, Kingsley Community Services Centre and Aquamotion. Their performance is considered excellent.

Although Direct Engineering Services have tendered some \$152.00 higher than Burke Refrigeration, it is believed that the lower hourly rate nominated by Direct Engineering Services will result in a lower overall total of payments under the contract.

#### RECOMMENDATION

That Council:

8accepts the tender of \$1,548.00 per annum for the Maintenance of Air conditioning units at various Council Buildings from Direct Engineering Services Pty Ltd;

9agrees to the signing of the contract documents; and

10subject to the agreement of both the contractor and the City of Wanneroo, authorises the extension of the contract for a further twelve month period.

R FISCHER  
City Building Surveyor

PW:HW  
bre06003

I10608

CITY OF WANNEROO REPORT NO I10608

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 503-3

WARD: ALL

SUBJECT: 1993/94 BUS SHELTER INSTALLATION PROGRAMME

The 1993/94 Bus Shelter Installation Programme has now been finalised and the sites chosen form the basis of this report.

Unlike previous years, the Department of Transport is not providing financial assistance for bus shelter erection. Therefore, the 1993/94 Bus Shelter Installation Programme is fully funded by Council. \$25,000 was set aside in the Budget for this purpose.

Requests for shelter erection were received from Transperth passengers for eleven locations. These were inspected by an Engineering Department officer and, where applicable, the adjoining property owners contacted and their comments requested. Transperth has also provided patronage figures.

The following locations have been rejected for bus shelter erection due to opposition from the adjoining property owners. Grounds of opposition include graffiti, congregation of youths and associated behavioural problems (language, noise and property damage), litter and property devaluation.

- 1 Marangaroo Drive, Marangaroo  
(Adj 29 Marangaroo Drive and 126B Giralt Road)
- 2 Coolibah Drive, Greenwood  
(Adj 106 Coolibah Drive and 1 Kilcairn Place)
- 3 Brazier Road, Yanchep  
(Adj 1 Anchors Way)
- 4 Kingsley Drive, Kingsley

(all stops, western side)

It is recommended that a further four locations be excluded from the shelter erection programme due to low patronage figures. It is considered that erection and supply costs of approximately \$2,200 per shelter and additional ongoing maintenance and graffiti removal costs are not warranted. The patronage figures shown are for 24 hour periods averaged over three days.

- 1 Lilburne Road, Duncraig  
(East side, between Pinafore Court and Hilarion Road)  
5 boarding passengers
- 2 Beach Road, Duncraig  
(North side, East of Marmion Avenue)  
13 boarding passengers
- 3 Dundobar Road, Wanneroo  
(Opposite Wanneroo Shopping Centre)  
Nil boarding, all alighting passengers
- 4 Errina Road, Alexander Heights  
(Opposite 11E & 11F Errina Road)  
13 boarding passengers

The final location, which is not recommended, adjoins the Belgrade Park Retirement Village in Belgrade Road, Wanneroo. There are two stops adjoining this facility, one of which has a shelter and the other a bus seat. As the stops are less than 100 metres apart, it is considered unnecessary to provide two shelters.

It is proposed that the following two sites attract the placement of a bus shelter:

- 1 Constellation Drive, Ocean Reef  
(Adjoining Beaumaris Shopping Centre)  
32 boarding
- 2 Casserley Avenue, Girrawheen  
(Beach Road end, adjoining Homeswest Units, lot 4 Casserley Avenue)  
18 boarding (25 on a Monday)

#### RECOMMENDATION

That Council:

11endorses the following sites for bus shelters through the 1993/94 Bus Shelter Installation Programme:

- .1 Constellation Drive, Ocean Reef  
(Adjoining Beaumaris Shopping Centre)
- .2 Casserley Avenue, Girrawheen  
(Adjoining the Homeswest units at lot 4).

12does not provide for a bus shelter at the following sites due to opposition from adjacent residents or low patronage figures:

- .1 Marangaroo Drive, Marangaroo  
(Adjacent No 29 Marangaroo Drive and 126B Giralt Road) Residents objections.
- .2 Coolibah Drive, Greenwood  
(Adj 106 Coolibah Drive and 1 Kilcairn Place)  
Residents objections.
- .3 Brazier Road, Yanchep  
(Adj 1 Anchors Way) Residents objections
- .4 Kingsley Drive, Kingsley  
(all stops, western side) Residents objections.
- .5 Lilburne Road, Duncraig  
(East side, between Pinafore Court and Hilarion Road) 5 boarding passengers.
- .6 Beach Road, Duncraig  
(North side, East of Marmion Avenue)  
13 boarding passengers
- .7 Dundobar Road, Wanneroo  
(Opposite Wanneroo Shopping Centre)  
Nil boarding, all alighting passengers
- .8 Errina Road, Alexander Heights  
(Opposite 11E & 11F Errina Road)  
13 boarding passengers
- .9 Belgrade Park Retirement Village  
(2 stops adjoining this complex less than 100 metre apart).



R T McNALLY  
City Engineer

HAS:EMT  
Bere0610

I10609

CITY OF WANNEROO REPORT NO I10609

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 510-1130

WARD: NORTH

SUBJECT: GIBBS ROAD TRAFFIC STUDY

#### BACKGROUND

At its meeting in May 1993, Council considered a petition from the Gibbs Road Action Group to:

13list funding in the 1993/94 Budget to commence the land acquisition programme for Nowergup Road;

14list funds in the 1993/94 Budget to construct Nowergup Road and list this project as a High Priority in the Road Construction Programme for 1993/94.

Following consideration of Report No H10512, as shown on Attachment 1, Council resolved to:

1. implement a traffic calming study for Gibbs Road;
- 2 list, on a priority ranking, the construction of East-West 10 in the Capital Works Forward Plan.

Accordingly a Traffic Study Group for Gibbs Road was established.

#### TRAFFIC STUDY GROUP REPORT

In November 1993, the Gibbs Road Traffic Study Group commenced with a committee of five members representing Gibbs Road residents. The list of members is shown on Attachment 2.

Monthly meetings have been held since November with Engineering Department staff to identify traffic concerns and solutions.

### Traffic Study Objectives

The traffic study objectives were defined as:

.1To expedite the extension of EW10 (Wesco Road) to Wanneroo Road utilising the existing road reserve of Nowergup Road.

.2To improve safety for children/pedestrians along Gibbs Road.

.3To maintain Gibbs Road as a rural street environment.

The Committee considered the construction of Nowergup Road utilising the existing road reserve with improvements at the bends (based on minimal land acquisition) as the preferred strategy. A preliminary design for the construction of Nowergup Road, with the intersection of Gibbs Road with Wesco Road being a staggered T-intersection, was prepared and assessed as a viable option.

As this Nowergup Road proposal also requires land acquisition, preliminary discussions with the three affected landowners were held. From the discussions, it has been indicated that the road construction project was supported "in principle" subject to detail design aspects.

### Traffic Study Group Recommendations

The Study Group has formulated the following recommendations:

- 1 The Study Groups recommends that Council rescind Item H10512 of 26 May 1993 meeting and instead, place Nowergup Road as its number one priority on the 1994/95 Road Construction Programme. Nowergup Road should be constructed as per Sinclair Knight Plan No 9X626-C300 (shown on Attachment 3).
- 2 The Study Group recommends that Council allocates total funding for land acquisition, road construction and associated works within this forthcoming budget.

### COMMENTS

The Gibbs Road Action Group has indicated that the two main issues confronting the Gibbs Road community are:

"1 Safety of all Residents

The safety of residents is constantly at risk with respect to exiting and entering properties and when the many school children are picked up and set down before and after school.

2 Loss of Quality of Life

The quality of life is being diminished by quarrying activities creating high levels of noise, dust and dislodged haulage material on a narrow, undulating and winding road totally unsuitable for heavy haulage."

The construction of Nowergup Road utilising the existing road reserve with minimal land acquisition for improvements to the bends provides an alternative route for truck traffic.

Design Considerations

The preliminary design for Nowergup Road, as shown on Attachment 3, provides for a rural pavement of 6 metres with shoulders. At the bends, minimum 200 metre radius curves, suitable for a design speed of 70-80 km/hr, have been incorporated.

The maximum grade of the road is 5.5% which is within the accepted range for truck traffic usage. It is to be noted that the existing grade on the southern section of Gibbs Road varies between 6.6 to 9.6%.

Due to the narrow road reserve some earthworks are required to be accommodated in the adjoining lots. At the low point there is also a requirement for drainage to be disposed of on the adjacent land.

Land Acquisition

The land required for the Nowergup Road construction, excluding a drainage disposal site, is as follows:

Lot 435	1,110	square metres
Lot 11	560	square metres
Lot 1	1,730	(plus earthworks 980 square metres)
-----		
TOTAL	4,380	square metres

=====

The required land for this scheme, as shown on Attachment 3, is within the ultimate land requirements for East-West 10, as shown on Attachment 4.

#### COSTS

The estimated cost for the construction of Nowergup Road, excluding land acquisition and drainage disposal, is \$422,000. The earthworks component is in the order of \$120,000.

Also, the proposed Nowergup Road will intersect near a sag along Wanneroo Road. Therefore, (loaded) trucks travelling south along Wanneroo Road will have a long grade to climb. With the operating traffic environment along this section of Wanneroo Road, it would appear desirable for a separate passing lane.

Verbal advice from Main Roads WA indicates there would be a need for a separate climbing or passing lane.

Funding for this work would be additional to the construction costs. Based on a recent intersection treatment along Wanneroo Road, the estimated cost of this work is in the order of \$150,000.

As this new intersection can provide benefits over the existing crest at the Wanneroo Road and Gibbs Road (south) junction, the Department would be requested to consider a contribution to the funding.

#### LANDOWNERS' COMMENTS

Preliminary discussions with the landowners' representatives indicate general "in principle" support for the road construction with the following considerations.

Lot 435 (Zagar)

Requests:

- (i) retaining of the existing property access during and after construction;
- (ii) further negotiations on acquisition of remaining land in regard to interim and ultimate land requirements and impact of any drainage disposal site.

Lot 11 (Lime Kilns Park)

Requests co-ordination of road design levels with adjoining land.

Lot 1 (Sunrise WA Limestone)

- (i) Prefer co-ordination of road design levels with quarry proposals (quarry plans to be developed for evaluation);
- (ii) requests opportunity to quarry resources affected by road construction.

Also, subject to further negotiation on the extent of works, the owner's representatives has indicated tentative agreement for road earthworks to be accommodated within property. It may also be possible for a road drainage disposal site to be located on the property, provided it is within ultimate road needs.

#### Budget Funds

Funds of \$50,000 were listed in the 1993/94 Budget to commence land acquisition of East-West 10. An additional amount of \$50,000 for land needs has been listed for consideration in the draft 1994/95 Budget.

This funding allocation would allow for the interim land requirements associated with the Nowergup Road construction.

Past experience with land acquisition for road projects has shown the process to be a lengthy one and even with agreement, in principle, to the Nowergup Road construction by the affected land owners, the land acquisition is not likely to be resolved in the short term.

#### CONCLUSION

The Gibbs Road Action Group considers the construction of Nowergup Road as the preferred strategy.

The construction of Nowergup Road to a minimum road standard for truck traffic appears feasible. The estimated cost of this project is outlined below:

Total Construction Cost	\$572,000
Estimated Land Cost	\$100,000

	-----
TOTAL	\$672,000
	=====

The construction of Nowergup Road has been tentatively listed for the 1995/96 financial year, on a priority ranking, in the Capital Works Forward Plan.

The demand for funding of roads projects, such as Joondalup Drive and Burns Beach Road extension - \$1.1m, Eddystone Avenue service roads and realignment - \$0.7m, Woodvale Drive upgrading - \$0.5m, Quinns Rocks Road improvements - \$0.2m and Ocean Reef Road duplication - \$1.2m are considered to have a higher priority.

On this basis, it is considered that the Nowergup Road construction can be staged over two years with the land acquisition and earthworks undertaken in 1994/95. The roadworks component of the project would immediately follow the earthworks in the early part of 1995/96. This schedule would also allow for negotiations with Main Roads WA for a funding contribution towards the Wanneroo Road component of the project to be included in that authority's 1995/96 Budget.

#### RECOMMENDATION

That Council:

- 1 lists an amount of \$120,000 in the draft 1994/95 Roadworks Budget for the earthworks component of the Nowergup Road project, between Wanneroo Road and Gibbs Road;
- 2 lists the roadworks component of the Nowergup Road project in the draft 1995/96 Roadworks Budget;
- 3 initiates negotiations with Main Roads WA for a contribution in its 1995/96 Budget towards the upgrading of the Wanneroo Road/Nowergup Road intersection to incorporate suitable passing lanes.

R T McNALLY  
City Engineer

PP:AT

Bere0612



I10610

CITY OF WANNEROO REPORT NO I10610

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 510-1130

WARD: SOUTH

SUBJECT: PETITION VEHICLE SPEEDS - GIRALT ROAD,  
MARANGAROO

A 49 signature petition from residents of Marangaroo has been received (Item I90404 refers) regarding the traffic situation in Giralt Road. The petitioners, including 6 Giralt Road households, have requested Council take urgent action to reduce vehicle speeds along Giralt Road. They have suggested the installation of roundabouts or some other form of traffic device.

A survey of vehicle speeds and traffic volumes has recently been undertaken along Giralt Road and the results are shown on Attachment 1. The survey found that generally motorists travelled at speeds slightly above the legal speed limit. Given the road alignment and lack of significant traffic treatments, these motorists' behaviour is similar to that experienced on other local distributor roads. It was noted that northbound traffic, north of Napier Road, did seem to travel at excessive speeds. This was particularly evident on the Saturday with traffic travelling to Kingsway Reserve. Accordingly, Police surveillance has been sought for this area.

A traffic management strategy has been identified for Giralt Road, as shown on Attachment 2. It involves the installation of roundabouts at strategic junctions, combined with a series of pedestrian refuge islands and painted median strips to form a continuity of traffic treatments. These works have been tentatively scheduled for the 1995/96 year in the Traffic Management Forward Plan.

In the more immediate future, traffic characteristics are likely to change. The proposed Landsdale Shopping Centre development is likely to influence current local traffic flow patterns.

There is a requirement upon the developer to extend Hepburn Avenue, east of Wanneroo Road, to link with Kingsway reserve. This project is likely to have a significant impact upon weekend traffic volumes along Giralt Road, particularly north of Parin Road.

With regard to the speed of motorists near the Marangaroo Primary School, a joint Main Roads WA/Police Traffic Taskforce is examining the feasibility of reducing vehicle speeds at schools to 40 kph. Recent advice indicates that a concept has been developed for this strategy and that, subject to funding and final approvals, a trial in the metropolitan area will be conducted in the next financial year.

#### RECOMMENDATION

That Council advises the petitioners of the proposed traffic management strategy and programming for Giralt Road.

R T McNALLY  
City Engineer

DP:AT  
Bere0611

I10611

CITY OF WANNEROO REPORT NO I10611

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

WARD: CENTRAL

FILE REF: 510-2234

SUBJECT: TRAFFIC CONCERNS - ELLENDALE DRIVE, HEATHRIDGE  
EDGEWATER RAIL STATION (Items I90362 and  
I90512 refer)

BACKGROUND

Since the construction of the Edgewater Rail Station, residents of Ellendale Drive and abutting streets have complained about the number of vehicles being parked, on an all-day basis, in their streets. The footbridge connection to the rail station has made Ellendale Drive, in particular, an attractive parking area for rail commuters. It also provides access from/to Heathridge for other forms of commuter (ie, walking and set down/pick up).

In August 1993, Council considered a report on traffic concerns in Ellendale Drive (Item H10817 refers). The basis of that report was a questionnaire to residents and rail commuters seeking a community acceptable solution. Four options were identified:

Option 1

BAN ALL PARKING ON ELLENDALE DRIVE.

Initially, this would involve prohibitions along both sides of Ellendale Drive. However, it was conceivable that further prohibitions would need to extend to surrounding streets.

Option 2

ALLOW ACCESS TO COMMUTER VEHICULAR TRAFFIC ON (EAST) RAIL SIDE OF ELLENDALE DRIVE IN PARKING EMBAYMENTS ON AN ALL DAY BASIS

## Option 3

ALLOW A FURTHER THREE MONTH SURVEILLANCE PERIOD PRIOR TO RE-EXAMINING AVAILABLE OPTIONS.

## Option 4

## NO CHANGE

In this questionnaire the resident component was divided into Ellendale Drive (18 households) and nearby street residents (37 households) while a survey of rail commuters was based upon an approximate sample size of 20, recognising those vehicle parking commuters, set down/pick up commuters and walking commuters. This survey was undertaken between the hours of 3.00pm - 500pm.

The questionnaire format is shown on Attachment 1 and the results tabulated on Attachment 2.

An overall response rate of 55% was achieved, with Ellendale Drive and nearby residential groups providing a 67% response rate. The overall response indicated a preference for Option 2 to allow limited vehicular access to Ellendale Drive (east side). The report noted that of 12 Ellendale Drive residents' responses, 5 indicated a preference to ban all parking.

Council resolved to construct, subject to a Transperth 50/50 cost sharing arrangement, a 17 bay car parking facility on the east side of Ellendale Drive, as shown on Attachment 3. A further report to Council (H11110 refers) confirmed Transperth's agreement to this arrangement.

It was envisaged that parking prohibitions may need to be installed in Ellendale Drive, in particular to restrict parking away from the embayment. However, to gauge the effectiveness of the embayment, a reasonable time period to monitor the situation was considered necessary.

## CURRENT SITUATION

In March 1994, a further questionnaire to residents proposed options of street parking prohibitions. As this matter primarily affected residents, rail commuters were not surveyed.

The proposed options are shown on Attachments 4 and 5. A group of residents (Ellendale Drive Community Parking Action Group)

sought an extension of the survey response period, then, subsequently, a meeting with Senior officers.

At the meeting held on 3 May 1994, the following points were made by residents:

15A meeting approximately 2½ years ago between residents, Transperth and Council officials sought residential comment on the proposed Edgewater Rail Station. Generally, residential opinion was against a 'kiss n ride' facility, indifferent to the footbridge and against commuter vehicle parking in Ellendale Drive.

16Since the opening of the station, usage of Ellendale Drive for parking has increased rapidly.

17Access problems to Joondalup Drive from Heathridge, traffic volumes and traffic lights at Ocean Reef Road/Mitchell Freeway deter commuters from using the Edgewater Station car park.

A 283 signature petition from Heathridge residents has since been presented to Council requesting a ban on all commuter parking (Item I90512 refers). Within the Ellendale Drive area 32 households signed the petition, representing a 50% response rate from the survey area.

A survey of Ellendale Drive parking patterns over two fortnightly periods (14 February to 28 February; 19 April - 3 May) has been carried out. During those periods, 150 different vehicles used Ellendale Drive. The survey results indicate that 17 vehicles could be classed as regular all-day "parkers", a further 17 irregular and the rest used the parking on a random basis. Overall, daily vehicular parking numbers have increased from 20 to 35 during the survey period.

Council's previous traffic management strategy has been to accommodate the interests of both residents and commuters. The recent petition has requested a ban on all commuter parking. This option will require extensive road/verge prohibitions to either limit or deter this traffic.

Another option is to convert the existing embayment to a 'Kiss and Ride' facility through limiting the parking to a period of five minutes at all times. This would cater for rail commuters, including school children, and remove the longer duration parking.

However, even the conversion of the embayment to a 'Kiss and Ride' facility will need supporting prohibitions to effectively prevent all day parking. This may require road and verge prohibitions on the other sections of Ellendale Drive, including the western residential side and in Fairlawn Gardens, Kalgan Close and Prospect Gardens. These restrictive prohibitions will equally affect local residents parking and visitor parking. The extent of prohibitions may need to be widespread.

In view of the contentious nature of the parking situation, and implications associated with banning parking, it appears that a trial period on converting the existing embayment to a 'Kiss and Ride' facility is warranted, together with NO PARKING ANY TIME prohibitions in Ellendale Drive. This will determine parking patterns and the need for other restrictive parking prohibitions on the surrounding streets.

Also, as Transperth has jointly funded the embayment, its comments on the finalised scheme will need to be sought.

The proposed 5 minute parking prohibition for the embayment, and NO PARKING ANY TIME in Ellendale Avenue, are shown on Attachment 6.

#### Traffic Lights - Joondalup Drive

With regard to the Edgewater Parking Station, traffic signals are proposed to be installed at the access road with Joondalup Drive.

As part of its Development Approval, the Department of Planning and Urban Development has imposed a condition on the adjoining developer "Northpoint Centre" to install the traffic signals to the specification of Main Roads WA. No timetable has been indicated for this traffic signal installation. When this treatment is installed it will assist with traffic and pedestrian movements from the Edgewater Railway Station.

#### RECOMMENDATION

That Council:

1. installs '5 MINUTE PARKING AT ALL TIMES' signs along the embayment on the east side of Ellendale Drive, Heathridge, as shown on Attachment 6 to Report No

2. installs "NO PARKING ANY TIME" signs on the western side of Ellendale Drive, as shown on Attachment 6 to Report No
3. installs "NO PARKING ANY TIME, CARRIAGEWAY OR VERGE" signs on the eastern side of Ellendale Drive, north and south of the embayments, as shown on Attachment 6 to Report No
4. monitors the parking situation in Ellendale Drive for a period of three months;
5. advises the residents accordingly.

R T McNALLY  
City Engineer

PP:AT  
Bere0609

I10612

CITY OF WANNEROO REPORT NO I10612

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 510-630

WARD: SOUTH-WEST

SUBJECT: PARKING PROHIBITIONS - LYMBURNER DRIVE,  
HILLARYS

Council has received a request from the Principal of Lymburner Primary School and the Parents' and Citizens' Association to amend the existing parking prohibitions in Lymburner Drive.

The amendments to the prohibitions have been sought as part of an overall traffic management strategy proposed by the Engineering Department. Based on analysed traffic surveys, the circulating flow patterns, as shown on Attachment 1, have been recommended for around the school. The Parents' and Citizens' Association has adopted these recommendations and has been actively encouraging parent motorists to better utilise the school perimeter.

The existing prohibitions are shown on Attachment 2. The proposed amendments, as shown on Attachment 3, are intended to define parking and non parking areas for parent motorists and provide a pick up and set down area at the northern side of the school. The Parents' and Citizens' Association has requested permission to install bollards to support the verge prohibitions. This request is supported, subject to the appropriate verge prohibitions being installed.

RECOMMENDATION

That Council:

18amends the existing "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" signs to "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" on the south side of Lymburner Drive as shown on Attachment 3 to Report No



19amends the existing "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY TO FRIDAY" signs to "NO PARKING CARRIAGEWAY AND VERGE 8.15AM - 9.15AM, 2.30PM - 3.30PM, MONDAY TO FRIDAY" on the southern embayment of Lymburner Drive, as shown on Attachment 3 to Report No

20amends the existing "NO STANDING ANY TIME" signs to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" adjacent to the pedestrian refuge island in Lymburner Drive as shown on Attachment 3;

21advises Lymburner Primary School officials and the Parents and Citizens Association accordingly.

R T McNALLY  
City Engineer

DP:AT:EMT  
Bere0608

I10613

CITY OF WANNEROO REPORT NO I10613

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

WARD: CENTRAL

FILE REF: 510-3072

SUBJECT: ROADSIDE PARKING - SANTIAGO PARK, OCEAN REEF

Council, at its meeting of 27 April 1994, sought a report on parking facilities at Santiago Reserve, Ocean Reef (Item I90463 refers). Concerns have also been expressed about the status and possible confusion of the "NO STANDING" signs on Santiago Parkway. In addition, residents abutting the reserve have also expressed concerns about the number of vehicles parking along Santiago Parkway and in Barossa Heights and Contara Rise. These matters relate particularly to the use of the reserve by the Heathridge Celtic Soccer Club on Sunday mornings.

A survey of vehicular parking patterns on Sunday around Santiago Reserve was recently undertaken and the results are shown on Attachment 1. The survey indicates that the majority of parking is concentrated in Santiago Parkway and nearby streets. Minor parking occurs in the public car park off Beaumaris Boulevard while the abutting school car park remains empty. Similarly, the nearby shopping centre car park is not used.

Based on these survey results, Council officers have sought the assistance of the Heathridge Celtic Soccer Club in redirecting vehicular parking patterns. The proposed strategy relies upon encouraging local club traffic to use the more distant car parks off Beaumaris Boulevard. It is noted that these car parks provide access to the recently constructed changeroom/toilet facility. This will enable visitors to utilise the more accessible car park off Santiago Parkway.

The parking practices along Santiago Parkway are similar to that experienced at other active reserves. Accordingly, this street has been constructed as a 9.0m wide pavement to allow for on street parking. However, it is recognised that parking within

abutting local residential streets can be a concern. The need for parking prohibitions in Cantara Rise and Barossa Heights will be monitored pending the effectiveness of the Soccer Club's usage of the car parks off Beaumaris Boulevard.

With regard to the parking signs, the existing "NO PARKING" prohibitions in Santiago Parkway, as shown on Attachment 1, relate to the school times, and, as such, are not in force on Sundays. However, as a pedestrian refuge island has been constructed at the school frontage, the statutory "NO STANDING ANY TIME" on the carriageway applies at all times. Also, as pedestrians and school children are encouraged to use this designated crossing point, the adjacent verge parking has been restricted to provide clear sightlines for safety considerations.

Therefore, no changes to the "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibition, at the pedestrian refuge island, adjacent to the school frontage, is considered appropriate.

#### RECOMMENDATION

That Council:

22does not amend the existing "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibition, adjacent to the pedestrian refuge island in Santiago Parkway;

23monitors the parking situation at Santiago Park, Ocean Reef;

24advises the residents accordingly.

R T McNALLY  
City Engineer

DP:AT  
Bere0607

I10614

CITY OF WANNEROO REPORT NO I10614

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 8 JUNE 1994

WARD: NORTH

FILE REF: 3000/1/2624 510-3000

SUBJECT: PETROL STATIONS - ROADSIDE SIGNAGE

The proprietor of the service station, located at No 2624 Wanneroo Road, Nowergup (fuel supplied by Gull Petroleum Pty Ltd) seeks relaxation of Council policy in relation to sign location to allow for erection of fuel price signs within the road reserve to make them more visible to the motoring public.

The applicant cites the following reasons to support his claim:

25The wide verge along Wanneroo Road at this address.

26A clear display of fuel prices is supported by the Motor Trades Association of Australia.

27A competitor's complaint should not be sufficient grounds for removal.

28Trade would be affected should signage be retrieved to the private property boundary.

The catalyst for this report is concern expressed by the proprietors of opposition petrol stations in Wanneroo Road who adhere to Council policy in relation to signing location and object to the Gull station proprietor receiving special treatment.

The issue for Council to contemplate is whether the wider road reserve in Wanneroo Road, at No 2624, combined with the land contours, detracts sufficiently from motorist vision to affect the level of trade achievable by leaving petrol price signs beside the paved road.

There are in excess of 50 service stations located within the municipality. All proprietors contain petrol price signage within their private property.

It is accepted that verge widths average 6 metres at the majority of sites compared with 40 metres at the site in question.

Most stations erect large hoarding type signs at the property/road reserve boundary in comparison with the smaller portable sign placed out at No 2624 Wanneroo Road.

A site inspection conducted with the proprietor revealed that northbound traffic approaching his outlet has excellent early warning of the site. Southbound motorists, however, need to contend with an easterly curve in Wanneroo Road together with dense scrub at the Karoborup Road/Wanneroo Road junction. An additional element affecting sight distance is the height above Wanneroo Road of the service station property.

In 1982, this same issue was assessed on site by the Engineering Department when the decision was taken to allow, as special circumstances, the erection of two fingerboard signs in Wanneroo Road depicting "garage and store". These signs were located 200 metres north and south of the site. The proprietor gave an undertaking that temporary signage would not be required, should Council erect these fingerboard signs. This agreement has never been honoured.

Should Council relax its policy further for this operator, then station owners(2) to the south, at the Quinns Rocks Road junction, would seek similar approvals. Southbound motorists approaching these stations have a greater reduced sight distance than these motorists at No 2624. These owners accept the situation and abide by the policy in force.

The Prices Surveillance Authority supports petrol price signage, however, discussions with the Executive Director of the Motor Traders Association indicated that such signage must be in conformity with local authority policy and By-laws. The MTA neither endorses nor suggests that road reserves are to contain sign boards.

In summary, it is difficult to support the claim for relaxation of a policy that has worked effectively in Wanneroo Road and the distributor road network, in this municipality. The owner of No 2624 Wanneroo Road claims that motorist vision of his site is

obstructed by a combination of verge width and contours, thereby affecting trade.

However, two competitors, 6 kilometres to the south, are affected by similar circumstances.

Discussion held with a Main Roads WA representative indicated that the Authority would authorise erection of its standard petrol station guidance sign for this particular site. Council will be familiar with the sign style which is common on highways in rural areas. It depicts a petrol bowser and distance indicator. These signs are erected at the applicant's cost.

A sign of this style erected 500 metres north of the outlet, on the eastern verge of Wanneroo Road, would overcome the sight distance problem. In addition, this course of action would obviate the need to erode the existing sign policy.

Coincidentally, it has been observed that the proprietors of the service stations, opposite the Quinns Rocks Road junction, have recently erected this form of Main Roads WA signage.

#### RECOMMENDATION

That Council informs the owner of No 2624 Wanneroo Road that:

- 1 fuel price signage located within road reserves does not conform with policy and will be impounded;
- 2 Main Roads WA general tourism advisory signage for petrol stations is approved for location 500 metres north of the site;

R T McNALLY  
City Engineer

ABW:AT  
Bere0602

I10615

## CITY OF WANNEROO : REPORT NO

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: TECHNICAL SERVICES COMMITTEE

MEETING DATE: 22 JUNE 1994

FILE REF: 210-0

SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

## BUILDING CONTROL BRANCH

## STATISTICS

A summary of the building licenses for the month of May 1994 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in May 1994 was 34% more than the number of permits issued in May 1993 and the value was 32% more. Compared to the four year average, the number of permits is 147% and the value is 155%.

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					

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NOV	146,503 634,800	120,000	116,517	719,167	570,000
DEC	143,934 752,809	100,000	118,009	863,101	670,000
JAN	99,035 844,140	82,000	91,331	962,136	752,000
FEB	131,147 940,061	100,000	95,921	1093,283	852,000
MAR	166,358 1122,432	90,000	182,371	1259,641	942,000
APR	171,120 1222,410	102,000	99,978	1430,761	1044,000
MAY	204,921 1345,438	106,000	123,028	1635,682	1150,000

Actual year-to-date receipts to the end of May 1994 are 42% more than the budgeted receipts.

The number of permits approved from July 1993 to May 1994 was 18% more than in July to November 1993 and the value was 33% more as shown on Attachment A.

#### NOTICES AND PROSECUTIONS

Fencing  
Infringement

Background: File No:3726/55/7  
The builders of a display home at Lot 55 (7) Blackwattle Parade, Padbury, have constructed a fence which is less than 7500 back from the front boundary as required by Council's By-laws relating to fencing and Private Tennis Court Floodlighting.

M & I Constructions  
Lot 55 (7)  
Blackwattle Parade  
Padbury

Repeated requests to the builders to bring the fence into compliance have been ignored and the property has now been sold.

Council's By-laws require that any fence forward of a 7500 setback exceeding 1000 in height must be of a masonry or composite fence construction.

#### BUILDING CONTROL ACTIVITY



This month 880 building applications were received and 872 building licenses were prepared for issue. Eighteen site instructions for building infringements were issued and 7 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 three site instructions issued and fifteen matters were resolved from 167 inspections. 622 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 7764.

#### COUNCIL BUILDINGS WORKS PROGRAMME

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

#### RECOMMENDATION

That Council:

- a) endorses the action taken in relation to the issuing of Licenses as set out in Attachment A to Report;
- b) that the Council instigate prosecution proceedings against the builders for failing to bring the boundary fence at Lot 55 (7) Blackwattle Parade, Padbury, into compliance with Council's By-Laws relating to Fencing and Private Tennis Court Floodlighting.

R FISCHER  
City Building Surveyor

LC:SE

bre06000

**I10616** CITY OF WANNEROO REPORT NO: I10616

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 680-12

WARD: SOUTH WEST

SUBJECT: CRAIGIE LEISURE CENTRE - COMBINED HEAT AND  
POWER SYSTEM (CHAPS) CO-GENERATION UNIT

.....

Council at its meeting of 13 April 1994 resolved that in addition to other matters related to filtration and mechanical plant at Craigie Leisure Centre, a detailed report be submitted to Council outlining the reasons for the failure of the Combined Heat and Power System (CHAPS) unit to operate satisfactorily. (I10408 refers).

Norman Disney & Young, Council's Consultants on plant management and mechanical services were commissioned to produce the report required by Council and were invited to extend the report to ascertain the viability of re-commissioning the unit now that a full 12 month's energy load profile is available.

Norman Disney & Young's Report is included as Attachment 1.

It must be noted that although not specifically stated in Norman Disney & Young's report, it is implied by the final paragraphs of Sections 3 and 4 that prior to full re-commissioning, the CHAPS unit should be required to prove reliable service for the minimum capital outlay. Discussions between Mr Patrick Whelan, the City's Acting Property Manager, and Mr David Motten, Norman Disney & Young's Senior Plant Management Engineer, have revealed that this initial testing would require pool staff to manually start and stop the CHAPS unit motor each day at times nominated by the Consultants. When the set is running, it is imperative that pool filter backwashing is not undertaken.

BUDGET

As outlined in Report I10408, a sum of \$12,000 has been carried forward for the re-commissioning of the CHAPS unit.

PROPOSED EXPENDITURE - Initial Testing Period

Servicing Unit	\$ 800.00	
Repairs to Unit (provisional)		\$1,000.00
Addition of Unit Strainer		\$ 400.00
Spare Parts and Oil		\$1,150.00
Fees		\$2,000.00
TOTAL INITIAL EXPENDITURE		\$5,350.00

PROPOSED EXPENDITURE - On Proof of Reliability

Automatic Controls		\$3,000.00
Preventive Maintenance (1st Year)		\$4,000.00
TOTAL RE-COMMISSIONING EXPENDITURE		\$7,000.00
TOTAL EXPENDITURE		12,350.00
LESS TOTAL ALLOWANCE		12,000.00
SHORTFALL		\$ 350.00
		=====

It must be pointed out that the first year's preventative maintenance cost should come from Craigie Leisure Centre's operating budget, but because of the time of year, this report is being presented, it is proposed that this first year's preventative maintenance contract be funded by transferring funds from the capital account to the operating account once reliable performance has been proved. In subsequent years, this sum (subject to rise and fall) can be included in the Centre's operating budget.

It is noted that the above listed anticipated shortfall of \$350.00 is anticipated, but will possibly be funded by savings from other allowances in the budget, notably the provisional allowance for repairs and the allowance for the provision of automatic controls.

In the event that savings in these areas are not achievable, the shortfall can be funded from other unexpended reserves in the Centre's capital works budget.

RECOMMENDATION

That Council:-

1. Accepts the report from Norman Disney & Young into the Combined Heat and Power System at Craigie Leisure Centre included as Attachment 1 to this report.
2. Authorises the re-commissioning of the Combined Heat and Power System at Craigie Leisure Centre in two phases, being firstly the initial period to prove reliability and secondly, the integration of the system into the Centre's BAS (Building Automation System) and institution of a preventative maintenance system.
3. Accepts that once the Combined Heat and Power System is fully re-commissioned, its performance should be monitored by the Consultants to ensure its financial viability and in the event that outgoings exceed savings, authorises the City Building Surveyor to direct its de-commissioning.

R FISCHER  
City Building Surveyor

RF:SMcC

bre06010

I10617

CITY OF WANNEROO REPORT NO: I10617

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 680-12

SUBJECT: CRAIGIE LEISURE CENTRE: UPGRADE OF POOL  
FILTRATION

Since Report No. I10408 (13 April 1994, see Attachment A) on the upgrade of pool filtration at the Craigie Leisure Centre, significant changes to the nature of the project have taken place. In the preparation of documentation for the project, the Consultants for the project have been able to compare costs with a similar project being undertaken for the City of Noarlunga in South Australia. Using this data, the cost estimate for the work at Craigie Leisure Centre has increased from \$247,000 to \$350,000.

The projects principal consultants, Norman Disney and Young, have reported that they consider that the increased cost cannot be justified. In conjunction with sub-Consultants Halpern Glick Maunsell, Norman Disney and Young have examined several other options for upgrading the pool filtration.

OPTION A

The existing proposal approved by Council (I10408 refers). This involves the replacement of all existing indoor filters with three new 3m diameter deep bed sand filters.

Estimated Cost: \$350,000.00

OPTION B

Doubling or trebling the existing water flow rates and filtration quantities using extra filters of the same design as the existing filters. This option would involve very high costs and a long shutdown period to allow the extensive building work to replace existing pool pipework with larger pipes. This will not

necessarily solve all the problems being experienced. This option is not recommended.

#### OPTION C

Add extra filters of the same design as those existing without changing water flowrates. This effectively reduces filter velocities resulting in improved filter efficiency. This solution has been used by the Shire of Swan for the Swan Aquatic Centre in Midvale and appears to work. However, the Swan Aquatic Centre does not experience the same patronage as the Craigie Leisure Centre and to date does not appear to have many of the same problems, eg sticky filter sand. This solution would be an empirical solution. Unlike Option A where results can be accurately calculated and forecast, Option C cannot be "designed". However, based on the Shire of Swan's experience, it can be guessed that apart from the very heavily patronised days in January, this solution should substantially improve water quality.

Estimated Cost: \$80,000.00

#### OPTION D

Like Option C, in adding filters, but using 2no 2 metre diameter vertical deep bed graded sand filters (the maximum that can be easily accommodated within the plant room).

This option would provide high quality filtration to 40% of the water flow, resulting in considerable and definable improvement in water quality.

Estimated Cost: \$120,000.00

In the previous report, it was mentioned that the improved filtration may not reduce the level of atmospheric chloramines to an acceptable level, and that relocation of ductwork may still be required. It is now believed that the level of atmospheric chloramines can be reduced by air scouring the water in the balance tank (ie bubbling air through the water in the balance tank) and exhausting the fumes to atmosphere. For any of the above options to work, this activity is mandatory. Options A, C and D all incorporate this option, leaving the money for the relocation of ductwork available for this work if additional pool hall ventilation is still required.

#### BUDGET

Given that Option D is the preferred option proposed by the Consultants, the budget for the work is:

Fees	\$20,000.00
Pre-filter chamber	\$3,000.00
Non-return valve	\$3,000.00
Moving chemical pumps etc	\$2,000.00
Additional filters, etc	\$120,000.00
	\$148,000.00
Contingency	\$4,460.00

Total Anticipated Expenditure: \$152,460.00

Funds available at present are:

Carried forward from 1992/93 for "Energy Audit Upgrade"	\$94,460.00
Less allowance for CH/Ps unit	\$12,000.00

Total available from funds Carried Forward	\$82,460.00
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Funds allocated in the 1993/94 Budget for filtration upgrade	\$70,000.00
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Total funds available for filtration upgrade	\$152,460.00
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It is clear that sufficient funds for the project already exist without the additional \$94,580 listed for consideration in the 1994/95 Draft Budget for the remainder of Option A proposed for that year.

#### RECOMMENDATION

That Council:

- 1 rescinds (c) and (d) of resolution I10408 relating to the funding of the filtration upgrade at Craigie Leisure Centre in the 1994/95 financial year as follows;
  - (c) authorises the carrying forward of \$25,420 to the 1994/95 financial year for the second years component of the filtration upgrade;

(d) lists the sum of \$94,580 for consideration in the 1994/95 draft budget for the remainder of the second years component of the filtration upgrade;

2 authorises the City Building Surveyor to instruct the Consultants to change the scope of work to that described in Option D of this report.

R FISCHER  
City Building Surveyor

PW:SE

bre06002



I10618

CITY OF WANNEROO REPORT NO: I10618

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 061-285-1

WARD: SOUTH WEST

SUBJECT: PERCY DOYLE COMPLEX:  
SORRENTO TENNIS CLUB AND NEW FIRE SERVICE

Council, at its September 1993 Meeting considered a request from the Sorrento Tennis Club for approval of extensions to the existing clubrooms.

The City Building Surveyor outlined concerns about adequately servicing the project with power and water, (Item H10910A refers).

This issue was resolved by Council, approving the Club's building extensions subject to the Club providing a new fire hydrant, hose reel and fire service to meet the requirements of the Building Code of Australia.

The Sorrento Tennis Club held an official opening ceremony to commemorate the completion of the building work early in May 1994. An inspection of the Club premises by Council Building Surveyors on 19 May 1994 revealed that the building was being occupied prior to the issue of the Certificate of Classification, the Public Buildings Certificate of Approval and the installation of one fire hydrant, one fire hose reel, illuminated "Exit" signs and several smaller minor non-life/safety items.

As this was not in conformity with Council's approval plans, the Club was notified with outstanding items drawn to their attention for immediate compliance.

The Percy Doyle Reserve is primarily serviced by a combined 100 diameter fire service and domestic water supply. Water pressures

at certain times in the year are below acceptable standards as set by the WA Fire Brigades' Board at this end of the reserve having the Sorrento Tennis Club, Sorrento Bowling Club and Tee Ball Clubrooms.

To assist the Sorrento Tennis Club and bring the adjoining reserve buildings into conformity with current WA Fire Brigade Board standards, quotations were obtained to install a new 100 diameter fire service from Warwick Road and reticulate the area to meet the requirements of the B.C.A.

As there is a considerable delay in obtaining this new fire service from the Water Authority of WA the contracting firm, Cooper & Jones, have been instructed to proceed with the new fire service installation on site readiness for the future Water Authority of WA boundary connection.

The quotation for the new fire service including the hose reel installation to the Tennis Club and the upgrading of service to the Tee Ball Clubrooms hose reel is \$18,677.00. This cost to Council is offset by \$4,251.00 contribution from the Sorrento Tennis Club.

The installation of this new fire service will remove any liabilities and shortcomings for Council in the provision of life/safety fire services to this reserve.

#### RECOMMENDATION

That Council approve the actions of the Town Clerk and City Building Surveyor in authorising expenditure of \$14,426.00 for the connection of fire services to Percy Doyle Reserve.

R FISCHER  
City Building Surveyor

RF:SMcC  
bre06011

I10619

CITY OF WANNEROO REPORT NO: I10619

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 061-285-6

WARD: ALL

SUBJECT: PERCY DOYLE RESERVE: UNDERCROFT BRIDGE CLUB - FUNDS REIMBURSEMENT

It was resolved at the August 1993 Council meeting that Council:

"waits and reassesses the colour of the mortar joints when the brickwork had been cleaned and dried out on the Undercroft Bridge Club internal finish" (item H30832 refers).

This process of review did not happen. In the rush to complete the works the internal face brick walls were given a textured paint finish. A facsimile message dated 14 October 1993 to the principal contractor, Longo Constructions, instructs the contractor to proceed with this painting work for the variation sum of \$2,090.00.

The Club was notified of Councils August 1993 resolution concerning this matter on 1 September 1993 and also witnessed the walls being subsequently painted before the matter was presented for Council consideration.

It was understood but never stated in writing that the Undercroft Bridge Club would be reimbursed for this internal brick painting expenditure subject to Council approval.

The Undercroft Bridge Club has requested by letter dated 3 April 1993 that the sum of \$2,090 for internal wall painting be refunded to the Club. Additionally, the Club is seeking payment of \$650.00 for adjustments to the external path. There was a minor adjustment to accommodate level changes and to connect the pedestrian system. No refund is recommended.

This project was carried out without any direct financial contribution from Council. Accordingly, there is no allocation for this expenditure. Funds could be transferred from McDonald Clubroom extensions, number 30936.

## RECOMMENDATION

That Council:

- 1       authorise, by ABSOLUTE MAJORITY, in accordance with Section 547(12) of the Local Government Act, the reallocation of funds of \$2,090 from account number 30936 - McDonald Club extensions - to account number 30955 for painting of the internal brickwork to the Undercroft Bridge Club;
- 2       reimburses the Undercroft Bridge Club the sum of \$2,090.00

R FISCHER  
City Building Surveyor

JS:SE

bre06014

I10620 CITY OF WANNEROO REPORT NO: I10620

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 539/45/37

WARD: NORTH WARD

SUBJECT: PROPOSED DWELLING: LOT 46 (35) HICKORY ROAD,  
QUINNS ROCKS

## APPLICATION

An application has been submitted for approval to construct a dwelling at Lot 46 (35) Hickory Road, Quinns Rocks, a section of which exceeds two storeys or 6000 in height (see Attachment 'A').

## COUNCIL POLICY

Council requires that any proposed dwelling which exceeds two storeys or 6000 in height shall be submitted to Council for consideration. The written comments of adjoining owners are to be obtained.

Letters were sent both affected adjoining owners and two owners on the opposite side of the road. Only one objection was received from the owner of the opposite lot 116. The objectors state that the height of the proposed dwelling will cause television reception interference and will overlook their private outdoor living and swimming pool area.

Letters were sent to the opposite owners due to some confusion by officers in their understanding of the Policy. Comments are not normally required from opposite lot owners. In regard to the objections it is considered that the width of the road reserve in addition to the front building setbacks of both lots is of sufficient distance to ensure normal privacy. Television reception can be improved by better antennae.

## BACKGROUND

The Lot falls approximately 9000 from the left rear corner to the right hand front corner. The owner has used the fall of the lot to incorporate an undercroft garage as the lower level and only one bedroom on the third level. The average height of all four elevations is only 3860. The proposed dwelling complies with the Building Code of Australia and the Residential Planning Codes.

#### RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 46 (35) Hickory Road, Quinns Rocks.

L.CANDIDO  
DEPUTY CITY BUILDING SURVEYOR

LC:lc  
bre06009

I10621

CITY OF WANNEROO REPORT NO: I10621

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 422/563/101

WARD: NORTH WARD

SUBJECT: REQUEST FOR REFUND OF BUILDING LICENCE FEES:  
LOT 563 (101) MINDARIE DRIVE, QUINNS ROCKS

APPLICATION

The owner of Lot 563 (101) Mindarie Drive, Quinns Rocks, has requested a refund of building licence fees.

COUNCIL POLICY

Council's Policy, Cancellation of Permits - J2-02 (b) states that:

' No refund will be made of building licence fees except in cases of hardship when the City Building Surveyor shall submit details of the circumstances to Council for consideration.

BACKGROUND

On 12 May, 1994, the owner submitted an application for a building licence with a nominated builder and paid a building licence fee of \$320.00. On 20 May, 1994, the nominated builder submitted a second application for a building licence and paid a building licence fee of \$348.00 for a slightly larger design.

The original application was held pending approval to commence development. The owner claims that the original application was intended to be the development approval. The application was subsequently cancelled and a building licence was not issued.

RECOMMENDATION

That Council refund the original building licence fee of \$320.00 to the owner of Lot 563 (101) Mindarie Drive, Quinns Rocks.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre06007



**I20600A**

**CITY OF WANNEROO**  
**TOWN PLANNING SECTION**  
**REPORTS FOR COUNCIL MEETING**  
**22 JUNE 1994**

**I20623**

**CITY OF WANNEROO REPORT NO: I20623**

TO: TOWN CLERK  
FROM: CITY PLANNER  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 22 JUNE 1994  
FILE REF: 290-1  
SUBJECT: DEVELOPMENT ASSESSMENT UNIT - 20 MAY 1994 TO  
31 MAY 1994

Overleaf is a resume of the development applications processed by the Development Assessment Unit from 20 May to 31 May 1994.

**RECOMMENDATION**

That Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report.

O G DRESCHER  
City Planner  
**I20624**

**CITY OF WANNEROO REPORT NO: I20624**

TO: TOWN CLERK  
FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 740-84281 780-22

WARD: SOUTH

SUBJECT: BERKLEY ROAD LOCAL STRUCTURE PLAN COMPENSATION  
FOR LAND ACQUISITION B S & M FRANZE

#### INTRODUCTION

Mr & Mrs B S & M Franze the owners of Lot 101 Redcliffe Avenue, Marangaroo subdivided that land in accordance with the Berkley Road Local Structure Plan (Proposed Town Planning Scheme No 22) and have provided a drainage site at Lot 216 Honours Rise. Under the terms of the Structure Plan the owners are entitled to compensation for the drainage site land.

#### ISSUES

The level of compensation has been in dispute since May 1993. The owners claimed the full market value of Lot 216 as the equivalent of a fully serviced residential lot having an area of 756m<sup>2</sup> and they sought compensation at \$43,000.

The City has maintained that they were entitled to compensation on the basis of the pro rata vacant englobo residential value which at the time the negotiations commenced was \$125,000 per hectare which equated to \$9450 for the 756m<sup>2</sup> involved.

Lot 216 was created as a freehold lot and a Certificate of Title was issued in the name of Mr and Mrs Franze. The usual practice is for drainage sites to be set aside as reserves which are vested in the local authority. The Subdivisional Approval that was issued for the land required the drainage site to be transferred to the Council free of cost, however that requirement is unequitable and contrary to the intention of the Berkley Road Local Structure Plan. Under the Structure Plan each subdividing owner is levied a headworks charge for each new lot created and that levy is used to compensate those owners on whose subdivision the Scheme Purpose Land in the form of drainage sites, public open space and regional road reserves are situated.

On later subdivision approvals issued by the Department of Planning and Urban Development the Scheme Purpose Land is required to be vested or transferred to the local authority and compensated for at the residential englobo rate at the date of vesting or transfer.

Mr and Mrs Franze have now agreed to transfer the land to the City at the current residential englobo rate. The current englobo residential rate is \$271,820 per hectare which equates to \$20,549 for the 756m<sup>2</sup> involved.

Payment of the amount of \$20,549 by the City represents a substantial saving on the original claim by Mr and Mrs Franze and it is consistent with the compensation principles adopted for the Berkley Road Local Structure Plan.

RECOMMENDATION:

THAT Council authorise the payment of \$20,549.00 from Account 18760-040 (Proposed Town Planning Scheme No 22) to B S & M Franze as consideration for the transfer of Lot 216 Honours Rise, Marangaroo.

O G DRESCHER  
City Planner

twm:rp  
pre94620

I20625

CITY OF WANNEROO REPORT NO: I20625

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 30/253

WARD: SOUTH-WEST

SUBJECT: PROPOSED ALTERATIONS TO THE COMMERCIAL  
DEVELOPMENT ON LOTS 146-149 AND 2 CORNER WEST  
COAST DRIVE AND THE PLAZA, SORRENTO

METRO SCHEME: Urban

LOCAL SCHEME: Commercial, Residential

APPLICANT/OWNER: Equation Pty Ltd

CONSULTANT: Meyer Shircore & Associates

APPLICATION RECEIVED: 6.4.94

DAU/SCU: 12.4.94 and 26.4.94

REPORT WRITTEN: 8.6.94

INTRODUCTION

An application has been received from Meyer Shircore and Associates (design consultants) on behalf of Equation Pty Ltd, seeking Councils approval for alterations to the existing commercial complex on the corner of West Coast Drive and The Plaza, Sorrento.

The proposal essentially involves:

29The introduction of a new common integrated facade to all buildings facing West Coast Drive and The Plaza.

30Increasing the existing "C Side" cafe by 34m<sup>2</sup>.

31The demolition of a centrally located 100m<sup>2</sup> shop to be replaced by two 121m<sup>2</sup> shops.

32The modification of the existing 255m<sup>2</sup> restaurant by the demolition of 20m<sup>2</sup> and the creation of two shops of 121m<sup>2</sup> and 114m<sup>2</sup> respectively.

33The demolition of the drive-through facility attached to the existing liquor store.

34The construction of an additional eleven car parking bays.

## BACKGROUND

Council may be aware of the history of this complex particularly with regard to car parking.

Original development dates back many years and prior to the existence of the Town Planning Scheme or specific regulations pertaining to development standards. The local population in those days was minimal and little importance appears to have been placed on matters such as car parking. The result of this is that existing development is under-provided in parking in relation to the Town Planning Scheme No 1 requirement of one bay per 12.5m<sup>2</sup> of floorspace for commercial zoned land. Calculations indicate that the current parking ratio is in the vicinity of one bay per 31.54m<sup>2</sup> of floorspace.

## CURRENT APPLICATION

The main issues affecting the current application include:

### 1. CARPARKING:

Although the existing complex does not comply with Council's current car parking standard for this type of development, it would be unfair at this stage to seek additional parking for floorspace already approved. It is fair, however, to determine additional floorspace under our current car parking standard.

A total of 176m<sup>2</sup> of additional floorspace is proposed which generates the need for fourteen car parking bays. The demolition of 20m<sup>2</sup> of restaurant creates a credit of 0.63 bays (based on the ratio of one bay per 31.54m<sup>2</sup>) and therefore the total number of bays required is thirteen.

### 2. RIGHT-OF-WAY/CAR PARKING

The construction of car parking bays over the right-of-way (ROW) is not normally permitted. In this particular case, however, Council, at its meeting on 7 April 1993 resolved to agree to the ROW closure and negotiations are still proceeding with the adjoining landowners to achieve this closure. If not successful the proposed bays will need to be entirely located on Lot 146.

### 3. SETBACK RELAXATION

The verandahs and entry statement along the West Coast Drive frontage will require a relaxation of Council's normal setback requirement for this kind of development via Clause 5.9 of Town Planning Scheme No 1.

It should be noted that the development as it exists does not comply with the scheme front setback requirement of 9 metres for commercial centres.

The modifications are aimed at improving the appearance and function of the complex and therefore the reduced setback is recommended.

### 4. AMALGAMATION/EASEMENT-IN-GROSS

Lots 146-149 and 2 are owned by Equation Pty Ltd at the present time, however, a problem is envisaged regarding car parking distribution should one or several of the lots be sold.

To prevent such a problem occurring, two options are available:

- .1 the lots be amalgamated;
- .2 an easement-in-gross be created over the entire car parking area ensuring it can only be used for parking.

### RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of its Town Planning Scheme No 1 and approves alterations to the commercial development located on Lots 146-149 and 2 corner West Coast Drive and The Plaza, Sorrento, as submitted by Meyer

Shircore and Associates on behalf of Equation Pty Ltd with a reduced front setback, subject to:

1. the provision of thirteen car parking bays to the satisfaction of Council;
2. the amalgamation of Lots 146-149 and 2 prior to the issue of a Building Licence, or alternatively, the preparation of a legal agreement to create an easement-in-gross over the entire car parking area to the satisfaction of Council prior to the issue of a Building Licence;
3. the proposed bays on Lot 146 and part of the right-of-way being contained wholly on Lot 146 should the closure action relating to the right-of-way fail;
4. standard and appropriate development conditions.

O G DRESCHER  
City Planner

tk:gm  
pre94623  
9.6.94

I20626

CITY OF WANNEROO REPORT NO: I20626

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 30/3676

WARD: SOUTH-WEST

SUBJECT: PROPOSED BBC HARDWARE AT LOT 6 ENDEAVOUR ROAD,  
HILLARYS

METRO SCHEME: Urban

LOCAL SCHEME: Special Zone (Restricted Use) Commercial  
uses approved by Council

APPLICANT/OWNER: Permanent Trustee Nominees Ltd

CONSULTANT: Meyer Shircore & Assoc.

APPLICATION RECEIVED: 6 April 1994

DAU: 12 April 1994

APPLICANT CONTACTED: 9 May 1994

REPORT WRITTEN: 10 May 1994

INTRODUCTION

An application has been received by Meyer Shircore & Assoc. on behalf of Permanent Trustees Nominees Ltd for a BBC Hardware on Lot 6 Endeavour Road, Hillarys. The site has recently been rezoned to Special Zone (Restricted Use) Commercial uses approved by Council. (Attachment No. 1)

BACKGROUND

Council may recall the history associated with this proposal in determining the appropriate zoning & uses within this zoning which were acceptable by surrounding residents.

In December 1989 (D21227) Council considered a large number of submissions received as a result of advertising Amendment No 436 to Town Planning Scheme 1 to rezone Lot 6 Endeavour Road, Hillarys from "Special Development A" to "Service Industrial".



Due to the large number of submissions objecting to the rezoning, Council resolved to modify the amendment from "Special Development A" to "Special Zone (Restricted Use) Commercial uses Approved by Council" (Attachment No 2).

Following re-advertising of the amendment, thirteen submissions objecting to the modification were received and considered. Council at its August 1990 meeting resolved to finally adopt Amendment No 436 with modifications, however, prior to the signing and sealing of the documents, it was required that:

- (a) a development plan be submitted to the satisfaction of the City Planner;
- (b) traffic lights be provided at the intersection of Endeavour Road and Whitfords Avenue (E20823).

With the submission of development plans for the site, an assessment was undertaken on its visual impact from the adjacent lot to the west, being the St Marks Anglican School and from the nearby residential areas to the north.

Although the subject lot was considered to be suited for controlled commercial development, the architectural design of the buildings was identified as an important factor in alleviating the concerns of nearby residents who felt that the proposal was not in keeping with the area.

The applicants were therefore requested to submit an acceptable re-design for the proposed development in order to achieve a high standard of architectural design and landscaping.

Revised plans were submitted by Meyer Shircore in May 1993, incorporating an improved colour scheme and residential type facade with peaked roofs and surrounding verandahs. In accordance with the commercial use list approved by Council, the applicants also identified a proposed BBC Hardware and numerous Showroom/Warehouse units on the site.

Since then a letter of undertaking has been received by Permanent Trustee Nominees Ltd stating their intentions to contribute 50% towards the cost to install traffic lights at the intersection of Endeavour Road and Whitfords Avenue, and to place a covenant on the title restricting uses to those approved by Council. Amendment No 436 was gazetted on 6 May 1994.

#### ASSESSMENT

The applicant proposes to develop the site in two stages, with the first stage seeing the construction of a BBC Hardware and associated nursery and open yard area (being the subject of this application) and the second stage seeing the construction of showroom units.

It has been the intention for some time to establish a domestic hardware on this site which is in accordance with the commercial use list approved by Council (Attachment 2). However, the scale and associated uses of the hardware as proposed by the applicant may require clarification.

The predominant features proposed for the domestic hardware are as follows

- BBC Hardware floor area 3415m<sup>2</sup>
- Drive thru area 1731m<sup>2</sup>
- Nursery - roofed 814m<sup>2</sup>  
open 675m<sup>2</sup>
- Open yard area 2945m<sup>2</sup>
- Plus associated office & storage areas (Attachment No 3).

The main hardware floor area is to provide the standard products expected in a hardware being paints, garden and plumbing utensils, wood etc. The drive thru area is as the title suggests, an area which customers can drive their cars into to load products such as treated wood and follow on through the yard area to exit.

The proposed nursery is identified as a selling nursery only with no propagation undertaken on the site. All products are purchased from growers and then resold. The applicants have stated that the nursery is ancillary but complimentary to the main business with a turnover in the 3% to 4% range of total sales. The nursery is identified as part of the entire business and is not to be conducted other than as a section of the store.

Please note that a nursery use is not identified in the Commercial use list adopted by Council for this site. It is evident that the proposed nursery is only complimentary to the predominant use and is a standard feature found in most BBC Hardware Stores throughout Australia. I am of the view that

the proposed nursery which is incidental to the BBC Hardware, may be accommodated on the subject Lot.

The proposed open yard area at the rear of the hardware is intended to be used for storage of the following range of products;

- (a) treated pine logs
- (b) fencing materials, both timber and metal
- (c) pavers and bricks
- (d) reinforcing mesh
- (e) sand, soil and blue metal stored in 5 bays, and
- (f) timber.

All products identified above are items which one would expect to find in all hardware stores of this nature and the supply of these products is intended to be of a scale which is suitable for domestic purposes only. With respect to the 5 bays proposed for the storage of sand and blue metal, photographs submitted by the applicant of a sand service yard of a similar BBC Hardware indicate the proposed layout of these. The 5 bays are to be constructed of concrete and are 3 metres wide and 2.4 metres high (Attachment No. 4).

Council may recall the issues associated with the sale of landscaping goods in Retail Nurseries and the current Amendment No 622 which proposes to exclude the sale of such goods in a rural zone. The amendment identifies that the sale of landscaping goods would be more appropriately located in an industrial or commercial zone where it is proposed as a "P" use. Although the subject Lot 15 is zoned (Restricted Use) Commercial where landscaping supplies is not a use approved by Council, Amendment No. 622 promotes the use in commercial zones, the scale at which the applicant proposes to supply the soil, sand and blue metal does not warrant any concern and therefore may be accommodated on the subject lot.

All newer BBC Hardwares established throughout Australia are pretty much identical in terms of layout and products sold. It has been indicated that the yard is kept in a very tidy state at all times, and this is evident from the photographs. The applicants have emphasised that the tidiness evident in the

photographs is typical and merely reflects the standard which is insisted for their business.

Please note that the open yard is located behind the proposed BBC building and is clearly hidden from street view. As the natural slope of the land increases from the subject lot to the St Marks School site in the west, part of the yard area may be visible from the school. However, dense landscaping is proposed to be planted in a 3 metre strip along the entire western boundary and a 6 metre strip along the southern boundary which would provide a suitable buffer between the school and Lot 6.

The facade of the BBC Hardware building is a standard red and white flat roof line which forms part of their Australian Corporate Image. As was previously identified in the report, the Architectural design of the entire development on the site is to be of a standard which is in keeping with the surrounding land use, whereas, this approach is proposed to be incorporated within the design of the second stage/showroom units only. As most complaints against the proposal were received from the residential area to the north, the buffer provided by the showrooms on Lot B which are proposed to be in excess of 6-9 metres in height, should alleviate most concerns. However, it is recommended that the applicants incorporate some architectural features, into the design by way of peaked roofing gabling and colour schemes on Lot B. With these features, the visual impact on the surrounding areas will be minimal as it is in keeping with the surrounding design of the Whitfords Shopping Centre, Jean Beadle Community Centre and residential neighbourhood.

#### RECOMMENDATION

That Council approves the application submitted by Meyer Shircore on behalf of Permanent Trustees Nominees Ltd for a BBC Hardware incorporating a nursery on Pt Lot 6 Corner Endeavour Road and Whitfords Avenue, Hillarys, subject to:

35the provision of mature landscaping along the entire southern and western boundary of Lot 6 to the satisfaction of the City Parks Manager;

36the provision of 246 Car Parking bays;

37entrance of Whitfords Avenue being deleted;

38entrance points of Endeavour Road being modified so as not to conflict with the existing entrance points to Whitfords City Shopping Centre;

39maximum of 5 storage bays being provided within the open yard area for the purpose of soil and blue metal storage;

40no propagation to be undertaken by the nursery;

41a high standard of landscaping being established within the carpark area to the satisfaction of the City Parks Manager;

42standard and appropriate development conditions.

O G DRESCHER  
City Planner

dsb:sk  
pre94545

I20627

CITY OF WANNEROO REPORT NO: I20627

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 755-31982

WARD: CENTRAL

SUBJECT: PROPOSED OPTUS TELECOMMUNICATIONS FACILITY ON  
RESERVE 31982 (8) HIGH ROAD, WANNEROO

METRO SCHEME: Urban

LOCAL SCHEME: Civic

OWNER: Water Authority of WA

CONSULTANT: Optus Communications Pty Ltd

APPLICATION RECEIVED: 17.5.94

DAU/SCU: 24.5.94

REPORT WRITTEN: 3 6.94

INTRODUCTION

Optus Communications Pty Ltd has submitted a report to Council advising of its proposal to accommodate a telecommunications tower and associated facilities on Reserve 31982 (8) High Road, Wanneroo.

The subject site is located within the Wanneroo townsite and is owned by the Water Authority of WA (WAWA) and it accommodates a disused treatment plant.

Optus intends to occupy the eastern side of the site. A lease for land is currently being negotiated between Optus and the Department of Land Administration.

SITE SELECTION

Optus advises that base station facilities have quite specific geographical requirements to ensure optimum performance of its network.

Attachment No 1 identifies the search area and the two alternative options.

The WAWA reservoir option in Belgrade Road was eliminated as Optus determined it would provide inadequate radio frequency coverage west of Wanneroo Road.

#### PROPOSED DEVELOPMENT

The WAWA site contains scattered treatment plant facilities, a large concrete water tank, a 25m high lattice tower and a storage basin which is approximately 10 metres square. The site also contains a large number of trees approximately 15-20 metres in height.

Several other towers exist within close proximity to the subject site, including a guyed mast 72 metres in height utilised for W A Government communications (Bureau Securities) a Telecom lattice tower and another guyed mast 53 metres in height operated by Philips Electronics.

The Optus facility will include the removal of the existing 25 metre high lattice tower located on the WAWA site and the construction of a new 50 metre high lattice tower on which mobile communications antennas will be mounted (see Attachment No 2). A small equipment shelter (6.0 metres long by 2.5 metres wide and 3.0 metres in height) which houses electronic components will also be accommodated. Access will be via High Road.

Optus advises that the tower has been designed to accommodate other communication carriers hence removing the necessity of a further tower in the vicinity.

#### ASSESSMENT OF PROPOSAL

A similar Optus proposal was addressed by Council at its meeting on 8 June 1994 for a site within the Joondalup residential area.

In that report Council was advised of Optus statutory powers under the Telecommunications Act 1992.

Essentially Optus has the power to occupy a site regardless of whether the owner agrees or not. All that is required of Optus under the Act is that it refers the proposal to any relevant authority for comment. It does not require any formal approvals and does not need to satisfy any requirements, for instance, that may be requested by Council.

Under normal circumstances a proposal of this nature would be advertised for public comment prior to any approval being issued.

However, in view of Council's determination of the Burlos Court, Joondalup Optus telecommunication tower at the Council meeting of 8 June 1994 (Item I20622) not to advertise that application, it is not recommended that this application be advertised.

RECOMMENDATION:

THAT Council approves Optus Communications Pty Ltd telecommunications facility on Reserve 31982 (8) High Road, Wanneroo subject to that tower being capable of carrying a second carrier.

O G DRESCHER  
City Planner

tk:gm  
pre94618  
7.6.94



I20628

CITY OF WANNEROO : REPORT NO I20628

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 740-1

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF  
MAY 1994

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

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

RECOMMENDATION:

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

O G DRESCHER  
City Planner

gap:gm  
pat003  
**I20629**

**CITY OF WANNEROO REPORT NO: I20629**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 790-660

WARD: NORTH

SUBJECT: AMENDMENT NO 660 TO TOWN PLANNING SCHEME NO 1  
TO RECODE LOT 55 ITEA PLACE, MINDARIE FROM R20  
TO R60

METRO SCHEME: Urban

LOCAL SCHEME: Marina Development Zone

OWNER: Gumflower Pty Ltd

CONSULTANT: (as above)

REPORT WRITTEN: 8.6.94

INTRODUCTION/BACKGROUND

At its meeting on 25 August 1993 (H20827) Council initiated Amendment No 660 to its Town Planning Scheme No 1 to:

1. Recode Lot 55 Itea Place, Mindarie from R20 to R60 to accommodate what the applicant termed "apartments".

2. Modify the Development Guide Plan which encompasses the Marina Development Zone at Mindarie Keys by deleting the term "restaurant" and replacing it with "grouped/multiple dwelling R60".

The application was submitted by Russell Taylor & William Burrell (Town Planning Consultants) on behalf of Gumflower Pty Ltd.

At the same meeting Council also resolved to require all public accessways identified on the attached plan to be established easements-in-gross/rights-of-way to the satisfaction of Council prior to finalisation of the amendment.

The plan was originally presented to Council in December 1990 (E12241); the main purpose being to indicate how public access could be achieved in the vicinity of the marina area.

At its meeting on 23 February 1994 (I20259) Council considered the amendment again, following the close of advertising and resolved to proceed to final approval. The documents were not to be signed and sealed until the public access issues mentioned above had been satisfied.

#### EASEMENTS-IN-GROSS/RIGHTS-OF-WAY

The Hon minister for Planning has now agreed to the finalisation of Amendment No 660 and has requested that Council sign and seal the documents and return them to his office for final endorsement and publication in the Government Gazette.

Correspondence has been received from Gumflower Pty Ltd advising that it has agreed in principle with providing a legal right for the public to have access to the harbour edge and that a draft agreement has been forwarded to Crown Law for review. Apparently Gumflower has been awaiting the advice of Crown Law for many months and it is not in a position to proceed any further until that advice is forthcoming.

Given the circumstances and the fact that there will be other opportunities to secure the public access areas via future applications for the Mindarie area it is considered reasonable to allow the finalisation of Amendment No 660 to proceed without the necessary easements-in-gross and rights-of-way being in place.

#### RECOMMENDATION:

THAT Council

43rescinds part 3 of its Resolution H20827 "advises the applicant that its support for the amendment is subject to a 3 metre wide easement in gross being created over Lot 55, and over all its landholdings in Mindarie where the easement in gross is identified on Attachment No 2"; and

44proceeds towards final approval of Amendment No 660 to Town Planning Scheme No 1.

O G DRESCHER  
City Planner

tk:gm  
pre94622  
8.6.94

I20630

CITY OF WANNEROO REPORT NO: I20630

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 790-639

WARD: SOUTH

SUBJECT: FINALISATION OF AMENDMENT NO 639 - REZONING  
LOT 500 AND PT LOT 23 WANNEROO ROAD, KINGSLEY

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Zeeton Pty Ltd & Mrs & Mrs N Stazzonelli

CONSULTANT: Chappell & Lambert

AGREEMENT SIGNED: 30.5.94

REPORT WRITTEN: 31.5.94

INTRODUCTION

Amendment No 639 proposes Special Residential zoning immediately south of the Kingslake Estate, Kingsley. Following the finalisation of a legal agreement to prohibit vehicular access to Wanneroo Road, the amendment is recommended for finalisation.

BACKGROUND

Council, at its November 1992 meeting resolved to initiate Amendment No 639 to Town Planning Scheme No 1, to rezone Lot 500 Lakeway Drive and Lot 23 Wanneroo Road, Kingsley from Rural to Special Residential. The amendment was modified by Council to include a further special provision at its meeting on 28 April 1993 (G20426).

The amendment was advertised for public comment and no submissions were received. Council resolved to defer finalisation of this amendment pending agreement by the Hon Minister for Planning with respect to principles to be included within Town Planning Scheme No 21 (H20729).

## CURRENT SITUATION

Following the Minister's decision to not proceed with Town Planning Scheme No 21 it was determined that the strip of land between Wanneroo Road and Yellagonga Regional Park would not be subject to developer contributions. As a result, the Town Planning Scheme No 21 issues are not applicable to these lots.

A legal agreement to prevent access onto Wanneroo Road has been entered into. The purpose of this agreement is to maintain the existing access onto Wanneroo Road until such time as the road is widened, when access shall have to be gained via the battleaxe leg and internal road system. The agreement has been signed by all relevant parties and the easement is in the process of being lodged at the Titles Office.

Given that all associated issues for the rezoning have been resolved, it is recommended that Amendment No 639 be finalised.

## RECOMMENDATION:

THAT Council:

45finally adopts Amendment No 639 to Town Planning Scheme No 1;

46authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;

47forwards and requests the Hon Minister to finally approve and gazettal of Amendment No 639.

O G DRESCHER  
City Planner

pje:gm  
pre94614  
31.5.94

I20631

CITY OF WANNEROO REPORT NO: I20631

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 790-595

WARD: CENTRAL WARD

SUBJECT: CLOSE OF ADVERTISING : AMENDMENT NO 595 TO  
TOWN PLANNING SCHEME NO 1 TO REZONE LOTS 2, 7,  
8, 31 AND 34 WANNEROO ROAD AND LOTS 14, 15,  
16, 17, 18 AND 19 EAST ROAD AND LOT 19 ARCHER  
STREET, WANNEROO FROM RURAL TO RESIDENTIAL  
DEVELOPMENT R20

METRO SCHEME: Urban

LOCAL SCHEME: Rural

APPLICANT/OWNER: Numerous owners

CONSULTANT: Taylor & Burrell

INTRODUCTION

Council, at its February 1992 meeting (G20226) resolved to initiate Amendment No 595 to Town Planning Scheme No 1 to rezone Lots 2, 7, 8, 31 and 34 Wanneroo Road, and Lots 14, 15, 17, 18 and 19 East Road and Lot 19 Archer Street, Wanneroo from Rural to Residential Development R20.

BACKGROUND

Correspondence was received by the Department of Planning and Urban Development in February 1993 advising that Lot 16 East Road was to be included in Amendment No 595 and that the amending documents be modified to reflect such.

The amendment was since deferred by Council at its May 1993 meeting (H20522) pending discussions with the Hon Minister for Planning with respect to the future of the proposed Town Planning Scheme No 21.

As a consequence of Town Planning Scheme No 21 being discontinued, Council, at its Special Meeting on 20 December 1993 (H81203A) resolved to:

1. modify Amendment No 595 to Town Planning Scheme No 1 by incorporating Lot 16 East Road, Wanneroo and rezoning Lot 16 from Rural to Residential Development R20;
2. progress the amendment in accordance with the Town Planning Regulations;
3. advise the applicants, Russell Taylor and William Burrell, that prior to final approval of the amendment it will require:
  - .1 that a local structure plan has been approved by Council and the Department of Planning and Urban Development;
  - .2 arrangements to the satisfaction of the City and the State Planning Commission being in place to ensure an equitable contribution is made by the landowner towards the provision of arterial roads and their associated underpasses and dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the neighbourhood cell of which this application forms part;
  - .3 the applicant to demonstrate to Council that the land affected by the Environmental Protection Authority buffer requirements for Poultry Farms can be dealt with to the satisfaction of the Department of Planning and Urban Development and the Environmental Protection Authority.

#### CURRENT SITUATION

Advertising of the amendment as approved by the Hon Minister for Planning, closed on 23 March 1994. Two (2) submissions were received.

#### ASSESSMENT

The first submission was received by the owners of Lot 16 East Road, being the subject of the modification to Amendment No 595.



They stated no objection to the proposed rezoning, however, subject to the following conditions:

1. that the land rates of Lot 16 East Road will not increase as a consequence of the rezoning, and
2. that they can continue to occupy the property at the current state.

In response to 1. above, it has always been Council's position to not rezone land in East Wanneroo unless requested by the owner, however consent from the owners for the rezoning of Lot 16 East Road has been given conditionally. The Rates Section has advised that the rates payable under a Urban zoning are unlikely to increase, however this will be determined by the valuation supplied by the Valuer General's Office.

With respect to 2 above, it has been the intention that development in East Wanneroo occur independently due to multiple ownerships and the subdivision of the land is undertaken upon the owners' request.

The second submission was received by the Water Authority of Western Australia which also stated no objection to the proposed rezoning.

Comments on the provision and co-ordination of services were also given, these will be considered during the development stage of the area.

None of the three prerequisites for Council's final adoption have been resolved. However, it is recommended that these issues be dealt with prior to Amendment No 595 being forwarded to the Minister for Planning for final approval.

#### RECOMMENDATION:

THAT Council

1. finally adopts Amendment No 595 to Town Planning Scheme No 1 to rezone Lots 2, 7, 8, 31 and 34 Wanneroo Road and Lots 14, 15, 16, 17, 18 and 19 East Road and Lot 19 Archer Street, Wanneroo from Rural to Residential Development R20;
2. forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 595;

3. prior to affixation of the Common Seal to the amending documents requires:
- (a) that a local structure plan has been approved by Council and the Department of Planning and Urban Development;
  - (b) arrangements to the satisfaction of the City and the State Planning Commission being in place to ensure an equitable contribution is made by the landowner towards the provision of arterial roads and their associated underpasses and dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the neighbourhood cell of which this application forms part;
  - (c) the applicant to demonstrate to Council that the land affected by the Environmental Protection Authority buffer requirements for Poultry Farms can be dealt with to the satisfaction of the Department of Planning and Urban Development and the Environmental Protection Authority;
4. subject to 3 above:
- (a) authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
  - (b) forwards Amendment No 595 to the Hon Minister for endorsement of final approval and publication in the Government Gazette;
5. advises Taylor & Burrell, on behalf of the numerous landowners, the requirements as set out in 3. above.

O G DRESCHER  
City Planner

sk:rp  
pre94440  
12.4.94

I20632

CITY OF WANNEROO REPORT NO: I20632

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 305-6

WARD: ALL

SUBJECT: DRAFT URBAN BUSHLAND STRATEGY

SUMMARY

The Department of Planning and Urban Development (DPUD) has released the State Government's Draft Urban Bushland Strategy for public comment. The public comment period closes on 30 June 1994. The Draft Strategy aims to identify and protect both regionally and locally significant areas of remnant native vegetation within the Perth metropolitan area.

AIMS OF THE DRAFT STRATEGY

The Draft Strategy aims to:

48identify and protect bushland areas of regional significance through a recognised reserve system;

49identify and protect urban bushland of local significance, through local government and community initiatives;

50set clear criteria for determining whether bushland is of regional or local significance;

51establish clear roles for State and Local Government, and the community in urban bushland protection;

52secure a reasonable balance between protecting urban bushland and encouraging appropriate development;

53establish a system of corridor linked parks, called greenways, between Perth and the outer suburbs;

54encourage sound land management practices at State and Local Government level, and amongst private landowners.

#### SELECTION CRITERIA

The Draft Strategy's selection criteria to determine an area of bushland's regional significance are:

- .1 large size: usually greater than 20 hectares;
- .2 regular shape: to reduce the impact of surrounding development on the core of the bush;
- .3 vegetation should be in good to excellent condition;
- .4 representative of a regional vegetation system;
- .5 possible presence of rare and endangered flora or fauna;
- .6 having scientific or biodiversity values;
- .7 suitable for recreation for people throughout the Perth region;
- .8 suitable for education study;
- .9 having heritage value at a regional or State level.

Regional significance will generally be determined by meeting one or more of the criteria. These criteria are considered to be pivotal to the ultimate efficacy of the Strategy.

#### ASSESSMENT OF THE DRAFT STRATEGY

The Draft Strategy includes a plan showing Perth's present system of parks and open space (Attachment 1 refers). There are apparent inconsistencies between the regional open space shown on the North West Corridor Structure Plan (NWCSP), particularly the green links to the north of Kinross, north-east of Two Rocks and pockets along Wanneroo Road adjacent to Neerabup National Park, which are identified as open space on the NWCSP but are not shown

on the Draft Strategy plan. The Department of Planning and Urban Development advised that only existing parks and reserves shown on the Metropolitan Region Scheme, and those areas proposed for reservation as part of the East Wanneroo and Alkimos/Eglinton Major Metropolitan Region Scheme amendments that have been through the advertising process are included in the Draft Strategy.

The disappointing aspect of the Draft Strategy is that it does not include all the "green" areas identified on the NWCSP nor does it make reference to the key areas of importance for flora and fauna identified in DPUD's Consultant's report for possible inclusion in the proposed Gnaragar Regional Park. Given that the Draft Strategy shows less parks and reserves areas than the NWCSP the Government's initiative must be questioned. It could be viewed as being more a political exercise to gain widespread environmental acceptance of its programme of major Metropolitan Region Scheme amendments, than a serious environmental initiative.

The omission of important "green" areas in the NWCSP does not foster the expectation that these areas will be picked up by future major amendments and on this basis one could seriously question the State Government's commitment to the protection of regionally significant bushland.

While the State Government's intention to institute some sort of policy to protect significant remnant vegetation is welcomed, serious concerns regarding the Draft Strategy's ultimate success can be raised, given recent examples where the planning and environmental processes have seriously diminished the opportunities for protecting and conserving such areas. These examples are cited below.

#### 1. Alkimos/Eglinton and East Wanneroo Major Metropolitan Region Scheme Amendments.

When the State Planning Commission initiated the above major amendments the Environmental Protection Authority determined that they both be assessed at the level of informal review with public advice.

Council appealed to the Minister for the Environment against the level of assessment set for both Amendments. For each Amendment Council listed a range of environmental issues it considered contentious enough to warrant formal assessment by the Environmental Protection Authority. The issues included: the

alignment of the Mitchell Freeway, the effects of the east-west road links on Yanchep and Neerabup National Parks, loss of native vegetation and conservation values, lack of protection of areas identified in the Gngangara Regional Park study but not included in the Parks and Recreation Reservation, water resource management and wetland protection.

In both cases the Minister for the Environment dismissed Council's appeals, effectively meaning that informal assessment of the proposed Amendments precludes the opportunity for ensuring that relevant environmental issues are comprehensively addressed at the earliest stage in the development planning process.

## 2.Region Open Space Link Between Neerabup and Yanchep National Parks.

Council may recall that the Alkimos-Eglinton MRS Amendment initially proposed to reserve a strip of land along the west side of Wanneroo Road to form an open space link between Neerabup and Yanchep National Parks. (In fact, this link is also shown on the plan contained in the draft strategy [Attachment No 1].) However, the amendment now before Parliament for final consideration has deleted this link. This link would have been an obvious "greenway" to provide as now being promoted in this draft strategy.

## 3.Proposed Subdivision Locations 1792 and 1534 Wirrega Road, Jandabup.

This application was generally in accordance with Council's Rural Subdivision Policy and proposed the creation of twenty-five lots, with a minimum lot size of 4 hectares.

The subject site was identified by DPUD for possible inclusion in the proposed Gngangara Regional Park. DPUD commissioned consultants to undertake a study in est Wanneroo to identify areas of important flora and fauna. The subject site was identified as having Priority 1 flora and Priority 1 fauna. Essentially, Council supported the inclusion of the site into the Gngangara Regional Park. At officer level, DPUD also recommended that it be included in Gngangara Regional Park, however, the State Planning Commission overturned this recommendation and approved the subdivision. Consequently the land did not form part of the East Wanneroo Major MRS Amendment to be reserved for Parks and Recreation.

## 4.Snake Swamp

Snake Swamp forms part of a lot that is the subject of a current amendment to rezone the land for residential development. One aspect of the proposal involves altering the boundary of a System 6 recommendation area M8, being Snake Swamp. Council lodged a submission with the EPA stating that it felt the information presented in the project Consultative Environmental Review (CER) was insufficient to enable favourable conclusions to be drawn about the proposal.

Unfortunately, the EPA's report and recommendations in response to the CER were in favour of the proposal. Council then wrote to the EPA expressing its disappointment at the EPA's assessment and favourable recommendations. The Minister for Environment has subsequently issued a Statement that the proposed may proceed.

A premise of the Draft Urban Bushland Strategy is that the Department of Environmental Protection will continue to co-ordinate the implementation of the System 6 Report recommendations. The Snake Swamp example demonstrates that this premise has already been seriously undermined.

#### 5.Alignment of Gngangara Road.

In response to the East Wanneroo District Transport Study the Department of Environmental Protection advised DPUD that it (on the basis of information received) could not determine if the proposed alignment in the vicinity of Lake Gngangara would be environmentally acceptable.

This same alignment is included in the East Wanneroo Major Metropolitan Region Scheme Amendment, which the Environmental Protection Authority chose not to formally assess.

This example again demonstrates how current planning and environmental processes are dealing with important environmental issues in the absence of adequate environmental assessment.

The draft strategy refers to the "Perth Environmental Project" to which the Government has committed \$700,000 over the next three years. The project is intended to produce the first inclusive inventory of bushland and the environment in the metropolitan area. Information on the data base would then be made available to government agencies and the public. Several years ago, DPUD commissioned consultants to undertake an "environmental Audit" of the metropolitan region, mainly to identify environmentally significant areas. This commission was halted prior to

finalisation, it is understood largely because DPUD was concerned at some of the recommendations likely to eventuate from it. It may be appropriate to inform DPUD that the Perth Environment Project should incorporate the work previously undertaken as part of the "Environmental Audit", and the project should be seen through to finalisation and publication, and not be halted as occurred with the Audit.

RECOMMENDATION:

THAT Council forwards a submission to the Department of Planning and Urban Development outlining the concerns raised in the assessment of the Draft Urban Bushland Strategy.

O G DRESCHER  
City Planner

lk:gm  
pre94619  
8.6.94



I20633

CITY OF WANNEROO REPORT NO: I20633

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 30/4672

WARD: SOUTH WEST

SUBJECT: PROPOSED CHILD CARE CENTRE, LOT 192 (2)  
ALBACORE DRIVE, SORRENTO

METRO SCHEME: Urban

LOCAL SCHEME: Residential

APPLICANT/OWNER: M & S Moustafa

CONSULTANT: Art & Building

APPLICATION RECEIVED: 22.2.94

DAU:

APPLICANT CONTACTED:

REVISED PLAN RCVD: 30.3.94

ADVERTISING CLOSED: 14.5.94

ADVICE RECEIVED:

REPORT WRITTEN: 25.5.94

INTRODUCTION

This proposal at the corner of Albacore Drive and Harman Road is next door to a dentists consulting rooms recently approved by the Council (Attachment No 1). The proposal was advertised and numerous submissions were received. In accordance with Engineering comment and Town Planning principles, the proposal is recommended for refusal.

BACKGROUND

The subject site is zoned Residential under Town Planning Scheme No 1 and has one dwelling constructed on site. A child care centre is an AA use (a use that is not permitted unless approval is granted by the Council) in that zone.

Following consultation with the applicant a revised plan was submitted and advertised (Attachment No 2).

Council's policy for child care centres sets out a number of criteria required of proposals.

A minimum lot size of 800m<sup>2</sup> which is accessible to traffic and not located in a cul-de-sac is imperative. Council's information sheet states that it is vitally interested in the preservation of the amenity of householders in a residential area and therefore it would be advantageous if the location of the proposed site adjoined a school site, public open space, local commercial centre, civic facilities etc rather than development of a normal residential nature.

#### ADVERTISING

In accordance with Council's policy the proposal was advertised on site and in the local paper for a period of 30 days. The following types of submissions were received:

OBJECTIONS:      Letter:        17  
                     Petition:      84

SUPPORT: Letter: 197  
                     Petition:    278

It should be noted that 196 of the support letters received were of a standard content, addressed and signed individually.

Attachment 3 shows the location of submissions for the area.

The letters of support are based on an opinion that Sorrento is badly lacking in facilities of this kind. The signatures on the petition are in reference to the support of the application, however, no reasons are detailed.

The signatures of objection which form the 84 signature petition are based on the following points:

55Traffic Volume: Additional traffic will be generated into a residential area that is already busy due to the nearby shopping centre, dental clinic and through traffic in both Albacore Drive and Harman Road.

56Traffic Hazard: The proposed site is one corner of a T-intersection of two feeder roads in the suburb. There will be considerable congestion caused by the dropping-off and the picking-up of all prospective

clients. The lack of parking for staff and clients would cause a hazard for through traffic. The safety of young children would appear to have been ignored in planning a centre near to such a busy T-intersection.

57Future integration: With the recent opening of a dental surgery this appears to be the start of non-residential occupancy in a residential area.

58Noise Factor: With the number of children (up to 25), a quiet area will be noisy from early morning to late afternoon.

59Visual Pollution: A child care centre with car parking, safety fencing and signs would not blend in with a residential area.

60Apparent Requirement: There is already an existing child care centre at the corner of Marmion and Warwick Road.

The 17 letters of objection received were individually written, raising a number of concerns. The summary of these concerns are as follows:

1. Sorrento is a well maintained, existing residential area which should not be transformed into a business vicinity. The commercialisation of Harman Road is not supported and the recent establishment of a dentist next door has resulted in an ad hoc non-residential use in a residential area.
2. Approval would result in a loss of amenity to adjoining residents through increased traffic, noise from the children, visually unappealing through signs and a resulting loss in value of homes in the locality.
3. The corner location is unsafe for children in the centre as Albacore Drive acts as a link between Harman Road/Seacrest/Marmion Avenue and feeds numerous residential streets. The intersection on which the proposal is located already carries a high volume of traffic daily. The approval of the proposal will increase this traffic and cause circulation problems for the intersection, particularly as a result of ingress/egress of the property.

4. A lack of parking facilities on site will result in verge parking causing congestion problems for the Harman Road/Albacore Drive intersection. The congestion will result in accidents and obstruction for residents gaining access to and from their homes. This problem will be exacerbated through clients not having room on site for manoeuvring and thus, having to reverse from the property onto Albacore Drive.
5. The subject site is located very close to a school which generates a lot of traffic, with an additional six schools in the vicinity. This results in a high level of pedestrian activity in the locality which would be susceptible to multiple car movements from the subject site.
6. Most children in the locality are of school age which would result in children from other suburbs travelling into Sorrento to attend the centre. An alternative centre exists on the corner of Warwick Road/Marmion Avenue which is less than 1km away.

#### ASSESSMENT

The subject site has an area of 828m<sup>2</sup>. This meets Council's minimum requirement of 800m<sup>2</sup>, however, in order to support the proposal it must be shown that the site is accessible and can contain all facilities, such as parking.

The original proposal requested approval for 25 children. Council's car parking standards require one bay per eight children and then one bay per staff member.

Twenty-five children require a minimum of three staff which generates a car parking requirement of seven bays. This number of bays is unable to be accommodated on site, while still maintaining sufficient area for outdoor play. If Council was to approve the proposal a condition restricting the maximum number of children permitted would be needed to reflect the car parking provision.

It is common for Council to require developments to have sufficient manoeuvring area to enter and exit the property in forward gear. Given the position of the existing house, this is not possible.

From the submissions received, many expressed concern over the effect increased traffic and parking for the site will have on the locality. In this regard, the City Engineer has provided the following comments.

I advise that a general traffic assessment of the proposed child care centre on the corner of Harman Road and Albacore Drive has been undertaken.

Both Harman Road (2,500 vpd 1992 figures) and Albacore Road (1,000 vpd, 1992 figures) are well used streets within north Sorrento. Although traffic volumes are within the accepted range for the street functions, some vehicle speeds are high. This has generated many residential complaints over the years.

The proposed facility is likely to generate 20-25 vehicle trips twice a day. The distribution and alignment of on site parking bays is not considered to provide a turnaround circulation for traffic usage. This can encourage the child care centre set down/pick up traffic onto the street. Consequently, the proposed on site parking facilities is seen as a major concern, particularly as the proposed development is located on the corner of Albacore Drive and Harman Road. It is desirable to limit traffic congestion at the junction.

In this regard, the application should provide supporting traffic studies that indicate for peak times, satisfactory storage capacity, provision for queuing and internal traffic flows that do not require reversing manoeuvres.

Given the above traffic comment, the genuine concern of local residents and the inability of the development facilities to be contained on site, it is recommended that proposal be refused.

#### RECOMMENDATION:

THAT Council refuses the development application submitted on 22 February 1994 for a child care centre at Lot 192 (2) Albacore Drive, Sorrento, submitted by Art & Building on behalf of Mr and Mrs M & S Moustafa for the following reasons:

1. the provision for traffic circulation and parking areas are considered to be inadequate for traffic associated with the proposal on the subject site;

2. the vehicle trips that will be generated by the proposal will adversely increase traffic congestion at the intersection of Harman Road and Albacore Drive;
3. the proposal, if approved, would be an over-development of the site as all services and facilities are unable to be contained on site;

O G DRESCHER  
City Planner

pje:gm  
pre94615  
2.6.94

I30600A

CITY OF WANNEROO  
FINANCE & ADMIN RESOURCES SECTION  
REPORTS FOR COUNCIL MEETING

22 JUNE 1994

I30605

CITY OF WANNEROO : REPORT NO I30605

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 020-0

SUBJECT: OUTSTANDING GENERAL DEBTORS - MAY 1994

Detailed below is a summary of the outstanding general debtors at the end of May together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 May 1994 is summarised as follows:-

	Total Outstanding	
	\$	
Current	905,573.81	78%
30 Days	63,244.75	5%
60 Days	56,997.31	4%
90 Days	127,255.06	11%
Deferred Debtors	5,337.29	2%
	\$1,158,408.22	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
	\$ 5,337.29

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	11,098.00
Wanneroo Districts Basketball Association	3,395.53
Wanneroo Districts Basketball Association	5,000.00
Wanneroo Football Club	17,632.54
Wanneroo Districts Rugby Union Club	6,056.06
Quinns Rocks Bowling Club	30,000.00
Eating House Licences and Registrations 1992/93	600.00
Eating House Licences and Registrations 1993/94	1,500.00
Sporting Clubs Clubrooms Facilities Contributions	16,221.72
S.G.I.O.	9,080.66
Citation Pty Ltd	627.60
Sundry	26,042.95
	\$127,255.06

SORRENTO SOCCER CLUB - \$11,098.00

The Club's **total** outstanding debt is \$12,655.08 dissected as follows:

Loan Repayments	\$ 2,975.74
Property Rental	\$ 4,025.00



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Commercial Refuse Charges	\$ 683.80
Utility Charges	\$ 1,987.97
Interest on Debt	\$ 2,982.57

\$12,655.08

In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The May 1994 payment was received on 7 June 1994. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$12,655.08 in May 1994.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$3,395.53

Hire of basketball courts of Craigie Leisure Centre. The Club's total outstanding debt is \$3,665.28. A payment of \$2,583.00 was received in May 1994.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$5,000.00

The Club's total outstanding debt is \$20,000. Lease fee for the period 1 January to 30 June 1994 \$15,000 and 1 July to 31 December 1993 (\$15,000) less paid \$10,000). The Association was making monthly payments of \$3,625.00 to clear account. These payments ceased in January 1994. However \$2,500 was paid in May 1994.

WANNEROO FOOTBALL CLUB - \$17,632.54

The **total** amount outstanding on this account is \$23,772.82 dissected as follows:-

	\$
Lease Fees	18,898.78
Commercial Refuse Charges	1,094.10
Utility Charges	888.55
Interest on Debt	1,633.39
Property Rental	1,258.00

\$23,772.82

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. Club paid a total of \$1,500.00 in May 1994 and has since honoured its commitment to reduce its outstanding debt by paying \$10,000 on 8 June 1994. This effectively reduces its debt to \$13,772.82.

Club representatives met with the Town Clerk, City Treasurer and Revenue Accountant on 8 June 1994 to discuss the outstanding amount and current lease arrangements.

The Club advised that it was experiencing extreme difficulty in maintaining the current lease payments (\$18,272.00 per annum) and will submit a formal proposal to Council to restructure its debt.

WANNEROO DISTRICTS RUGBY UNION CLUB - \$6,056.61

The **total** amount outstanding on this account is \$7,430.61, dissected as follows:-

	\$
Utility Charges	2,011.05
Property Rental	1,425.00
Loan Repayments	3,814.61
Interest on Debt	179.95

\$7,430.61

In January 1994 Council approved a payment programme of \$1,500.00 per month for this. This payment programme should clear the Club's account outstanding amount by 31 December 1994. The Club has adhered to this programme and paid an additional \$1,000.00 with its April 1994 payment.

The Club has since paid its June 1994 payment of \$1,500.00 plus an additional payment of \$3,000.00.

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. The first payment is due 31 July 1994.

The Club has recently had a change in Executive. The new President Mr A G Jackson OAM has had telephone communication with the City Treasurer over recent weeks.

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. Warrant of Execution were issued on 6 April 1994.

1993/94 - \$1,500.00

5 accounts of \$300.00 outstanding:-

\$

Healy's Store	300.00
Pizza To Go	300.00
Great Australian Hamburger	300.00
Splitz Take Away	300.00
Monty Carlo Pizza	300.00

\$1,500.00

Payment has since been received from Healy's Store.

Summonses have been issued for serving against the proprietors of the second, third and fourth named premises.

Council's Health Department is negotiating with Monty Carlo Pizza.

SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$16,221.72

Contributions by various sporting clubs towards the use of clubrooms for 1991/92 (\$8,110.86) and 1992/93 (\$8,110.86).

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded and meetings with the various clubs are imminent.

When meeting with these clubs 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.

S.G.I.O. - \$9,080.66

Workers Compensation Claims - \$100.28

1 claim is being processed for payment.

General Claims - \$8,194.93

6 claims. Claims are being processed for payment.

Motor Vehicle Claims - \$785.45

1 claim. Since paid.

CITATION PTY LTD - \$627.60

Purchase of newspaper from recycling programme. Cheque payment of \$1,986.20 received in May 1994 dishonoured by Bank. Summons for \$627.60 plus dishonoured cheque amount of \$1,986.20 to be issued.

SUNDRY - \$26,042.95

Other Recoupables - \$350.00

Road and footpath repairs, other works.

Subsidies - \$325.00

Day care charges, vacation care fees.

Commercial Refuse - \$8,264.02

Payments being pursued.

Licences/Fines and Penalties - \$9,009.00

Dog registration fines and costs, food prosecutions and parking infringements.

Income from Property - \$6,054.40

Hire of various reserves and buildings.

Private Works - \$227.37

Other private works.

General - \$1,640.06

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayment recoverable, development/building licence fee, child care fee relief overpayment recoverable, membership fee Craigie Leisure Centre, meals on wheels charges and account enquiry.

Utilities - \$168.10

Electricity charges recoverable.

An amount of \$504.25 is considered irrecoverable and in need of Council write off approval. Details are listed on Attachment B to this report.

#### RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$504.25 representing debts considered irrecoverable as detailed in Attachment B to this report.

J B TURKINGTON  
City Treasurer

HK:JW  
8 June 1994

tre0013

I30607

C I T Y   O F   W A N N E R O O   R E P O R T   N O : I30607

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 22 JUNE 1994

FILE REF: 021-1

WARD: ALL

SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING  
31 MAY 1994

WARRANT OF PAYMENTS TO COUNCIL ON 22 JUNE 1994

INCORPORATING PAYMENTS TO 31 MAY 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	113652 - 115203	\$ 5,997,997.95
Municipal	002988 - 002997	\$10,031,549.25
Trust	013704C - 013704D	\$ 148,000.00
Town Planning Scheme No 5	000092E Only	\$ 5.78
Town Planning Scheme No 6	000108 - 000109A	\$ 43,951.23
Town Planning Scheme No 7A Stage 2	000381C Only	\$ 5.95
Town Planning Scheme No 7A Part B Stage 4		\$
Town Planning Scheme No 21	000218A Only	\$ 14.09
		\$16,221,524.25

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## 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 \$16,221,524.25 which was submitted to each member of Council on 22 June 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 \$16,221,524.25 as submitted on 22 June 1994 is recommended to Council for payment.

MAYOR



RC:JW  
tre0010

I30608

CITY OF WANNEROO REPORT NO: I30608

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 22 JUNE 1994  
FILE REF: 018-20  
WARD: ALL  
SUBJECT: 1994/95 RATE INCENTIVE SCHEME

At its April 1994 meeting Council resolved to undertake a rate incentive scheme for the 1994/95 year.

Negotiations with the following donors have been finalised:-

1. **Commonwealth Bank of Australia**

Streamline Account - account to the value of \$5,000.

2. **Town and Country Bank**

A choice of a holiday within Australia or overseas to the value of

3. **Bank of Western Australia**

Complete Account - account to the value of \$1,000, plus another \$1,000 if the prize winner is already a Bankwest account holder.

4. **United Credit Union Ltd**

Savings Account - account to the value of \$1,000.

5. **Stewarts Pest Control Pty Ltd**

Two choices of prizes are offered:-

- (a) Termite management services for one property valued at \$1,200.

(b)  
Two free movie tickets to all ratepayers who pay early and are interested in having an initial termite service to their home.

6. **Supreme Pure Wool Insulation**

Insulation of one average 140 square metre home with 100% pure new wool to the value of \$1,200.

7. **Quality Langley Hotel**

A weekend holiday for two including two nights accommodation, breakfast, a bottle of champagne, box of chocolates, welcome cocktail and full use of gym, sauna and jacuzzi.

8. **Quality Princes Hotel**

Two night celebration including two nights accommodation for two, full buffet breakfast and a bottle of champagne and chocolates on arrival.

9. **Esplanade Hotel Fremantle**

Two nights accommodation for two including breakfast in the Atrium Garden Restaurant each morning.

10. **The Vines Resort**

One nights accommodation for two including breakfast and free use of most resort facilities.

11. **Radisson Observation City Hotel**

Celebrity dinner for two, inclusive of wines with a guarantee of 50% reduction on accommodation overnight if required.

All sponsor prizes are acceptable apart from Item (b) of the Stewart's Pest Control and Radisson Observation City Hotel offer.

Stewart's Pest Control offer of free movie tickets to those ratepayers who pay their rates early and have an initial termite service to their home will

involve a fair degree of administrative effort at the City.

The Radisson Observation City Hotel's offer will involve the winner in bearing 50% of the cost of accommodation overnight which may not be appropriate.

For these reasons it would seem prudent that Council declines both these offers.

Conditions of entry and drawing of winners adopted at Council's 13 April 1994 meeting are:-

- (a) all ratepayers (including councillors and staff) be eligible;
- (b) all rates and charges must be fully paid by 4.30 p m, 21 days from the date of issue of the annual rate notices (eligible pensioners must pay their portion of current rates and full arrears and current charges);
- (c) prizes will be drawn at the Administration Centre within five working days following the close of the competition. The judge's decision will be final and no correspondence will be entered into;
- (d) prize winners will be notified by mail with a public announcement;
- (e) drawing of winners be by random selection via Council's computer system.

#### RECOMMENDATION

That Council -

1. accepts the offer of prizes excluding the Radisson Observation City Hotel as detailed in Report I and expresses its sincere appreciation to all donors for their generosity;
2. declines the Radisson Observation City Hotel offer to participate.

3.        advises Stewarts Pest Control Pty Ltd that option (a) Termite Management Service for one property valued at \$1,200 is the preferred prize.

J B TURKINGTON  
City Treasurer

TP:JW  
8 June 1994

tre0223

I30609

C I T Y   O F   W A N N E R O O   R E P O R T   N O : I30609

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 22 JUNE 1993

FILE REF: 280-0

WARD: ALL

SUBJECT: ANNUAL RESOLUTIONS - ACCOUNTING DIRECTIONS 1985

The Local Government Accounting Directions 1985 requires an annual resolution of Council formalising certain delegations of authority for the forthcoming financial year.

With the introduction of the new Accounting Directions in that year Council adopted a series of authorisations in June 1986 to accommodate various procedures. Rather than simply advising Council of any adjustment it is deemed more practical to resubmit the full text of the required resolutions each year.

1. Outstation Collectors

- A/D 13      1.      Where the Council has authorised any person or organisation to collect moneys at a place other than the principal office of the Council, the clerk shall ensure -
- (a)      the authorised collector complies with all the relevant sections of the Act and directions, and
  - (b)      every collector keeps an accurate and chronological account of the receipt and disposal of moneys received by him.

The officers involved have specially designed pre-numbered collectors receipt books and are under instruction to forward the funds to Council at least weekly or where security safes are not installed when the funds exceed \$200. The collector receives an

official receipt from the cashier at the principal office thereby complying with this requirement.

#### RECOMMENDATION

That Council authorises the following persons or organisations at outstations to collect money on behalf of Council -

1. Recreation and Leisure Centres - Managers and Receptionists
2. Jack Kikeros Community Hall - Honorary Booking Officer
3. Gloucester Lodge - Caretaker
4. Meals on Wheels - Volunteer Drivers and  
Cooks
5. Chiropody Services - Podiatrists
6. Yanchep - Booking Officers  
Two Rocks - Booking Officers  
Quinns Rocks - Booking Officers
7. Buckingham House - Curator
8. Cockman House - Curator
9. Aquamotion - Wanneroo - Manager and Receptionists
10. Libraries - )  
Whitford - )  
Sorrento/Duncraig - )  
Girrawheen - ) All professional staff and  
Wanneroo - ) senior clerks  
Yanchep/Two Rocks - )  
Mobile - )  
Kingsley/Woodvale - )
11. Pound Fees and Infringement - All duty Patrol Officers
12. Vacational and After School -  
Care

- |     |  |     |                                      |
|-----|--|-----|--------------------------------------|
|     | Warrandyte   | - ) |                                      |
|     | Whitford   | - ) |                                      |
|     | Wanneroo   | - ) |                                      |
|     | Girrawheen   | - ) | All Supervisors                      |
|     | Quinns Rocks   | - ) |                                      |
|     | Ocean Ridge  | - ) |                                      |
|     | Duncraig   | - ) |                                      |
|     | Kingsley   | - ) |                                      |
|     | Warwick Leisure  | - ) |                                      |
| 13. | Tennis Courts  | -   | Booking Officers                     |
| 14. | Australia Post<br>(rate notices to 31/07/94 only)              | -   | Post Office personnel                |
| 15. | Commonwealth Bank of Australia<br>(rate notices from 01/08/94) | -   | Bank Officers                        |
| 16. | Marangaroo Golf Course   | -   | Course Controllers                   |
| 17. | Microwave Testing  | -   | All Environmental Health<br>Officers |
| 18. | Arts and Craft Awards  | -   | Caretakers                           |
| 19. | Council Depot  | -   | All Stores Staff                     |

## 2. Banking

A/D 12      Where Council has appointed a collection agent under Clause 8 (5), the Council may, by annual resolution, allow that agent to bank all monies received into the agent's bank account and the remittance to the Council to be made by a bank transfer within the period prescribed by Section 626 (5) of the Act.

There are four groups of outstation collectors which remit direct to Council's bank account at the Commonwealth Bank of Australia, Joondalup namely -

Australia Post  
Marangaroo Golf Course  
Carramar Golf Course



## Commonwealth Bank of Australia

As with the outstation collectors the instruction is that the funds must be remitted at least each 3 days by the Golf Course Controllers and daily by Australia Post and the Commonwealth Bank of Australia.

## RECOMMENDATION

That Council -

1. Authorises the Course Controllers of Carramar and Marangaroo Golf Course to act as collection agents and bank such collections to Council's bank.
2. Authorises Australia Post to 31/07/94 and Commonwealth Bank of Australia effective 01/08/94 to act as collection agents and bank such collections in the agent's bank for direct transfer to Council bank.

## 3. Orders for Goods and Services

- A/D 15
1. Subject to sub clause (4), goods and services shall be obtained only by use of an official order provided that in urgent cases goods and services may be ordered subject to confirmation of an official order.
  2. (a) the official order -
    - (i) shall be signed by the officer of the Council to whom that specific duty, function or responsibility has been authorised by Council.
    - (ii) shall be printed and numbered consecutively, and
    - (iii) shall be hand written in ink or type written.
  - (b) A register shall be maintained recording the serial numbers of all official orders.

forms together with the name of the officer in whose custody they are placed.

As Council currently operates a central purchasing office it is appropriate to limit authority to the Town Clerk, City Treasurer, Deputy City Treasurer, Senior Accountant, Purchasing Officer, Stores Supervisor, Assistant Stores Supervisor, Purchasing Clerk (\$500 maximum) and Senior Administration officer for newspaper notices only.

#### RECOMMENDATION

That Council authorises the following persons to sign official orders on behalf of Council -

Town Clerk  
City Treasurer  
Deputy City Treasurer  
Senior Accountant  
Purchasing Officer  
Stores Supervisor  
Assistant Stores Supervisor  
Senior Administration Officer - newspaper notices only  
Purchasing Clerk - \$500.00 maximum

#### 4. Checking and Certification

A/D 17

6. Every voucher for goods or services which is paid, shall bear a certificate indicating the date on which it was placed before a Finance Committee for review and for recommendation to the Council for payment and such certificate shall be initialled by a member of a Finance Committee.
7. (a) A Council, as soon as practicable after the annual elections, but not later than 31 August in each year, may resolve that the provisions of this sub clause shall apply instead of those referred to in sub clause (6) and any such resolution shall have effect according to its terms.

- (b) Prior to being submitted to a Finance Committee and the Council, all accounts for goods and services against the Council, shall be listed in a schedule showing the full particulars of each account to be paid, a copy of which shall be forwarded to each member of the Council, bearing the following certificate by the Clerk or Treasurer.

## CERTIFICATE OF CLERK (OR TREASURER)

This schedule of accounts to be passed for payment, covering vouchers numbered from ..... to ..... and totalling \$ ..... which was submitted to each member of the Council on ..... 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 as to prices, computations, and castings and the amounts shown are due for payment.

..... CITY TREASURER

This schedule of accounts shall also bear the following certificate by the Chairman of the Finance and Administrative Resources Committee before its submission to the Council for authority to pay.

## CERTIFICATE OF MAYOR

I hereby certify that this schedule of accounts covering vouchers numbered from ..... to ..... and totalling \$ ..... was submitted to the Finance and Administrative Resources Committee on ..... and that the amounts are recommended to the Council for payment.

.....MAYOR

The intention of these sub clauses is to give Council via the Mayor, the option to initial each and every cheque voucher or simply to authorise cheque listings with a certification from the City Treasurer and then a Certificate from the Mayor. This system has been employed over past years and has proven to be very practical and has not reduced control over the payments.

#### RECOMMENDATION

That Council resolves that the provisions of sub clause 7 of the Accounting Direction No 17 apply for the financial year 1994/95 in that a schedule of disbursements shall bear the certificate of the City Treasurer and the Mayor.

#### 5. Advance Account

- A/D 20
1. Where a Council has established an advance account under Section 626 (5) (c) of the Act the resolution required under the section shall be made at least once in every year and shall specify the financial year to which the authorisation applies.
  2. All expenditure from the advance account shall be allocated to the respective ledger accounts at the time of disbursement and a bank reconciliation of the advance account shall be prepared at least monthly.

Section 626 (5) (c) (ii) of the Local Government Act provides for a Council to entrust to its Clerk or Treasurer a sum of money to be used as a petty cash or other advance account, to be placed to the credit of a bank account to be operated upon the Clerk or Treasurer alone. The account to be used on the imprest system and applied to such uses as the Council, by resolution, may direct. Variations to this system are possible subject to Ministerial approval as provided for in Section 626 (5) (d).

Currently the direction by Council authorises the City Treasurer/Deputy City Treasurer/Senior Accountant to operate the Treasurer's Advance Account No 1 for the following purposes:-

(a) Treasurer's Advance Account No 1

1. Wages and salaries of all Council staff and payments related to wages and salaries.
2. Payment of progress claims or for goods supplied under contract approved or accepted by the Council and where the time for payment is limited.
3. Loan repayments.
4. Invoices attracting a discount for prompt payment.
5. Refunds of deposits paid to the Council in respect of equipment or property hire.
6. Petty cash recoups.
7. Payments specifically authorised by Council resolution.
8. Refunds of expenses (e g travelling allowance or telephone accounts).
9. Payments considered urgent by Department Heads.

The strict interpretation of this clause suggests that an advance of say \$1 million be placed into a separate bank account. This creates some difficulty in that the investment of those funds becomes complicated. It is more desirable to have an advance of approximately \$1 million and obtain Ministerial approval to recoup these payments at regular intervals (weekly), upon the signature of the Mayor and

City Treasurer. These payments are deemed to fall within the category of emergency payments, when authorised in writing by the Mayor, as permitted by Accounting Direction 18 (4).

It will be recalled that Council several years ago amended its method of operation of this account to permit the City Treasurer/Deputy City Treasurer and Senior Accountant to sign cheques to a value of \$9,999.99. Cheques of \$10,000 or greater require two signatories to sign. In their absence the Town Clerk is authorised to sign cheques.

#### RECOMMENDATION

That Council -

1. Entrusts to the City Treasurer the sum of \$1 million as an advance for Treasurer's Advance Account No 1, this account to operate by the City Treasurer/Deputy City Treasurer and Senior Accountant during the 1994/95 financial year. Cheques in excess of \$10,000 to be signed jointly by the City Treasurer and Deputy City Treasurer. In the absence of either by the Town Clerk or Senior Accountant.

2. Directs that the Advance Account no 1 be applied to the following disbursements -

Wages and Salaries  
Contract Payments  
Loan Repayments  
Other Sundry Creditors  
Refunds of Deposits  
Petty Cash Recoups

Payments specifically authorised by Council resolution -

Refunds of Expenses (e g travelling allowance or telephone accounts)

Payments on behalf of Welfare organisations required urgently

3. Obtains Ministerial approval in accordance with Section 626 (5) (d) of the Local Government Act to authorise the payment of Municipal Fund cheques for the recoup of Treasurer's

Advance Account No 1 payments upon the signature of Mayor and City Treasurer prior to the authorisation by Council.

## 5. Investments

A/D 241. All cheques for payment from a Council's investment bank account shall be signed in accordance with the provisions of Section 626 (5) (b) of the Act.

Councils wishing to modify those signatory provisions may do so with the Minister's approval under Section 626 (5) (d) of the Act.

To adhere to the strict interpretation of Section 626 (5) (d) of the Local Government Act would require that investments could not be placed during the month until Council has resolved to authorise the cheque being issued for the lodgement of the investment. The section of the Accounting Directions pertaining to disbursements and emergency payment provides some flexibility, however based on the amount and volume of transactions within Council's investment register it would be appropriate to apply to the Minister for consideration of a modification in accordance with Section 626 (5) (d) to enable the Mayor and City Treasurer sign the cheques as emergency payments.

## RECOMMENDATION

That Council authorises the Mayor and City Treasurer to sign and despatch cheques drawn for the purpose of placing surplus funds on investment, prior to the Council resolution authorising the payment, subject to the Minister for Local Government's approval in accordance with Section 626 (5) (d) of the Local Government Act.

## 6. Amendments to the Rate Book

Council's Rate Book is maintained on a computerised system which is updated on a daily basis. Alterations and amendments to the Rate book are made in accordance with Section 543 (1) of the Local Government Act which clearly defines the circumstances in which such changes may be made.

Section 543 (3) of the Local Government Act provides that any alteration, addition or amendment to the Rate Book is not effective unless it is entered by the Town Clerk or another person authorised in that behalf by Council.

#### RECOMMENDATION

That Council authorises in accordance with the provisions of Section 543 (3) of the Local Government Act, the following officers who are currently employed in the Rates Section of Treasury Department to make any required alteration, addition or amendment to the Rate Book as may be necessary to effectively maintain the rating operations of Council in accordance with the statutory requirements of the Act -

Officer	Position
	Telf PedrettiRevenue Accountant
	Vicki SchwiddenRates Supervisor
	Gay NorfolkCashier
	Anne HaxtonInterim Rates Clerk
	Barbara LynnRates Debtors Clerk
	Lorraine McCaugheyRates Clerk
	Karen CraneRates Clerk/Encoder
	Rosa AlliaRates Clerk/Encoder
	Lynne HughesRates Clerk/Encoder
	Julie ImmsRelieving Officer
	Challys ThorburnInterim Rates Clerk
	Julie CannonRelieving Officer
	Paula CockmanRelieving Officer

#### 7. Principal Accounting Officer

Not less frequently than annually the Council may resolve that an appropriate officer other than the Clerk shall be appointed as the Principal Accounting Officer. The resolution making that appointment shall include the name or title of the officer and the financial year to which the appointment relates. In the event that no appointment is resolved, the Principal Accounting Officer shall be the Clerk.

The accompanying notes adequately explain the reason for the appointment:-



"This would provide the Council with the option of annually nominating one person (other than the Town Clerk) to be the Principal Accounting Officer.

You will note that a "default" provision exists in the last sentence. If the Council forgets or chooses not to pass a resolution appointing a Principal Accounting Officer, there is no harm done because the Town Clerk automatically becomes that officer. However, it is recognised that in many local governments, the Town Clerk has little to do with the day to day accounting or financial reporting activities. In such cases, the Council may wish to appoint the Treasurer, Director of Finance, Accountant, Assistant Shire Clerk or similar responsible officer to undertake these responsibilities in lieu of the Clerk".

It is appropriate that the Principal Accounting Officer of the City of Wanneroo be the City Treasurer, Mr J Turkington.

Apart from being responsible for maintaining the books of account and registers etc, the Principal Accounting Officer will be required to sign the following declaration:-

"The attached financial statements of the City of Wanneroo being the Operating Statement, Statement of Financial Position, Statement of Changes in Equity and Statement of Cash Flows and accompanying Notes for the year ended 30 June 19..... are, in my opinion, properly drawn up so as to present fairly the financial position of the City of Wanneroo at 30 June 19..... and the results of its operations for the year then ended in accordance with Australian Accounting Standards (except to the extent that these have been varied in the Statement of Accounting Policies in the accompanying notes to the accounts) and comply with the provisions of the Local Government Act 1960 (as amended) and the Local Government Accounting Directions.

Signed: .....

Name: .....  
Principal Accounting Officer

Date: .....

## RECOMMENDATION

That Council appoints the City Treasurer, Mr J Turkington as Principal Accounting Officer for the year 1 July 1994 to 30 June 1995.

J B TURKINGTON  
City Treasurer

DKB:JW  
7 June 1992

tre0006

I30610

CITY OF WANNEROO REPORT NO: I30610

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 009-1

WARD: ALL

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Amanda Esson, 22 Parkside Ramble, Woodvale 6026.  
Miss Danica Morris, 9 Bolus Court, Woodvale 6026.  
Miss Katie Tillett, 21 Strathyre Drive, Duncraig 6023.  
Miss Haylee Radalj, 17 Glendevon Turn, Kinross 6030.  
Miss Courtney Thomas, 4 Stewart Court, Kallaroo 6025.  
Miss Jillian Sweeney, 50 Harford Way, Girrawheen 6064.  
Miss Clara Daniele, 4 Brookland Court, Marangaroo 6064.  
Miss Katie House, 12 Tendring Way, Girrawheen 6064.  
Miss Carley Gibson, 18 Leyton Court, Kingsley 6026.  
Miss Sarah Jamieson, 2 Lanrick Place, Girrawheen 6064.  
Miss Casey Gerreyn, 115 Mirrabooka Avenue, Girrawheen 6064.

The above girls have been selected to represent Western Australia in the Junior State Calisthenics National Championships to be held at Melbourne in July 1994. The cost to participate in this Championship is \$2,300 each.

2. Miss Jessica Debono, 47 Lushington Drive, Padbury 6025.

Jessica has been selected to represent Western Australia in the National Soccer Championships to be held in New South Wales between 1 - 8 July 1994.

3. Miss Sarah Capponi, 11 Sherington Road, Greenwood 6024.

Sarah has been selected to represent Australia in the 1994 National Rollerskating Championships. The Championships are to be held at Queensland in August 1994.

4. Miss Tanja Pihler, 34 Sapling Way, Wanneroo 6065.

Diane has been selected to represent Western Australia in the Australian Under 18 Basketball Championships in the Australian Capital Territory from 3 - 9 July 1994.

5. Miss Dayle Carnachan, 10 Deltoid Place, Heathridge 6027.

Dayle has been selected to represent Western Australia in the National Under 16 Touch Championships to be held in Darwin on 11 June 1994.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

#### RECOMMENDATION

That Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective sports:-

Miss Amanda Esson  
Miss Danica Morris  
Miss Katie Tillett  
Miss Haylee Radalj  
Miss Courtney Thomas  
Miss Jillian Sweeney  
Miss Clara Daniele  
Miss Katie House  
Miss Carly Gibson  
Miss Sarah Jamieson  
Miss Casey Gerreyn  
Miss Jessica Debono  
Miss Sarah Capponi  
Miss Tanja Pihler  
Miss Dayle Carnachan

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

J B TURKINGTON  
City Treasurer

JW  
9 June 1994

tre0002

I30611

CITY OF WANNEROO REPORT NO: I30611

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 853-2; 330-5-1

WARD:

SUBJECT: CASH FLOATS - WARWICK LEISURE CENTRE, ANCHORS  
YOUTH CENTRE AND QUINNS ROCKS PODIATRY SERVICE

.....  
Requests have been received from the City Recreation and Cultural Services and Welfare Services Departments for cash advances for the following centres:-

(a) Warwick Leisure Centre - increase in cash float from \$100.00 to \$150.00.

(b) Ocean Ridge Recreation Centre - petty cash float of \$100.00

(c) Quinns Rocks Podiatry Service - cash float of \$20.00.

The increase in the Warwick Leisure Centre cash float is required due to the installation of an Armaguard double key lock safe which prevents access to money being held for banking.

A petty cash float for the Anchors Youth Centre is required as the continued expansion in programmes offered has increased the demand for various cash purchases.

The Quinns Rocks Podiatry Service is a new programme and in line with existing podiatry services a cash float is required for change.

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

RECOMMENDATION

That Council -

1. increases or advances cash floats as follows:-

(a) Warwick Leisure Centre by \$50.00 to \$150.00.

(b)  
Ocean Ridge Recreation Centre \$100.00 petty cash for Anchors Youth  
Centre.

(c)  
Quinns Rocks Podiatry Service \$20.00 cash float.

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

J B TURKINGTON  
City Treasurer

TP:JW  
7 June 1994

tre0220

I30612

CITY OF WANNEROO REPORT NO: I30612

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 023-5

SUBJECT: TRUST FUND MONIES

Councillors will recall that Section 526 (2) (b) (ii) of the Local Government Act provides that funds which have been held in Trust Fund for 10 years, may be transferred to such fund as the Council thinks appropriate, on condition that it shall be repaid from that fund to a person claiming and establishing the right to the payment.

Amounts totalling \$12,088.94 have been held in Council's Trust Fund for in excess of 10 years. Details are shown on Attachment A to this report.

As there is insufficient detail to effect refunds it is considered appropriate to transfer the amounts to Council's Municipal Fund. In the unlikely event of a subsequent claim, Council will be required to make the payment direct from that fund.

RECOMMENDATION

That Council, in accordance with the provisions of Section 526 (2) (b) (ii) of the Local Government Act transfers to its Municipal Fund the amount of \$12,088.94 held in Trust Fund in excess of ten years as detailed in Attachment A to Report I .



J B TURKINGTON  
City Treasurer

TP:JW  
tre0081

1 June 1994

I30613

CITY OF WANNEROO REPORT NO: I30613

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 905-1

WARD: ALL

SUBJECT: WESTERN AUSTRALIAN FIRE BRIGADES BOARD VACANCY

The position of councillor representing the Local Authorities Part II on the Western Australian Fire Brigades Board has recently been vacated by Mrs S Parker. Due to Mrs Parker's resignation the Western Australian Electoral Commission has invited nominations from eligible Councils for appointment to this position for the remainder of the term to 31 December 1995.

The Western Australian Fire Brigades Board is constituted under the Fire Brigades Act 1961 and is responsible for carrying out the provisions of the said Act. The Board consists of members from local government, volunteer fire brigades, insurance companies and the Fire Brigade.

The Board meets on the 2nd and 4th Tuesday of every month at 480 Hay Street, Perth. The meetings commence at 2 pm and generally last for 3 hours. Undercover parking is provided and the meeting fee is \$73 for a half day.

SUBMITTED FOR NOMINATION

A ROBSON  
Deputy Town Clerk

NKC:nkc

are94061

**I30614**

**CITY OF WANNEROO REPORT NO: I30614**

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 303-6

WARD: ALL

SUBJECT: WANNEROO SMALL BUSINESS AWARDS 1994

The Wanneroo Chamber of Commerce is once again conducting the Small Business Awards for the Wanneroo region.

Over the past few years the awards have grown in stature and popularity. Last year four local businesses were selected by the judges as Regional winners and advanced to the State Finals in their respective divisions. One of these businesses then went on to represent Western Australia in the National competition.

Once again the Wanneroo Chamber of Commerce is inviting Council to sponsor the City of Wanneroo Enterprise of the Year Award for the amount of \$1 000. The funds will be used for costs associated with the Awards (such as administration costs and promotion expenses) and to purchase a trophy for the City of Wanneroo Enterprise of the Year Award.

Give the nature of the Awards and the need to encourage economic enterprise it is considered that Council's sponsorship of the City of Wanneroo Enterprise of the Year Award holds great merit.

**RECOMMENDATION**

That Council sponsors the Wanneroo Chamber of Commerce Small Business Awards for the amount of \$1 000 and lists this amount in the 1994/95 draft budget for consideration.

A ROBSON  
Deputy Town Clerk

NKC:nkc  
are94059

I30615

CITY OF WANNEROO REPORT NO: I30615

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 312-2

WARD: ALL

SUBJECT: AUSTRALIAN CENTRE FOR LOCAL GOVERNMENT STUDIES  
- ELECTED MEMBERS COURSE NO. 39

The director of the Australian Centre for Local Government Studies (ACLGs) has invited participation from Council in the Elected Members Course No. 39 to be held from 28 August to the 2 September 1994.

The course is designed for both newly elected and experienced representatives of Local Government. Session topics will include media skills, negotiation techniques, inter-governmental relations, financial management, program evaluation and performance indicators.

The location of Canberra also provides participants with the opportunity for making further contact with national Local Government bodies, such as the Australian Local Government Association, the Australian Local Government Training Board and the Commonwealth Office of Local Government. As the Federal Parliament is sitting for part of the course, it is also an ideal opportunity for elected members to meet with their parliamentary representatives.

The cost of the course is \$2 000 and this includes tuition, course materials, accommodation, and all breakfasts and lunches. With airfares and allowances the total cost of this course is \$3 720 per participant. Funds for this course are not currently available and would need to be listed in the 1994/95 draft budget.

SUBMITTED FOR CONSIDERATION.

A ROBSON  
Deputy Town Clerk

NKC:nkc  
are94060

I40600A

CITY OF WANNEROO  
COMMUNITY SERVICES SECTION  
REPORTS FOR COUNCIL MEETING

22 JUNE 1994

I40603                      CITY OF WANNEROO REPORT NO: I40603

TO:                              TOWN CLERK

FROM:                           CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF:              COUNCIL

MEETING DATE:                22 JUNE 1994

FILE REF:                      30/564-8

WARD:                           CENTRAL

SUBJECT:                        HEALTH (FOOD HYGIENE) REGULATIONS 1993

.....

Council is advised that the occupiers of Padbury Quality Meats have not complied with a Notice issued under the Health Act 1911 requiring them to repair or replace their hot water system. The works were to be completed in accordance with the relevant provisions of the Health (Food Hygiene) Regulations 1993.

The Notice was served on 19 May 1994 requiring the works to be completed in forty-eight (48) hours. Prior to the Notice, three written requisitions were issued to the proprietor since 18 February 1994. Despite repeated assurances that the work was being arranged, the premises has continued to use an urn for its supply of hot water.

RECOMMENDATION

That Council:



- 1       endorses the service of the Health Notice of 19 May 1994 on the proprietors of Padbury Quality Meats, Shop 8 Padbury Shopping Centre, Padbury; and
- 2       authorises legal action against the proprietors of Padbury Quality Meats, Shop 8 Padbury Shopping Centre, Padbury for non compliance with Part VII By-law 10 of the Model By-laws Series 'A'.

G A FLORANCE  
City Environmental Health Manager

hre06007  
ma:rej

I40604

CITY OF WANNEROO REPORT NO: I40604

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING

MEETING DATE: 22 JUNE 1994

FILE REF: 303-9

SUBJECT: DONATION - CHATTERBOX PLAYGROUP

The Chatterbox Playgroup is seeking financial assistance from Council to establish a playgroup for children with speech and language disorders.

The Playgroup will provide a special programme which will, by early intervention, assist children with this disability to be able to perform at an age appropriate level by the time they are ready to begin full time school. The group also acts as a support group for parents. It will provide an opportunity for parents to share experiences and gain support from families with children with a speech disability.

The programme is developing as a result of long waiting lists at Wanneroo Hospital of four to six months for speech evaluation and the lack of public resources available to parents. The need for this type of service has been widely supported by both government and non government childrens service agencies.

The playgroup will operate at the Ocean Ridge Recreation Centre for two days a week. Parents will pay \$70.00 for a ten week term. Fees will be used to cover wages and general operating costs.

The group is requesting that Council assists by donating funds to purchase special equipment and materials. The total amount of furniture and equipment required will cost approximately \$6,294.85.

The City of Wanneroo has traditionally been supportive of groups which offer services for children with disability. This

particular group has carefully researched the need and has prepared a sound management structure for its project. Given the shortage of services for children with special needs it is felt that it would be most appropriate for a substantial donation to be listed on the 1994/95 draft budget. Based on previous requests for assistance on a "dollar for dollar" basis it is recommended that this group be given similar consideration.

#### RECOMMENDATION

That Council lists for consideration in the 1994/95 budget a donation of \$3,000 to the Chatterbox Playgroup for the purchase of equipment.

P STUART  
Manager Welfare Services

PS:CJ  
wre06001

I40605

CITY OF WANNEROO REPORT NO: I40605

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING

MEETING DATE: 22 JUNE 1994

FILE REF: 856-0

SUBJECT: WA YEAR OF THE FAMILY PROJECTS

As part of the celebration of the WA Year of the Family, Council's Children's Services Advisory Committee proposes two projects to be held in recognition of families and their contributions to the local community.

**POSITIVE PARENTING WORKSHOPS**

To support and commend the valuable contribution by families to each other and to their communities, workshops will be offered on strengthening and building family relationships with ideas for improving parenting skills. The courses will cater for parents with children of all ages.

The objectives will be:

- . to offer the opportunity for families to participate in communication skills workshops;
- . to develop new skills in positive parenting and family relationships;
- . to acknowledge the rights and needs of individuals and families.

The work shop will be open to families living in the City of Wanneroo.

The budget for two series of workshops includes:

Workshop Facilitator Fees

8 weeks x 2½ hours @ \$30 p/h = \$600 x 2	\$1200
Printing, photocopying, advertising, catering	\$400
	\$1600
Income - Parent Fees	
20 participants @ \$10 p/h = \$200 x 2	\$400
<b>TOTAL COST</b>	<b>\$1200</b>

**CHILDREN'S LITERARY AWARD ENTITLED "MY FAMILY"**

School age children living in the City of Wanneroo will be invited to contribute a piece of writing (ie prose, poem) describing their family. Awards will be made to each Year group.

The objectives are:

- . To encourage children's cognitive and literary skills.
- . To develop a family portrait from the child's perspective.
- . To acknowledge the diversity of families.

The target group will be school aged children from:

- Group 1 K - Year 1
- Group 2 Year 2 - Year 3
- Group 3 Year 4 - Year 5
- Group 4 Year 6 - Year 7

Teachers from local schools will select four entries from each group. The final selections will be made by a panel of representatives from schools, the Children's Services Advisory Committee and Council.

Awards will be formally presented at a Council function during Children's Week in October 1994.

The budget will include:

Books, Awards, Vouchers, Certificates for each group	\$360
Presentation function and catering	\$220
Printing and advertising	\$220
<b>TOTAL COST</b>	<b>\$800</b>

The Department for Community Development is making funding available for agencies to organise appropriate projects. It is being proposed that an application be forwarded to the Department for funds to cover the cost of the above projects.

Council's contribution to these projects would be staff resources for coordination and promotion of the events, graphics, the use of Council facilities and catering for the presentation of the Literary Award function to the children, parents and school representatives.

#### RECOMMENDATION

That Council submits an application to the Department for Community Development for funds totalling \$2,000 to cover the cost of projects celebrating the Year of the Family.

P STUART  
Manager Welfare Services

JB:PS:CJ  
wre06002

I40606

CITY OF WANNEROO REPORT NO: I40606

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 264-3

WARD: ALL

SUBJECT: APPOINTMENT OF MANAGEMENT AND ADVISORY  
COMMITTEES

.....

The Gloucester Lodge Museum Management Committee, Historical Sites Advisory Committee and the Youth Advisory Committee recently conducted their annual general meetings to elect new committee members for 1994/95.

As these groups function as Management and Advisory Committees pursuant to Sections 180 and 181 of the Local Government Act, Council is requested to formally appoint each member to the Committees.

Gloucester Lodge Museum Management Committee

Chairman -

Mr J Hill (Community Representative)

Dpty Chairman -

Mr E T Gibbs (Community Representative)

Secretary -

Miss M Cockman (Representing City Recreation & Cultural Services Manager)

Committee -

Mrs S Truepenny (Yanchep Two Rocks Recreation Association)

Mr C Paley (Community Representative)

Mrs L Gibbs (Community Representative)

Mr K Gibbs (Community Representative)

Mr G Wallace (WA Museum)

Ms J Price (Conservation and Land Management)  
Mr N Crisafulli (Community Representative)  
Mr B Steer (Education Department of WA)

#### Historical Sites Advisory Committee

Chairman -  
    Cr F Freame  
Dpty Chairman -  
    Cr M Lynn  
Cr Delegates -  
    Cr S Magyar  
    Cr E Ewen-Chappell (Deputy)  
Committee: -  
    Mr T Martin (Wanneroo & Districts Historical Society)  
    Mr P McKenzie (Kingsley-Woodvale Recreation Association)  
    Mr J Parin (Wanneroo & Districts Historical Society)  
    Mr P Renkin (Community Representative)  
    Mrs P Ryan (Community Representative)  
    Mrs G Monks (Community Representative)  
    City Librarian  
    City Building Surveyor  
    Co-ordinator Strategic Planning (representing City Planner)  
    Heritage Officer -  
        (representing City Recreation and Cultural Services Manager)  
    Land Information Systems Officer

#### Youth Advisory Committee

Chairman -  
    Cr L O'Grady  
Cr Delegate (Deputy)  
    Cr G Curtis  
Committee -  
    Mr D Carmody (Education Department Joondalup District)  
    Ms B Daly (Junior Councillor, Prendiville College)  
    Mr A Kaye (Wanneroo Youth Accommodation Service)  
    Ms G Masters (Junior Councillor, Duncraig SHS)  
    Ms K Nenke (Koondoola and Girrawheen Youth)  
    Ms C Vye (Health Department of WA)  
    Mr J Stewart (Youth Access Centre Joondalup)  
    Representative from Community Policing  
    Representative from Department of Community Development



Financial Counsellor, City of Wanneroo  
Youth Services Co-ordinator, City of Wanneroo  
Cultural Services Co-ordinator  
(representing City Recreation and Cultural Services Manager)

RECOMMENDATION

That Council appoints:

Mr J Hill	Miss M Cockman
Mrs S Truepenny	Mr C Paley
Mrs L Gibbs	Mr K Gibbs
Mr G Wallace	Ms J Price
Mr N Crisafulli	Mr E T Gibbs
Mr B Steer	

as members of the Gloucester Lodge Museum Management Committee for 1994/95;

Cr F Freame	Cr M Lynn
Cr S Magyar	Cr E Ewen-Chappell (Deputy)
Mr T Martin	Mr P McKenzie
Mr J Parin	Mr P Renkin
Mrs P Ryan	Mrs G Monks
City Librarian	City Building Surveyor
Co-ordinator Strategic Planning	Heritage Officer
Land Information Systems Officer	

as members of the Historical Sites Advisory Committee for 1994/95;  
and

Cr L O'Grady	Cr G Curtis (Deputy)
Mr D Carmody	Ms B Daly
Mr A Kaye	Ms G Masters
Ms K Nenke	Ms C Vye
Mr J Stewart	Community Policing Officer
Financial Counsellor	Youth Services Co-ordinator
Cultural Services Co-ordinator	
Representative - Department for Community Development	

as members of the Youth Advisory Committee for 1994/95.

REPORT NO:

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R BANHAM  
City Recreation and  
Cultural Services Manager

MS:SS  
rre4601

I40607

CITY OF WANNEROO REPORT NO: I40607

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 429-1-16

WARD: ALL

SUBJECT: OUTCOMES AND RECOMMENDATIONS OF THE CULTURAL  
DEVELOPMENT FUND PANEL MEETING

Council, in its 1993/94 Budget allocated \$25,000 towards the Cultural Development Fund. Established in 1991, the aims of the Fund are:

- . to assist groups in the community to establish and become involved in cultural activities;
- . to extend the range of cultural activities in the municipality;
- . to support cultural activities relevant to community groups;
- . to provide opportunities for professional artists to interact with community groups; and
- . to promote access and participation by community groups in cultural activities.

(Report F40520 refers)

On 30 May 1994 the Cultural Development Fund Peer Assessment Panel met to select from the applicants those groups the panellists considered worthy of supporting (Attachment 1 refers).

The outcomes and recommendations of the Assessment Panel are detailed below.

For ease of reference, the successful recipients, as determined by the panellists, will be listed first followed by the unsuccessful applications.

#### **SUCCESSFUL APPLICANTS**

##### **Goollelal Primary School**

Children participate in one of 25 art and craft activities for a two day course run by community members. This is the School's 5th festival.

##### **Wanneroo Repertory Inc**

Young people have the opportunity to express themselves in the wider community and create a mingling of all parties interested in the performing arts through a school drama festival.

##### **Challenge Brass Band**

Community based organisation for people with disabilities. They have been invited by Collie Citizens Band and Boyup Brook Community to participate in a music camp.

##### **Koondoola Neighbourhood Centre**

An artist in residence project utilising Sue Wyatt to work with the Aboriginal Women's and Children's group in a range of arts and crafts.

##### **Whitfords Youth Information Centre**

Series of workshops for young people to interact with youth workers and create urban art in consultation with Jamie Mills - Urban Artist and Mural Arts Co-ordinator, City of Wanneroo.

##### **Halidon Primary School**

One and a half day music workshop involving year seven students from several schools culminating in an evening performance for parents, members of the community and invited guests.

##### **Marmion Primary School Parents and Citizens**

Project researching the history of the Marmion Primary School from 1956 to 1994 to develop a written historical record.

The Comedy Crew Theatre Group

Promotion of new theatre group "The Comedy Crew" culminating in a theatrical production, involving the community, in their new venue at the Kingsway Soccer Club.

Burns Districts Community Recreation Association

A Scottish performance/celebration involving local groups, being a combination of Scottish poetry, music and dance.

Kinross Residents Association

A celebration of Christmas with song and dance by the local Kinross community employing a Scottish theme.

Creaney Primary School

Two day Choral camp fostering interest in choral music involving 53 children from 4 Primary Schools.

Clarkson Primary School

A year round Performing and Visual Arts programme.

Te Rangahati Maori Club

Promotion of Maori Culture, depicting aspects of Maori culture in dance, food, arts and crafts.

Northern Districts Youth Theatre

Performance of a 3 Act Play at the Wanneroo Civic Centre and the Little Feet Festival. Group will write, produce, direct, choreograph and perform play.

Wanneroo Youth Activities Centre

Air Brush project using an artform created by young people for young people. Project will focus on health issues using either a bus or a skate board ramp.

**UNSUCCESSFUL APPLICANTS**

## Printmakers Association

Creative Expression and exposure to printmaking techniques for children in Vacation Care programmes.

## Poseidon Primary School

Ceramic Wall Mural depicting King Poseidon. Mural to be developed by children in years 5 - 7.

## Jazz Band

Jazz awareness project. A number of songs to be recorded to promote jazz music and hopefully sold to raise funds to hold an outdoor jazz concert.

## Lake Joondalup Baptist College

Ceramic Wall Mural designed and made by Geoff Yorke involving all students and staff at college.

## Lymburner Primary School

Joint School/Community project focusing on multicultural art activities.

## Christian Arabic Association

Develop awareness and appreciation amongst arabic children of the arabic cultural traditions and heritage, in particular group folklore dances.

Additional information has been provided that summarises, in order of the date the applications were received, the:

- . applicant's identifying number
  - . applicant's name;
  - . project description;
  - . amount requested;
  - . total cost of project; and
  - . availability of support material.
- (Attachment 1 refers)

Of the twenty one applications received, fifteen applicants were successful. The total costings of applicants' projects was \$75,984 and the total amount requested was \$41,864. The minutes of the meeting held 30 May 1994 detail the outcomes of all grant applications, including recommendations made by the panel members. (Attachment 2 refers)

Successful recipients are as follows:

	\$
Goollelal Primary School	500
Wanneroo Repertory Inc	1,600
Challenge Brass Band	1,300
Koondoola Neighbourhood Centre	1,650
Whitfords Youth Information Centre	1,500
Halidon Primary School	950
Marmion Primary School P & C	1,500
The Comedy Crew Theatre Group	1,700
Burns District Community Recreation Ass'n	750
Kinross Residents Association	500
Creaney Primary School	1,000
Clarkson Primary School	2,000
Te Rangahati Maori Club	1,450
Northern Youth Theatre	2,000
Wanneroo Youth Activities Centre	2,000
	\$20,400

In making the grant allocations the panel resolved to round grants up to either the nearest \$50 or \$100.

The Peer Assessment Panel were excited and impressed by the standard of the applications and the innovative programmes being developed. The Panel considered that whilst the number of applications was down on last year (21 in 1994 to 50 in 1993) the standard had increased. It was felt this was a reflection on the introduction of the requirement for projects to be funded on a cash dollar for dollar basis. (Item H40620 refers)

As there was a surplus of \$4,600 from the budget of \$25,000, the Panel considered it would be opportune if this sum could be transferred to a reserve account. This would permit

consideration of worthwhile projects that may develop outside of the usual time frame for the funding of Cultural Grants.

The City Treasurer has advised, however, this proposal is not a sound accounting practice as the authorisation of expenditure and votes of money for expenditure lapses at the close of each financial year. (Section 547 (10) of the Local Government Act refers) As all the funds in the Cultural Development Fund will not be expended they should lapse along with all other votes for money. By adopting this approach it does not set an undesirable precedent nor circumvent the budgetary prioritising process.

#### RECOMMENDATION

That Council:

- 1 endorses the grant allocations determined by the Cultural Development Fund Peer Assessment Panel;
- 2 endorses the rounding of grant allocations to the nearest \$50 or \$100 as appropriate;
- 3 notifies all Cultural Development Fund applicants of the outcomes of their grant requests; and
- 4 holds a minor reception to congratulate the successful grant recipients.

R BANHAM  
City Recreation and  
Cultural Services Manager

MAS:SS  
rre4602



I40608

CITY OF WANNEROO REPORT NO: I40608

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 930-17 c061-231-4

WARD: SOUTH WEST

SUBJECT: WHITFORDS HOCKEY CLUB INC - APPLICATION FOR CLUB RESTRICTED LIQUOR LICENCE

.....

Council has received a request from the Whitfords Hockey Club to apply for a Club Restricted Liquor Licence. The licence is for the MacDonald Sports Complex, MacDonald Park, Padbury.

The days and times requested are:

Thursday	7.30 pm to 9.30 pm
Saturday	3.00 pm to 9.00 pm

The Club has exclusive use of the lesser hall in MacDonald Sports Complex throughout the hockey season (second Saturday in April to last Sunday in September) each year.

The Club has stated that it will not be storing alcohol on the premises.

As Council is aware, for a Club Restricted Liquor Licence to be granted, the Liquor Licencing Division requires written endorsement from Council stating that the Club in question has full and exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no persons, other than the authorised Club, may utilise the premises on the dates or at the times approved on the licence.

RECOMMENDATION

That Council:

61approves the application by the Whitfords Hockey Club (Inc) to apply for a Club Restricted Liquor Licence for MacDonald Sports Complex, MacDonald Park, Padbury on Thursdays (7.30pm to 9.30pm) and Saturdays (3.00pm to 9.00pm) throughout the winter sporting season each year; and

62informs the applicants that:

- (i) no structural alterations are to be made to the building without Council approval;
- (ii) in the event of any non-compliance with Council's policy relating to the storage of alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

R BANHAM  
City Recreation and  
Cultural Services Manager

CI:SS  
rre4604

I40609

CITY OF WANNEROO REPORT NO: I40609

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 22 JUNE 1994

FILE REF: 2644/52/63

SUBJECT: DOG ACT APPEAL - MS G MCELROY, 63 GREENFIELDS CIRCLE, WANNEROO

On 14 April 1994 Council refused an application by Ms G McElroy of 63 Greenfields Circle, Wanneroo to keep three dogs at their residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Ms McElroy 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 Ms McElroy 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 valid complaints are received or the conditions of the approval are breached; and
4. the exemption only applies to the present occupier at her current residence and to the specific dogs currently in her care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN

Manager - Municipal

Law & Fire Services

30 May 1994

tmt/dw/06001

I40610

CITY OF WANNEROO REPORT NO: I40610

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 240-2

WARD: ALL

SUBJECT: LIBRARY POSTAL CHARGES - MAIL WEST

Mail West is a State Government service delivering mail between government departments at no charge. As part of the 1994/95 budget process Cabinet recently considered the introduction of charges for certain clients.

For approximately four years, many public libraries have taken advantage of this service through the Library and Information Service of Western Australia (LISWA) as the government department.

Concerns that the proposed charges would impact on public libraries was taken up by the State Librarian and WAMA on behalf of local government. The argument put forward was based on inter-library loans representing the transport of state government materials and not a service to local government.

Advice has now been received that Cabinet agreed on 10 May 1994 that public libraries be exempted from any charge relating to the transport of loan materials.

As one of the largest inter-library lenders in the State, Council would have faced significant expenses should the original proposal have proceeded. At a time of escalating costs, the news is most welcome.

Recommendation:

That Council expresses its appreciation to:

1. The Premier, the Hon. Richard Court MLA for his government's decision not to introduce Mail West charges.
2. The State Librarian and WAMA for lobbying on behalf of local government to avoid the introduction of Mail West charges.

N CLIFFORD  
City Librarian

nfc:mdp  
whre060194

I60600A

CITY OF WANNEROO  
BUSINESS FOR INFORMATION SECTION  
REPORTS FOR COUNCIL MEETING

22 JUNE 1994

I60607

CITY OF WANNEROO REPORT NO:I60607

TO: TOWN CLERK  
FROM: DEPUTY TOWN CLERK  
FOR MEETING OF: COUNCIL  
MEETING DATE: 22 JUNE 1994  
FILE REF: 301-3  
WARD: CENTRAL  
SUBJECT: FLYING OF ABORIGINAL FLAG DURING NATIONAL  
ABORIGINAL AND ISLANDER DAY OBSERVANCE  
COMMITTEE WEEK

A letter received from the House of Representatives, Parliament of Australia requests that Council fly the Aboriginal Flag during National Aboriginal and Islander Day Observance Committee (NAIDOC) Week.

At it's meeting of 23 June 1993 Council resolved to fly the aboriginal flag on appropriate occasions. (Item H50602 refers) In accordance with Council's resolution the aboriginal flag will be flown at the Joondalup Administration Centre during NAIDOC Week held between 3 - 10 July 1994.

Submitted for information.

A ROBSON  
Deputy Town Clerk

NKC:nkc  
are94057



I60608

**CITY OF WANNEROO REPORT NO I60608**

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 201-2

WARD: ALL

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

The Engineering Department Current Works Report is valid for works during the period ending 3 June 1994.

**A COUNCIL WORKS**

**63 MAJOR WORKS**

.1Joondalup Drive Duplication (Wedgewood Drive - Edith Cowan University Entrance Road)

It is proposed to resurface part of the north bound carriageway near Ocean Reef Road during June. A left turn slip lane will also be constructed at the Wedgewood Drive intersection. A red asphalt cycle lane will be provided on the south bound lane in conjunction with the works at Wedgewood Drive.

Outstanding works, including drainage outfall structures and associated pipework and landscaping, have been programmed for June/July 1994. The drainage works are subject to the programme for earthworks on the adjoining development.

.2Marmion Avenue/Banks Avenue Intersection Modifications, Whitford City Shopping Centre

Main Roads WA has installed the traffic signals and all outstanding works have been finalised. This project is now 100% complete.

.3Duplication of Whitford Avenue, Dampier Avenue to Endeavour Road, Whitford City Shopping Centre

Major roadworks have been completed with outstanding items of slip lanes, line marking, verge clean up and traffic signal modifications by Main Roads WA to be completed by the end of June 1994.

.4Gnangara Road, Landsdale

Limestone sub-base and asphalt base course construction have been completed. The outstanding works of line marking, crossovers and verge clean up are programmed for completion by mid-June 1994. The application of an asphalt wearing course will be included in the 1994/95 Road Resurfacing Programme.

.5Marmion Avenue - Duplication Ocean Reef Road to Prendiville Avenue, HeathridgeMainline drainage works are 40% complete with roadworks due to commence on 8 June 1994.The earthworks associated with the enlargement of the drainage sump at the Marmion Avenue/Hodges Drive intersection are nearing completion. The upgrading of the drainage to this sump outfall structure and fencing will be undertaken in June/July.

#### 64 DRAINAGE

.1Hyacinth Close Drainage, HeathridgeSECWA has yet to connect power to the pumps. Efforts are still being made to have this matter resolved by mid June.

.2Raleigh Road, SorrentoThe provision of an improved mainline has been completed and all outstanding works have now been finalised. The upgrading of the outfall structure will be undertaken as Stage 2 of this project.

.3Roche Road, DuncraigAll outstanding works have been finalised . This project is now fully complete.

#### 65 PEDESTRIAN AND CYCLE FACILITIES

.1Private

Hillarys

Dual Use Path

POS Woodville Hts to  
Centennial Gardens

Hillarys	Public Accessway	Coolangatta Retreat to Cook Avenue
Hillarys	Public Accessway	Coolangatta Retreat to POS
Kinross	Dual Use Path	Stonehaven Parade (Selkirk Drive to Lot 1024 Inc)
Kinross	Public Accessway	Corsock Loop to Stonehaven Parade (half)
Kinross	Public Accessway	Wigtown Lane to Selkirk Drive
Kinross	Dual Use Path	Stonehaven Parade (Lot 908 to Lot 982)
Kinross	Dual Use Path	Burns Beach Road (POS to Lot 1066)

### 3.10 Council Contractor

Wanneroo	Dual Use Path	Civic Drive to Wanneroo Road
Duncraig	Dual Use Path	Beach Road (Sycamore Drive to Freeway)

### 3.11 Council's Workforce

The Engineering Department footpath crews have been involved in minor maintenance works and pathway connections associated with Carramar Golf Course, Dampier Avenue roundabouts, Hudson Avenue roundabouts and Craigie Leisure Centre.

## 66TRAFFIC MANAGEMENT

.1Hudson Avenue, Traffic Management Scheme, Girrawheen

All outstanding works, including paving of the islands, pathways, linemarking and signing, have been completed.

Landscaping of the roundabouts has been included in the Parks Department's winter planting programme.

#### .2Dampier Avenue Traffic Management Scheme, Kallaroo

The construction of two roundabouts and associated traffic islands is well advanced. The outstanding works include paving of the islands, footpath connections, kerb ramps, linemarking and signing. The landscaping of the roundabouts will follow on the completion of these works.

#### .3Cliff Street Traffic Management Scheme, Sorrento

The installation of a roundabout at Sheppard Way intersection commenced mid-May 1994. All drainage, lighting modifications and minor widening works are complete. The outstanding works include asphalt, kerbing, paving, crossover reinstatements and signage/linemarking by Main Roads WA. The project is programmed for completion by the end of June.

### 67CAR PARKS

#### .1Chichester Car Park, Woodvale

Boxing and limestone sub-base construction have been completed. Compaction of limestone asphalt surfacing and kerbing have been programmed for completion by mid-June 1994.

#### .2Mirror Park Car Park, Ocean Reef

This project involves the provision of a 40 bay car park adjacent to the newly completed changerooms in Venturi Drive.

Earthworks and car park construction will commence on 9 June 1994.

## 68ANNUAL ROAD RESURFACING PROGRAMME

Resurfacing of the Administration Building car park was undertaken in late May 1994 to complete the 1993/94 programme.

## 69STREET LIGHTING

The current status of the urban street lighting programme is outlined below:

HARTMAN DRIVE - (Gnangara Road to Ocean Road)

Complete.

MARMION AVENUE - (South of Diablo Way to north of Anchorage Drive)

Cabling works outstanding.

CONNOLLY DRIVE - (Burns Beach Road to Kinross Drive)

Cabling Works outstanding.

CONNOLLY DRIVE - (Shenton Avenue to Meadowbank Prom)

Cabling works outstanding.

MIRRABOOKA AVENUE - (Marangaroo Drive to north of Errina Road)

Complete.

SHENTON AVENUE - (Delamere Avenue to Ocean Reef Road)

Cabling works outstanding.

OCEAN REEF ROAD - (Wanneroo Road to Trappers Drive)

Complete.

It is anticipated that all works will be completed by the end of June.

**B WASTE MANAGEMENT**

In response to the recent storm, the bulk collection schedule has been modified to provide a special City wide collection of storm damaged trees. This service was formally advised in the Wanneroo Times on 31 May 1994. Residents were advised of the need to have the branches cut up and placed on their verge by 6am Monday, 6 June 1994. In addition, thousands of phone calls were received from concerned residents enquiring about help with removal of storm damaged material. The vast majority had trees to dispose of and were happy with the special storm collection. Some were disappointed that we were not taking other items such as sheds and fencing.

The restriction to tree branches will allow all of the material to be recycled. Stacks of material contaminated by other items will not be collected and the resident will need to make other arrangements.

Other operations have proceeded in a satisfactory manner.

**C SUBDIVISIONAL DEVELOPMENT**

The status of subdivisional development within the City of Wanneroo is shown on Attachment 1. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 May 1994 and those subdivisions currently under or awaiting construction.

Submitted for information.

R T McNALLY  
City Engineer

GR:DRB:AT  
Bere0614

I60609                      CITY OF WANNEROO REPORT NO I60609

TO:                              TOWN CLERK

FROM:                            CITY ENGINEER

FOR MEETING OF:              COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE:                22 JUNE 1994

FILE REF:                      510-222, 510-3000

WARD:                          SOUTH WARD

SUBJECT:                       TRAFFIC MANAGEMENT - WANNEROO ROAD,  
KINGSWAY/HEPBURN AVENUE, LANDSDALE

At its 10 November 1993 meeting Council concurred to a joint one third contribution with the Main Roads WA and the Landsdale Shopping Centre owner, for the actual cost of the modifications to the traffic signals at the Wanneroo Road and Hepburn Avenue intersection to enable advanced construction of the Hepburn Avenue extension, east of Wanneroo Road.

The proposal to advance the Hepburn Avenue Road extension was to enable use of this alternative access to Kingsway Reserve for the 1994 Netball season.

Recent advice has been received from the developer that there is a legal dispute with the earthworks and roadworks contractor on site. It has been indicated that the previous programming for the roadworks will not be met and the exact timing of the works is unclear at present, pending resolution of this matter.

In the interim the developer has expressed a desire for the status quo with the traffic signal funding arrangement to remain.

Submitted for information.



R T McNALLY  
City Engineer

PP:WP  
Bere0613

I60610

CITY OF WANNEROO REPORT NO I60610

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 615-0-3

SUBJECT: OCEAN REEF BOAT HARBOUR - GROYPE ACCESS

The Water Authority of Western Australia (WAMA) advises that, as part of its land rejuvenation programme at the Ocean Reef sewerage outfall area, it is prepared to construct a limestone access road to the groyne (Attachment 1 refers).

WAWA has made this generous offer as it intends to isolate its land during the rehabilitation phase. The track will enable the angling fraternity to access the groyne and use the ample parking available as a consequence of the recent pipe laying project.

Submitted for information.

R T McNALLY  
City Engineer

ABW:AT  
Bere0605

I60611

CITY OF WANNEROO REPORT NO: I60611

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 22 JUNE 1994

FILE REF: 690-12

SUBJECT: AQUAMOTION: ENERGY UPGRADE

In 1992, Consulting Engineers, Norman Disney & Young (NDY), were required to prepare an energy audit report on the facilities at Aquamotion with the specific task of identifying any potential energy saving options that could be implemented through modification of energy usage in the on-going operation of the Centre.

The NDY May 1992 report was accepted by Council in June 1992 and \$79,000 was listed in the 1992/93 Budget. These funds allocated to Account No. 29190 were not subsequently expended in the given financial year and so carried forward into the 1993/94 financial year.

The funds were to be directed at the purchase of pool blankets and rollers (\$20,000) and installation of roof-mounted solar heating panels (\$40,000) with perceived builders work to modify roof and provide roof access for maintenance of the system utilising the balance of the funds (\$20,000).

No action was taken to implement the above options due to the following:

- 1 pool blankets - not practical due to pool shape and a lack of readily accessible storage space to safely house the bulky, rolled-up blankets;
- 2 solar roof-mounted heating panels - not practical due to the imposition of substantial dead water and equipment loads upon a tied portal roof structure which could not, under the current design codes, accept any further

loading without major modification to the fundamental nature of the in situ steel roof structure. The fees quoted to investigate possible roof modifications by the initial structural design engineer were substantial and there was no guarantee that structural modifications were practicable.

The funds of \$79,000 from Account Number 29/90 will be incorporated into the general revenue at the end of this financial year.

Submitted for information.

R FISCHER  
City Building Surveyor

JS:SE

bre06004

I60612

CITY OF WANNEROO REPORT NO: I60612

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 8 JUNE 1994

FILE REF: 250-2

SUBJECT: SPRAY MANAGEMENT VALVES - EX I90368

Council at its meeting on 23 March 1994 requested a report be submitted on the possibility of spray management valves being fitted to Council's spraying equipment.

The Spray Management Valve works by not allowing the spray nozzle to operate at pressures lower or greater than required. The main benefit appears to be within the small spray units, ie knapsack or smaller motor driven spray units. When fitted to these units the Spray Management Valve operates as a pressure regulator valve. The advantages of this are:

- (a) Accurate distribution of chemical at the optimum spray pressure.
- (b) Minimal wastage.
- (c) Eliminates drift due to pressure variations.

Contact has been made with the relevant section of the Department of health who advise that there is no advantage in broad acre spraying equipment or Council's Contractor using the Spray Management Valves.

The vehicles and equipment used by Council's Contractor are fitted with very sensitive computerised calibration equipment to ensure accurate chemical distribution at the desired pressure. All boom spraying operates at a minimum spray pressure of 15-20 psi (150kpa) using low pressure jets.

The Health Department advise that they have inspected the equipment used by Council's Contractor and found it to be operating within the Health Departments regulations. They also consider that this equipment is as effective as the spray management valves.

I attach for Council's perusal an extraction from the CPC's January News Letter an article regarding spray management valves.

Similar articles have appeared in the "Countryman" on 8 July 1993.

It is considered that at this stage Council should take no action to insist that Council's Contractor instal the spray valve on his equipment.

However, it was demonstrated that the Spray Management Valves would be of considerable benefit in the operation of knapsack and small motor driven spray units and I advise Council that these valves have now been fitted to all the Departments small equipment.

Submitted for Council's information.

F GRIFFIN  
City Parks Manager

DHC:JB  
gre0600

**I60613**

**CITY OF WANNEROO REPORT NO: I60613**

TO: TOWN CLERK  
FROM: CITY PLANNING  
FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION  
MEETING DATE: 22 JUNE 1994  
FILE REF: 002-3  
SUBJECT: DEVELOPMENT ENQUIRIES: MAY 1994  
.....

The following schedule lists those enquiries received during May 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.

O G DRESCHER  
City Planner  
**I60614**

**CITY OF WANNEROO REPORT NO: I60614**

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 22 JUNE 1994  
FILE REF: 002-3  
WARD: ALL  
SUBJECT: FINANCIAL STATEMENTS FOR THE PERIOD 1 JULY 1993 TO 31 MAY 1994  
.....

## GENERAL

As requested previously this report is now presented in abridged format.

### MUNICIPAL FUND

In broad perspective as mentioned previously capital expenditure is below budget with various major projects not commenced i.e. Joondalup Civic and Cultural Centre (\$2.14 m), Kinross Hall (\$200,000), Marangaroo Hall (\$500,000) and Skateboard Track (\$174,000).

Several drainage works too have only recently commenced - Wangara Outfall. Land Acquisition too will be underspent with budgeted outlays not being achieved.

Summary information is attached as Attachment 'A'.

### Rates

Rate collection at 31 May 1994 was \$38.5 m which represented 94.5% of the total rates outstanding. For comparative purposes the collection position at the corresponding period in previous years was:-

1992/93	94.2%
1991/92	94.1%
1990/91	93.7%
1989/90	93.4%
1988/89	93.5%
1987/88	91.8%

For comparative purposes the following is the position in other local authorities:-

	Issue Date	Collection Rates Outstanding
Stirling	30/07/93	91.8%
Canning	11/08/93	94.2%

Rates and refuse remain outstanding on 5,209 properties dissected as follows:-

	Pensioners	Non Pensioners	Total
Central	278	1,402	\$ 629,250



North	107	795	\$ 402,704
South	390	1,191	\$ 835,349
South West	294	752	\$ 548,418
	1,069	4,140	\$2,415,721

Rate collection continues to receive priority treatment as Council progresses towards the close of the financial year.

### **Refuse**

Refuse outstanding at 31 May 1994 amounted to \$175,963 which represented 2.5% of total refuse outstanding. At the corresponding period last year the refuse outstanding was \$178,545 or 2.8%.

In previous years the statistics were as follows:-

	<b>Outstanding</b>	<b>% of Budget</b>
1991/92	\$141,947	2.6%
1990/91	\$144,678	2.9%

Full details of rates and refuse are shown on Attachment B.

### **Building Licence Fees**

Year to date collection for building licence fees was \$1,635,664 compared to budget for the entire year of \$1,420,000. Council will recall that \$170,000 of this surplus was used to finance projects which were previously to be funded from loan funds. Despite this, additional revenue in excess of budget is anticipated.

### **Interest on Investment**

Interest earned to the Municipal Fund at 31 May 1994 was \$1,953,760 which represented 97.7% of the budgeted \$2,000,000. This is slightly in excess of budget estimates for this time of the year. It is anticipated that interest earnings will be in the region of \$2,088,000 at the close of the year.

At the corresponding period in previous years the position was:-

1992/93	\$1,286,859	108.0%
1991/92	\$1,781,365	102.9%

1990/91	\$2,160,676	97.6%
1989/90	\$2,902,359	226.9%
1988/89	\$2,332,071	181.0%
1987/88	\$1,517,387	135.0%

It should be realised however that the new accounting standards require that all revenue for interest earnings be shown in the Municipal Fund. In prior years this was shown in the various individual funds i.e. Reserve.

The following table compares Council's investment portfolio at 31 May 1994 with that achieved in previous years:-

FUND	AMOUNT INVESTED 31/05/92 \$	AMOUNT INVESTED 31/05/93 \$	AMOUNT INVESTED 31/05/94 \$
Municipal Fund	16,873,614	16,493,437	) 37,929,623
Loan Fund	2,535,744	1,833,527	)
Reserve Accounts	10,128,568	9,568,319	)
General - Trust	1,565,000	1,984,000	)
Deposits			)
Wangara Industrial	3,961,362	3,492,724	)
Estate			)
	-----	-----	
	35,064,288	33,372,007	
Trust - Specific	1,065,453	1,363,174	555,025
Deposits			
T.P.S. No 5	183,777	194,103	204,307
T.P.S. No 6	775,325	822,600	
T.P.S. No 7A (2)	1,002,577	1,064,694	1,117,412
T.P.S. No 7A Pt B (4)	653,285	687,775	718,061
T.P.S. No 21			125,000
TOTAL	\$ 38,744,705	37,504,353	40,649,428

Council's total investment portfolio at 31 May 1994 is summarised as follows:-

National Australia Bank	\$16,386,011	40.1%
Westpac	\$ 4,986,652	12.3%
Australian and New Zealand	\$ 3,013,800	7.4%
Commonwealth Bank	\$ 5,057,739	12.5%

Town and Country Bank Ltd	\$ 5,884,823	14.5%
Bankwest	\$ 3,133,430	7.6%
Challenge Bank	\$ 1,948,809	4.8%
Permanent Building Society (In Liquidation)	\$ 238,164	0.8%
	\$40,649,428	100%

A more comprehensive presentation of Council's investment portfolio is appended as Attachment C.

### Salaries and Wages

The payroll paid to 31 May 1994 was \$20.483 m which represented payments for 24 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 ten months ended 31 May 1994, was:-

	Surplus \$	Subsidy \$
Control		
Pool		
Sports Hall		171,991
Fitness Room		21,771
Aerobics Room	79,556	
Kiosk	26,203	
Creche	6,574	
	48,898	
Total	\$112,333	\$242,660

Net Subsidy \$130,327.

It will be recalled that Council's budget provided for a contribution of \$103,330 to this complex. Given the onset of wet weather it is doubtful whether this will be achieved.

Full details are shown in Report I .

## **Aquamotion**

In broad terms the following is the position for the eleven months ended 31 May 1994:-

	Surplus \$	Subsidy \$
Control		
Pool		284,016
Fitness Room		6,152
Recreation Room		22,965
Kiosk	4,392	
Creche		15,040
 Total	 \$4,392	 \$328,173

Net subsidy \$323,781.

Council's budget provided for a contribution of \$335,310 to this complex.

Full details are shown in Report I .

## **Marangaroo Golf Course**

In summary the operating financial profile of this activity for the eleven months ended 31 May 1994 was:-

	Annual Budget	Budget 31/05/94	Actual 31/05/94
	\$	\$	\$
Income	845,880	775,390	783,680
Expenditure	428,770	393,039	397,902
 Surplus	 \$417,110	 \$385,351	 \$385,778

For the corresponding period in previous years the surplus was:-

1992/93	\$392,599
1991/92	\$431,452
1990/91	\$372,935

User statistics for the 11 month period ended 31 May 1994 were:-

18 Holes	18 Concession	9 Holes	9 Concession	Extra
25,974	7,597	53,660	17,356	1,436

Total = 106,023

This compares with statistics from the previous years as follows:-

**1992/93**

18 Holes	18 Concession	9 Holes	9 Concession	Extra
26,779	6,841	54,779	17,231	1,704

Total = 107,334

**1991/92**

18 Holes	18 Concession	9 Holes	9 Concession	Extra
26,706	5,679	58,637	15,318	1,723

Total = 108,063

**1990/91**

18 Holes	18 Concession	9 Holes	9 Concession	Extra
25,849	4,995	55,101	12,687	1,440

Total = 100,072

In accordance with Council's budget directive the surplus will be used to firstly offset the debt service cost of Loan No 276 (Carramar Golf Course Loan ) of \$333,976 with the residue being transferred to the Golf Course Reserve Fund.

Full financial details are shown on Attachment D.

## **Recreation Centres**

The operating position for the individual recreation centres in the eleven months ended 31 May 1994 is attached as Attachment E.

## **Town Planning Scheme Accounts**

Balance in these accounts at 31 May 1994 were:-

Town Planning Scheme No 5	\$204,386
Town Planning Scheme No 6	\$662,684
Town Planning Scheme No 7A (2)	\$767,296
Town Planning Scheme No 7A (B)	\$530,691
Town Planning Scheme No 21	\$128,100

## **Reserve Accounts**

Aggregate account balances at 31 May 1994 were \$11,002,590:-

Art Purchases	\$ 4,007
Section 20A Land Reserve	\$ 10,300
Asset Replacement	\$ 839,222
Badgerup/Ocean Reef Road Construction	\$ 30,285
Berkley/Redcliffe Intersection Upgrade	\$ 41,945
Burns Beach Caravan Park Improvements	\$ 154,933
Cash In Lieu of Parking	\$ 231,243
Cash in Lieu of Public Open Space	\$ 332,560
Computer Replacement	\$ 508,121
Domestic Cart - Refuse Collection	\$ 356,449
Domestic Cart Refuse Collection - Plant Replacement	\$ 200,769
Golf Course Facilities	\$ 266,718
Historic Village - Perrys Paddock	\$ 623,020
Hodges Drive Draining	\$ 118,267
Ocean Reef Road Construction	\$ 91,900
Office Equipment Replacement	\$ 343,340
Plant Replacement	\$ 1,526,194
Private Swimming Pool	\$ 70,147
Refuse Disposal	\$ 3,395,289
Revaluation	\$ 60,690
Town Planning Scheme No 10 (Revoked)	\$ 642,425
Town Planning Scheme 20 - District Distributor Road Headworks	\$ 106,001
Trade/Industrial/Commercial Refuse Collection	\$ 164,553
Trade/Industrial/Commercial Refuse Collection Plant	\$ 246,726
Wangara Industrial Estate	\$ 387,461

Wanneroo Bicentennial Trust	\$ 89,135
Wanneroo Water World - Asset Replacement	\$ 160,890

\$11,002,590

### **Carramar Golf Course**

Councillors will recall that this facility opened for business late in the month of May. Consequently figures are not available. Early indications are that patronage has been good despite the bad weather.

### **Loan Accounts**

Council has taken positive action over the years to reduce and rationalise these balances. At 31 May 1994 the aggregate outstanding balance was \$592,896.

### **TRUST FUND**

Balances at 31 May 1994 were:-

Unclaimed Salaries and Wages	\$ 679
Unclaimed Monies	\$133,854
Town Planning Scheme No 22	\$405,992
Yanchep/Two Rocks Community Bus	\$ 48,247

Submitted for information.

J B TURKINGTON  
City Treasurer

JBT:JW  
3 June 1994

tre0219

I60615

CITY OF WANNEROO : REPORT NO I60615

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 006-1

WARD: ALL

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

TO:JW  
9 June 1994

tre0009

I60616

CITY OF WANNEROO : REPORT NO I60616

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 404-10

SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -  
MAY 1994

The staff overtime return for the month of May 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  
9 June 1994

tre0011

I60617

CITY OF WANNEROO REPORT NO: I60617

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 680-1

WARD: ALL

SUBJECT: CRAIGIE LEISURE CENTRE MONTHLY REPORT - MAY 1994

Attendance figures for May 1994 are shown on Attachment A.

Year to date attendance figures for the centre were 666,127 which represented an increase of 140,111 or 26.6% over that achieved in the corresponding period last year (526,016). The major factors leading to these increases were Sports Hall, Programme attendees, Fitness Room users and utility room attendees.

The operating position for the complex for the 11 months ended 31 May 1994 was as follows:-

	SURPLUS	SUBSIDY
	\$	\$
Control		
Pool		171,991
Sports Hall		21,771
Fitness Room	79,556	
Aerobics Room	26,203	
Kiosk	6,574	
Creche		48,898

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Total	\$112,333	\$242,660
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Net subsidy \$130,327.

Note: Depreciation Costs \$224,715

The monthly turnover for each centre for the year is shown on Attachment B to this report.

The year to date turnover and year to date trading comparison for previous years for each centre is shown on Attachment C to this report.

It should be noted that this year depreciation is reflected in the financial statements, which at the 31/05/94 was \$224,715. Taking cognisance of this, the trading position this year was approximately \$42,760 better than the corresponding period last year. While accepting this it should be noted that turnover for the complex has increased a massive \$562,524 or 41.5%.

#### Control

These costs are allocated to the various cost centres in accordance with budgetary provisions.

#### Pool

Turnover for this centre was \$886,445 which was \$35,400 greater than over that achieved last year. Trading was approximately \$170,000 under the corresponding period last year; however depreciation was not previously charged.

#### Sports Hall

The financial scenario for this operation was:-

	Annual Budget	Budget 31/05/94	Actual 31/05/94
Income	\$189,300	\$173,525	\$247,869
Expenditure	\$236,818	\$217,083	\$269,640

---

Subsidy	\$ 47,518	\$ 43,558	\$ 21,771
---------	-----------	-----------	-----------

This area is performing better than budget expectations. While income is better than year to date budget, costs too have exceeded year to date budget.

#### Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/05/94	Actual 31/05/94
Income	\$372,650	\$341,595	\$319,800
Expenditure	\$287,323	\$263,379	\$240,244
Subsidy	\$ 85,327	\$ 78,216	\$ 79,556

The trading surplus on this operation is encouraging and trends are that the annual budget will be exceeded by a considerable margin.

#### Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Budget 31/05/94	Actual 31/05/94
Income	\$151,800	\$139,150	\$129,172
Expenditure	\$110,031	\$100,862	\$102,969
Subsidy	\$ 41,519	\$ 38,288	\$ 26,203

This area is performing well below budget expectations with revenue 15% down and expenses 2% up on budget. A major

turnaround is required for budget estimates to be achieved, however this is unlikely with 1 month of the year to run.

29,714 persons participated in aerobic sessions during the first eleven months of the year. This was 3,262 (or 9.9%) less than for the corresponding period last year.

#### Kiosk

The financial scenario for this activity for the eleven months ended 31 May 1994 was:-

Sales	\$287,398	100.0%
Less Cost of Goods Sold	\$146,655	51.0%
Gross Profit	\$140,743	49.0%
Less Expenses	\$134,169	46.7%
Net Surplus	\$ 6,574	2.3%

Council's annual budget provided for a \$15,740 surplus for the entire year on a turnover of \$351,200.

It is doubtful whether budget will be achieved given that the wet weather has arrived.

It is interesting to note the following statistics:-

	1992/93	1993/94
Turnover	\$221,510	\$287,398
Entries	526,016	666,127
Average Unit Spending Per Person Entering the Complex	42.1¢	43.1¢

#### Creche

The financial scenario for this operation was:-

Annual	Budget	Actual
--------	--------	--------

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	Budget	31/05/94	31/05/94
Income	\$ 29,300	\$ 26,858	\$35,930
Expenditure	\$100,015	\$ 91,680	\$84,828
Subsidy	\$ 70,715	\$ 64,822	\$ 48,898

Given that the creche attendance figures for the eleven months ended 31 May 1994 totalling 20,819, the net Council subsidy per attendee was \$2.35 per person. Comparing the statistics with the corresponding period last year the position is:-

	1993/94	1992/93
# of Children	20,819	13,048
Income	\$35,930	\$18,324
Expenses	\$84,828	\$72,454
Subsidy	\$48,898	\$54,130
Average Cost Per Child	\$2.35	\$4.15

The greater throughput (up 7,771 or 59.5%) has led to increased income (up 96.1%) with only a relatively small increase of 17% in expenditure.

The above unit costs indicate a major turnaround for the service.

Submitted for information.

J B TURKINGTON  
City Treasurer

JBT:JW  
8 June 1994

tre0222



I60618

CITY OF WANNEROO REPORT NO: I60618

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 22 JUNE 1994

FILE REF: 690-1

WARD: ALL

SUBJECT: AQUAMOTION MONTHLY REPORT - MAY 1994

Attendance figures for the eleven months ended May 1994 are shown on Attachment A. Total year to date attendances were 171,001 compared to 163,824 at the corresponding period last year. This represents an attendance increase of 7,177 or 4.4%.

The operating financial position for the complex for the eleven months ended 31 May 1994 was as follows:-

	SURPLUS	SUBSIDY
	\$	\$
Control		
Pool		284,016
Fitness Room		6,152
Recreation Room		22,965
Kiosk	4,392	
Creche		15,040
Total	\$4,392	\$328,173

Net subsidy \$323,781.

Depreciation \$76,395.

Council's budget provides for an annual subsidy to this complex of \$335,310. For this to be achieved the monthly deficit for the remaining 1 month will need to be restricted to around \$12,000. On current trends this will not be achieved.

At the corresponding period last year the net subsidy was:-

1992/93

\$251,611

After taking cognisance of the asset depreciation charge of \$76,395 the trading position is approximately \$4,000 better than achieved last year.

#### Pool

	Annual Budget	Budget 31/05/94	Actual 31/05/94
Income	\$312,110	\$286,100	\$243,341
Expenditure	\$571,204	523,604	\$527,357
Subsidy	\$259,094	\$237,504	\$284,016

#### Fitness Room

The financial scenario for this operation for the first eleven months of the year was as follows:-

	Annual Budget	Budget 31/05/94	Actual 31/05/94
Income	\$30,120	\$27,610	\$24,898
Expenditure	\$39,941	\$36,612	\$31,050
Subsidy	\$9,821	\$9,002	\$6,152

The lower turnover is a direct reflection of reduced attendances, however expenses have been controlled.

#### Recreation Room

The financial scenario for this centre for the first eleven months is as follows:-

	Annual Budget	Budget 31/05/94	Actual 31/05/94
Income	\$29,830	\$27,344	\$20,047
Expenditure	\$54,251	\$49,730	\$43,012
Subsidy	\$24,421	\$22,386	\$22,965

Again, income is lower than expected due to lower attendances.

#### Kiosk

The financial scenario for this centre for the first eleven months is as follows:-

	Annual Budget	Budget 31/05/94	Actual 31/05/94
Income	\$ 5,600	5,134	\$9,532
Expenditure	\$13,476	12,353	\$5,140
Surplus	(\$8,176)	(\$7,219)	\$4,392

#### Creche

The financial scenario for this centre for the first eleven months is as follows:-

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	Annual Budget	Budget 31/05/94	Actual 31/05/94
Income	\$ 4,240	\$ 3,887	\$ 3,962
Expenditure	\$26,485	\$24,278	\$19,002
Subsidy	\$22,245	\$20,391	\$15,040

The subsidy equation is as follows:-

	<b>1993/94</b>	<b>1992/93</b>
# of Children	3,613	3,524
Subsidy	\$15,040	\$22,032
Net Subsidy Per Child\$ 4.16	\$ 6.25	

Council will recall that this facility was privatised in October 1993.

Submitted for information.

J B TURKINGTON  
City Treasurer

JBT:JW  
7 June 1994

tre0221



G A FLORANCE  
City Environmental Health Manager

hre06006  
ip:rej

I60620

CITY OF WANNEROO REPORT NO: I60620

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 206-8

WARD: ALL

SUBJECT: DEVELOPMENT - LIBRARY AUTOMATION SYSTEMS

The current library computer system, Fujitsu Library39, was commissioned in 1985. Although the system adequately met requirements until recently, its lack of flexibility now hinders operations and development of the service.

With the new Joondalup Library coming onstream, the current system will no longer be able to cope with the following demands:

- additional 50,000 stock records
- additional 16,000 borrower records
- large increase in transaction rate by the Joondalup Library
- provision of OPAC facilities in all libraries
- additional Council departmental library records
- Community Information facility
- ability to interface with other systems
- ability to accommodate other technology, e.g CD-ROM, on-line searching
- possible alteration to Mobile Library operations
- ability to accommodate personal/building security system
- more sophisticated library accounting system
- flexible management reporting, e.g spreadsheets, free-form reporting
- periodical/serials facility

Discussions between the Computer Services Manager and Library staff on the merits of replacement versus enhancement indicate the latter to be the least expensive and least disruptive option.

Fujitsu Australia Ltd advise the current system can be expanded to adequately meet the requirements detailed by Council. However, such extensive developments will necessitate a number of phases over the space of two years.

As development of these enhancements will improve the total quality of the Library<sup>39</sup> application, Fujitsu have put forward a joint funding proposal. Under this arrangement, Fujitsu would charge the City of Wanneroo 50% of costs if enhancements taken exceeded eighty thousand dollars (full total \$128,400).

Fujitsu have been advised the top priority enhancements have been listed in the 1994/1995 draft budget. It was further stressed that commitment to Council's share of development costs staged over two financial years is dependent on final adoption of both the 1994/1995 and 1995/1996 budgets. Achievement of the \$80,000 minimum improvements to qualify for the 50% cost reductions is inherent in this staging.

Submitted for information.

N CLIFFORD  
City Librarian

nfc:mdp  
whre060294  
7.6.94



I60621

CITY OF WANNEROO REPORT NO: I60621

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 240-2

SUBJECT: GREENING WESTERN AUSTRALIA'S REGIONAL NATURAL  
RESOURCES IDENTIFICATION KITS

The Friends of Yellagonga Regional Park (Inc) recently applied for a Greening Western Australia Regional Natural Resources Identification Kit. The Libraries Department agreed to house the kit in the Woodvale Library should the application prove successful.

Correspondence has now been received from the Friends of Yellagonga advising of their success.

The kit will comprise a wooden cabinet with reference books and leaflets to enable the community to identify local flora. The Friends will receive training which will enable them to fully maintain the collection. Materials in the collection remain the property of Greening Western Australia and will return to them should any difficulties arise.

Submitted for information.

N CLIFFORD  
City Librarian

nfc:mdp

whre050594  
26.5.94

**I60622**

CITY OF WANNEROO REPORT NO: I60622

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 260-0

WARD: ALL

SUBJECT: RECREATION AND CULTURAL SERVICES DEPARTMENT  
MONTHLY REPORT

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**RECREATION SERVICES**

Take Time Out Programme

The "Take Time Out" Programme for women has positively encouraged women living in the City of Wanneroo (and surrounding suburbs) to take time out from their children and everyday chores to partake in healthy recreation.

All adventure activities have been well attended. The programme has expanded and enrolments are now being accepted at the Sorrento-Duncraig Recreation Centre. It is apparent, through enrolments, that Council is catering for a totally different clientele and this has no impact on enrolments numbers for the Warwick based programme.

Warwick Leisure Centre

The Creative Leisure Programme, Term 2, 1994 is in full swing at this point and is going quite well. Several new courses, with a "new age" type theme have been programmed in and have proved extremely popular.

Three courses have been slotted in at the Greenwood/Warwick Community Care Centre and while the initial response was slow, it is anticipated that enrolment numbers should "pick up" in the future. Two other new programmes have commenced. A "Swing into Shape" aerobics programme for the visually impaired and also a

fitness programme, which includes yoga and aerobics for Warwick High School students held at the new Warwick Open Space Clubrooms.

Planning is now underway for Term 3 of the Leisure Programme and we again have a number of new courses on the drawing board.

It was unfortunate that earlier this month the Centre experienced a bomb threat on a Wednesday evening. Whilst it was a hoax, it nevertheless was a disturbing event for the staff and patrons involved.

#### *Aquamotion*

##### *Attendances*

The overall attendances at Aquamotion in May are encouraging and directly related to the success of several initiatives including the new ON THE MOVE programme, winter school bookings and increased club training sessions. These programmes and initiatives have all been in line with the Recreation Facility Management strategy.

##### *Hours of Operation*

The modified hours of operation have been well received by both club members and the general public. The official hours of operation are now being updated on all signage and promotional material.

##### *"Learn to Swim" Programme*

An encouraging response to the Term II, 1994 - LTS programme. A total of 380 people are enrolled this term with a 58% re-enrolment rate.

##### *Fitness Programme*

Attendances in the fitness programme have remained reasonably constant. It is anticipated that total attendances will increase with the membership drive.

##### *Leisure Courses*

The pilot programme ON THE MOVE has been a great success, with a total of 35 young women involved in the six week programme.

NIFTY 50's PLUS has again received a good response. The new leisure courses including TAI CHI and TEENS GYM have also been a success.

32km and 10km Road Run - the WA Marathon Club held the annual Wanneroo event at Aquamotion on Sunday, 29 May 1994.

Wanneroo Recreation Centre

#### *Creative Leisure Courses*

A good response was received for the Term II Creative Leisure Courses. A range of new programmes will be developed over the next six month period.

### **CULTURAL SERVICES**

#### Heritage

Ms Val Humphreys, from the WA Museum, recently visited Gloucester Lodge Museum to discuss the exhibits and their presentation.

As a result of this, several options to improve the standard of signage are being investigated.

On 15 and 16 June 1994, the Local Museum Curator for WA Museums will inspect the collections at Gloucester Lodge and Cockman House to assess their significance.

#### Classical Recital

The City of Wanneroo's Classical Recital at Warwick Leisure Centre on 15 May 1994 attracted nearly 200 people.

The Concert was given by three successful Wanneroo Artists - Emma Lysons - Soprano, Christopher Tingay - Clarinet, and Jennifer Warren - Piano.

The Country Women's Association catered for the event through the provision of afternoon tea.

The Autumn Recital featured the works of Brahms, Haydn, Schubert and Spour.

#### Jazz Concert

The City of Wanneroo will continue its "Music for all Seasons" programme with a jazz concert featuring The Garry Lee Sextet, at Sorrento Soccer Club on Friday, 17 June 1994.

The group performs a combination of standards and originals by the leader in contemporary acoustic jazz setting, reflecting influences of the hard bop and latin idiom.

Garry Lee is a vibraphonist/guitarist and a Sessional Lecturer at the WA Conservatorium of Music. The Sextet will additionally feature: June Newman - (Vocalist); Lew Smith - (Reed Player); Lucas Slawomirski - (Keyboard); Murray Wilkins - (Bass); and Frank Gibson Jr - (Drums).

Tickets will be available to the general public at the door for \$5.00, commencing at 8.00pm.

#### Mural Arts Programme

Community Arts Officer, Ms Abbe Cook, and Mural Arts Co-ordinator, Mr Jamie Mills, have recently visited the mural arts sites to place the artworks on slide film. These slides will be the visual element of formal documentation pertaining to the programme. This will assist in the education of the community pertaining to the objectives associated with the programme. Additionally, it can support funding applications, sponsorship proposals and general publicity affiliated with the project.

#### CRAIGIE LEISURE CENTRE

##### Sports

South Australia won the recent Perth leg of the Australian Volleyball Grand Prix conducted at Craigie over the weekend of the 14/15 May. Council hosted a Civic Function for the visiting Malaysian team at Craigie on Friday, 13 May 1994.

After school basketball coaching is being conducted in the sports hall on Tuesday and Thursday afternoons from 4pm till 6pm.

The Perth Wildcats conducted a basketball coaching camp on Friday 3 June, a pupil free day in the Joondalup district. All four courts were hired from 9am till 4pm. Over sixty children attended.

#### Fitness Centre

Ten schools are booked into the circuit room for training classes each week. These schools incorporate circuit/weight training into their physical education programme.

The Fitness Centre staff are conducting a junior weight training course for Prendiville College on Thursday mornings. This course teaches the fundamentals of weight training techniques, safety, diet and injury prevention. Another course is being run on Thursday afternoons for members of the public. An adult weight training course has been written and is being marketed at the moment.

A "Healthy Pregnancy Course" is being conducted by staff member Susie Fisher.

#### Marketing

A six week leaflet drop programme will begin on 7 June 1994. This drop will advertise the Fitness Centre and offers a 15% discount on 6 and 12 month membership and a free introductory workout for first time users.

The Centre has joined TVW 7's "Value Card" promotion. The Centre is offering two months free with 12 month memberships, one month free with six month memberships and a free appraisal with one and three month memberships. The aim is to attract people to purchase a twelve month membership.

The Centre will be part of the Shop-a-Docket promotion in the immediate area from 16 June until 8 August 1994. This will promote the Centre's aerobic programme - \$2 class and the fitness centre - 2 for the price of 1.

Records will be kept of each promotion so success can be quantified. Contact details of people using free gym offer will be taken so membership co-ordinators can make a follow up call.

Submitted for information.

REPORT NO:

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R BANHAM  
City Recreation and  
Cultural Services Manager

CS:SS  
rre4605



**I60623**

CITY OF WANNEROO REPORT NO: I60623

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 22 JUNE 1994

FILE REF: 218-1-4

WARD: ALL

SUBJECT: CHILDREN'S BOOK WEEK "CARNIVAL OF BOOKS" 22-26  
AUGUST 1994

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In 1991, Council initiated an integrated and co-ordinated approach to Children's Book Week in the municipality. This approach involved both Recreation and Cultural Services and Libraries Departments as well as the Ministry of Education.

Children's Book Week is held at the Warwick Leisure Centre, hosting a multitude of activities which aim to educate and fascinate students. Since 1991, public attendance has risen from 3000 people to almost 4000 in 1993. This year's "Book Week" is shaping up to be another successful event.

Attachment One details the programme of planned activities which will take place throughout the week. Promotional posters have recently been distributed to primary schools within the City of Wanneroo (Attachment Two refers). City wide advertising of the event is scheduled to take place in early August 1994.

The City's Libraries are involved by making available for loan Children's Book Award titles. In addition, they are co-ordinating school visits which will include library introductions and story reading.

The close liaison between the City's Libraries, Recreation and Cultural Services Department and the Education Department continues to ensure that the municipality is regarded as a positive force behind the promotion of excellence in reading and literature in young people.

Submitted for Council information.

R BANHAM  
City Recreation and  
Cultural Services Manager

LL:SS  
rre4603

I60624

CITY OF WANNEROO REPORT NO: I60624

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 22 JUNE 1994

FILE REF: 496/ /27

SUBJECT: APPLICATION TO KEEP MORE THAN TWO DOGS -  
COUNCIL DECISION UPHELD BY MINISTER

On 7 February 1994 Council refused an application by Mrs R Evans of 27 Meakers Way, Girrawheen to keep three dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Evans subsequently appealed to the Minister for Local Government against Council's decision. The Minister, in a letter to Council dated 20 April 1994, advised that he had considered Mrs Evans' application and had decided to dismiss her appeal and allow Council's notice of refusal to stand.

Submitted for Council's information.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

30 May 1994

tmt/dw/05003

I60625

CITY OF WANNEROO REPORT NO: I60625

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 22 JUNE 1994

FILE REF: 2948/581/100

SUBJECT: APPLICATION TO KEEP MORE THAN TWO DOGS -  
COUNCIL DECISION UPHELD BY MINISTER

On 18 February 1994 Council refused an application by Mr P Burke of 100 Hillcrest Road, Alexander Heights 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 Burke subsequently appealed to the Minister for Local Government against Council's decision. The Minister, in a letter to Council dated 26 May 1994, advised that he had considered Mr Burke's application and had decided to dismiss his appeal and allow Council's notice of refusal to stand.

Submitted for Council's information.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

30 May 1994

tmt/dw/06002