

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

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER  
ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,  
ON WEDNESDAY, 13 JULY 1994

## ATTENDANCES AND APOLOGIES

Councillors:	H M WATERS, Mayor	North Ward
	F D FREAME, Deputy Mayor	South-West Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central 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
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS	South-West Ward
	M A 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 Environmental Health Manager:	G FLORANCE
Acting City Parks Manager:	D CLUNING
City Recreation and Cultural Services Manager:	R BANHAM
Acting Manager, Municipal Law & Fire Services:	K SMITH
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Publicity Officer:	W Currall
Committee Clerk:	J CARROLL

An apology for absence was tendered by Cr Gilmore

There were 34 members of the Public and 3 members of the Press in attendance.

The Mayor declared the meeting open at 7.33 pm.

#### **CONFIRMATION OF MINUTES**

#### **I90701 MINUTES OF COUNCIL MEETING, 22 JUNE 1994**

Correction

Item I20629, Point 1, should be amended to read:

"1 rescinds part 3 of its Resolution H20827, viz:

"advises the applicant that its support for the amendment is subject to all easements in gross/rights of ways identified on the plan attached to Report E21241 (ie to Council's December 1990 meeting) being established to the satisfaction of the City Planner prior to finalisation of the amendment."

**MOVED** Cr MacLean, **SECONDED** Cr Hall that the Minutes of Council Meeting held on 22 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**

#### **OFFICIAL OPENING - WOMEN'S HEALTH AND ART EXHIBITION**

On Friday 24 June I attended the opening of the Women's Health and Art Exhibition held at the Craigie Leisure Centre.

The exhibition, which was opened by Dr Carmen Lawrence, the Federal Minister for Health, focused on the work of nine different groups of women.

The women worked under the guidance of a community artist, who helped them put their ideas about health into a creative art form.

#### **INAUGURAL CITY OF WANNEROO PRO-AM**

Sunday 26 June was the day of the Inaugural City of Wanneroo Pro-Am day at Carramar Golf Course.

The day was a big success with the weather being kind to us, good rounds of golf, presentation of prizes and a lovely barbecue dinner afterwards.

#### **OFFICIAL OPENING - RUBY BENJAMIN FOUNDATION OFFICE IN WANNEROO**

On Friday 1 July I officially opened the new Ruby Benjamin Foundation Office in Wanneroo.

Ruby and her dedicated staff have done wonders for the stray dog population in Perth with their subsidised sterilization programme and it was heartening to be able to offer this wonderful lady a modest office from which to conduct her administration.

#### **SHELL AUSTRALIAN TOURING CAR CHAMPIONSHIPS**

On Sunday 3 July I attended the Shell Australian Touring Car Championships at Barbagallo Raceway.

The day featured some truly spectacular racing with an exciting finish to the day's events.

#### **VISIT BY SHIRE OF GINGIN**

Council played host to Councillors and staff from the Shire of Gingin on Tuesday 5 July.

The primary aim of the meeting was to discuss common planning issues and concerns between Gingin and the City of Wanneroo. It also gave us the opportunity to discuss other issues as well.

The morning proved to be quite productive.

#### **OFFICIAL OPENING - V.I. PEOPLE HOUSE IN GIRRAWHEEN**

Last Sunday I was invited to the official opening of V.I. People House in Girrawheen.

Councillors will recall that this centre, which cares for people with disabilities, had battles with the bank and with residents living close by.

It is to the credit of the Chairman, the Board and Staff of V.I.People House that they never gave up and continued to fight for what they believed in.

As it is, the centre has been operational now for almost three months, and in that short time has provided clients with living skills that will help them to become independent members of the community.

#### **PERRY'S PADDOCK HERITAGE RESTORATION PROJECT**

Yesterday I accepted a cheque on behalf of Council for \$20,000 to mark the official launch of the Perry's Paddock Heritage Restoration Project.

The cheque was presented by Bob Fawcett, Regional Economic Development Group Chairperson, on behalf of the Department of Employment, Education and training.

It was the first instalment in a total amount of \$80,000, which will be paid to the Council over the six month duration of the project.

The project will employ ten long-term unemployed people from within the local area to restore and upgrade a number of historical buildings at Perry's Paddock.

#### **VISIT BY MINISTER FOR LOCAL GOVERNMENT - MR PAUL OMEDEI**

Today Council hosted an informal luncheon for the Minister for Local Government, Paul Omedei.

Mr Omedei discussed many topics with Councillors and staff during his two hour stay.

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

##### **I90702 LETTER OF OBJECTION - USE OF PESTICIDES - [865-2]**

Cr Wood tabled a letter from Mr and Mrs Hollick regarding the Kingsway Christian College's objecting to the pesticides used by market gardens.

**RESOLVED** that the letter from Mr and Mrs Hollick regarding pesticides used by market gardens be received and referred to Environmental Health Department for action.

**PRESENTATION OF CERTIFICATE - CHURCHLANDS SENIOR HIGH SCHOOL MUSIC PARENTS' ASSOCIATION**

Cr Curtis presented a Certificate from the Churchlands Senior High School Music Parents' Association thanking the City of Wanneroo for its sponsorship of the 1994 Music Tour of Florida.

**PRESENTATION OF COMMEMORATIVE PLAQUE - CITY OF HINDMARSH AND WOODVILLE**

Cr Major presented to Council a Commemorative Plaque from John Dyer, OAM, JP, Mayor of the City of Hindmarsh and Woodville, in recognition of his visit on 9 February 1994.

**190703 PETITION COMPLAINING OF PARKING PROBLEMS - KOONDOOLA PRE-PRIMARY SCHOOL - [510-845]**

A 17-signature petition has been received from residents of Meldrum Way, Koondoola in relation to difficulties caused by parents of pre-primary students at Koondoola Pre-Primary School dropping off and collecting their children.

The petitioners state the road is not wide enough for two way traffic and are concerned that an accident will be caused due to cars parking on lawns and verges.

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

**MOVED** Cr Freame, **SECONDED** Cr Curtis that the petition from residents of Meldrum Way, Koondoola in relation to difficulties caused by parents of pre-primary students at Koondoola Pre-Primary School dropping off and collecting their children be received and referred to Engineering Department for a report to Council.

**CARRIED**

**190704 PETITION REQUESTING UPGRADING OF PIPER STREET, QUINNS ROCKS - [510-420]**

An 8-signature petition has been received from residents of Piper Street, Quinns Rocks requesting the upgrading of their street.

The petitioners state that Piper Street is steep and problems are experienced by rain washing sand down the street.

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

**MOVED** Cr Freame, **SECONDED** Cr Curtis that the petition from residents of Piper Street, Quinns Rocks requesting the upgrading of their street be received and referred to Engineering Department for a report to Council.

**CARRIED**

**I90705 PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY -  
HAINSWORTH AVENUE TO TENDRING WAY, GIRRAWHEEN -  
[493/1186/15]**

A 14-signature petition has been received from a resident of Tendring Way, Girrawheen requesting the closure of the pedestrian accessway between Hainsworth Avenue and Tendring Way.

The petitioner states several incidents of anti-social behaviour and vandalism within the accessway.

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

**MOVED** Cr Freame, **SECONDED** Cr Curtis that the petition from residents of Tendring Way, Girrawheen requesting the closure of the pedestrian accessway between Hainsworth Avenue and Tendring Way be received and referred to Town Planning Department for a report to Council.

**CARRIED**

**I90706 PETITION REQUESTING UPGRADING OF FINNEY RESERVE, MARMION -  
[061-123]**

A 276-signature petition has been received requesting Council take action to upgrade Finney Reserve, Marmion.

The petitioners request the installation of a water bore and reticulation from the 1994/95 Budget and a thorough clean up of the reserve to prevent further bush fires.

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

**MOVED** Cr Freame, **SECONDED** Cr Curtis that the petition requesting Council take action to upgrade Finney Reserve, Marmion be received and referred to Parks Department for a report to Council.

**CARRIED**

**I90707 PETITION REQUESTING INSTALLATION OF BOLLARDS AROUND PARKINSON PARK, HILLARYS - [061-281]**

A 26-signature petition has been received from residents of Hillarys requesting Council to install bollards around Parkinson Park to prevent damage to the park by vehicles.

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

**MOVED** Cr Freame, **SECONDED** Cr Curtis that the petition from residents of Hillarys requesting Council to install bollards around Parkinson Park to prevent damage to the park by vehicles be received and referred to Parks Department for a report to Council.

**CARRIED**

**BUSINESS DEFERRED FROM THE PREVIOUS MEETING OF COUNCIL, REQUIRING DECISION**

**I90708 ENGINEERING DEPARTMENT ANNUAL TENDERS - [208-6] - ex I90630**

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.

**MOVED** Cr Cooper, **SECONDED** Cr Curtis that consideration of this matter be held behind closed doors.

**CARRIED**

#### **BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS**

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".

Council's solicitors are currently drafting amended fencing by-laws which include drafting changes sought by the Minister for Local Government. A report will be submitted in due course.

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."



The owner of Lot 24 Kingsway has agreed in principle to a revised proposal for a temporary drainage disposal facility on his property. Negotiations have been initiated on the compensation for a drainage easement on Lot 24 Kingsway. A report will be submitted on finalisation of the compensation negotiations.

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".

CITY ENGINEER'S REPORT I10704

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."

CITY ENGINEER'S REPORT I10706

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 to Council in August 1994

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 Policy and Special Purposes Committee.

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 at its meeting on 27 July 1994.

PETITION REQUESTING UPGRADING OF ACCESS TO GLENGARRY PRIMARY SCHOOL - ex I90624

"the letter and petition requesting upgrading of access to Glengarry Primary School be received and referred to Engineering Department for a report to Council."

A number of options for the location of the Glengarry Primary School recycling facility have been prepared for further discussion with affected parties. A report will be presented after this meeting.

PETITION REQUESTING REMOVAL OF LIMESTONE TRACK ACROSS ALFRETON RESERVE - ex I90625

"the petition requesting the removal of a limestone track constructed across Alfreton Reserve be removed and referred to Engineering Department for a report to Council."

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

PETITION REQUESTING TRAFFIC CALMING MEASURES - TWICKENHAM DRIVE, KINGSLEY - ex I90626

"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."

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

1993/94 BUS SHELTER INSTALLATION PROGRAMME - ex I10608

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

A report on this matter will be presented to Council at its meeting on 27 July 1994.

WHITFORD CITY SHOPPING CENTRE TRAFFIC - ex I90654

"a report be submitted to Council on the traffic exiting from Whitford City Shopping Centre onto Banks Avenue and also the illumination at the Shopping Centre car park adjacent to that exit."

A report on the traffic exiting from Whitford City Shopping Centre onto Banks Avenue will be presented to Council after an evaluation period following the opening of the access to the public. The illumination problem will be referred direct to the shopping centre owners for investigation.

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 10 August 1994.

PETITION REQUESTING AMENDMENT TO BY-LAWS RELATING TO CARPORTS - ex I90629

"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."

Council's By-laws Relating to Caravan Parks and Camping Grounds have now been amended in the Government Gazette dated 10 June 1994 which effectively allows Council to consider applications from residents of caravan parks for annexural structures to park homes. Correspondence has been forwarded to Cherokee Village Caravan Park advising of Council's action.

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 Policy and Special Purposes Committee at its meeting on 20 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.

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."

The adjoining property owners have not taken the actions required of them to advance closure of this accessway; this matter may therefore be removed from the agenda.

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."

CITY PLANNER'S REPORT I20711

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 to Council at its meeting on 10 August 1994.

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.

PETITION IN SUPPORT OF EXTENSION OF LEASE - QUINNS ROCKS CARAVAN PARK - ex I90627

"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."

Letters have been sent to supporters of the petition explaining that they will be advised accordingly should Council consider altering the lease conditions.



PETITION OBJECTING TO CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN MILNE COURT AND STEVENS STREET, OCEAN REEF - ex I90628

"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."

CITY PLANNER'S REPORT I20710

PROPOSED CHILD CARE CENTRE, LOT 192 (2) ALBACORE DRIVE, SORRENTO - ex I20633

"consideration be deferred and a further report 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.

ANNUAL STAFF REVIEW - ex H50801

"approves the creation of a temporary position of Fitness Centre Supervisor - Craigie Leisure Centre, for 12 months, with an evaluation undertaken at the end of that 12 months and a report submitted on the outcome of that evaluation".

The Fitness Centre Supervisor at Craigie Leisure Centre was appointed in November 1993. A report will be presented to Council in October 1994.

CRAIGIE LEISURE CENTRE - ex I90653

"the casual attendance at Craigie Leisure Centre be monitored for the period of three months and a report be submitted to the October Council meeting."

A report will be submitted to Council in October 1994.

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.

## 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.

## PETITION OBJECTING TO INCREASES IN FEES AT CRAIGIE LEISURE CENTRE - ex I90623

"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."

A survey is being undertaken on this matter and it is anticipated a report will be available in October 1994.

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

**CARRIED**

**MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS**

## MANAGEMENT COMMITTEES

- A SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)  
QUARTERLY MEETING  
Meeting held 24 May 1994
- B MILDENHALL SENIOR CITIZEN'S CENTRE MANAGEMENT COMMITTEE  
Meeting held 1 February 1994

- C GREENWOOD/WARWICK COMMUNITY CENTRE MANAGEMENT COMMITTEE  
Meeting held 3 June 1994
- D YANCHEP/TWO ROCKS RECREATION ASSOCIATION MANAGEMENT  
COMMITTEE  
Meeting held 13 June 1994
- E WANNEROO SENIOR'S COMMUNITY CENTRE MANAGEMENT COMMITTEE  
Meeting held 23 June 1994
- F SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)  
MANAGEMENT COMMITTEE  
Meeting Held 23 June 1994
- G GIRRAWHEEN/KOONDoola SENIOR CITIZENS CENTRE MANAGEMENT  
COMMITTEE  
Meeting held 30 June 1994
- H GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE  
Meeting held 1 July 1994

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the Minutes listed at Items A to H be received.

**CARRIED**

#### ADVISORY COMMITTEES

- A CHILDREN'S SERVICES ADVISORY COMMITTEE  
Meeting held 30 May 1994
- B CLARKSON HIGH SCHOOL STEERING COMMITTEE  
Meeting held 13 June 1994
- C MULTICULTURAL ADVISORY COMMITTEE  
Meeting held 14 June 1994
- D HISTORICAL SITES ADVISORY COMMITTEE  
Meeting held 15 June 1994

**MOVED** Cr Wood , **SECONDED** Cr Lynn that the Minutes listed at Items A to D be received.

**CARRIED**

#### OTHER COMMITTEES

- A WHITFORD RECREATION ASSOCIATION (INC)  
Meeting held 16 May 1994

- B BURNS DISTRICTS COMMUNITY RECREATION ASSOCIATION  
Meeting held 18 May 1994
- C BURNS RATEPAYERS & RESIDENTS ASSOCIATION (INC)  
Meeting held 9 June 1994
- D YANCHEP/TWO ROCKS RECREATION ASSOCIATION  
Meeting held 13 June 1994
- E OFFICE SITES SAFETY COMMITTEE  
Meeting held 14 June 1994
- F JUNIOR COUNCIL  
Meeting held 15 June 1994
- G EAST WANNEROO NOMENCLATURE WORKING GROUP  
Meeting held 17 June 1994

**MOVED** Cr Wood, **SECONDED** Cr Lynn that the Minutes listed at Items A to G 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.

**DECLARATIONS OF PECUNIARY INTEREST**

Cr MacLean declared an interest in Items I30708 and I50711.

Cr Major declared an interest in Items I10707 and I30703

Cr Curtis declared an interest in Items I10708 and I30703

Cr Moloney declared an interest in Items I30703

Cr Lynn declared an interest in Items I30703 and I30704

Cr Freame declared an interest in Item I30703

Cr Magyar declared an interest in Item I30703 and I30704

Cr O'Grady declared an interest in Item I30703 and I30704

Cr Wood declared an interest in Item I30704

Cr Moloney left the Chamber at this point, the time being 7.47 pm.

#### **BUSINESS REQUIRING ACTION**

##### **I90709 TECHNICAL SERVICES**

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that the Technical Services Reports be received.

**CARRIED**

#### **REPORTS**

##### **I10701 CHANGE TO TENDER NUMBER 073-93/94 - [208-073-93/94]**

###### **CITY ENGINEER'S REPORT I10701**

In April 1994 Council resolved to accept the tender of Titan Ford at Tender No 073-93/94.

Titan Ford has since written to Council advising of an error in its submission involving an increase in the tender from \$1,720 to \$2,901.

The City Engineer seeks Council approval to accept the new low tender of Halberts Mitsubishi.

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

- 1 (a) rescinds part 2 of its resolution I10418, viz:  
"accepts the tender of Titan Ford at Tender Number 073-93/94 as outlined in Attachment 1 to Report No: I10418";
- (b) cancels its order number 222855 with Titan Ford;
- 2 approves the tender of Halberts Mitsubishi for the supply of a Mitsubishi Triton Club Cab utility for the changeover price of \$2,951.00 as outlined at Attachment 1 to Report No I10701.

**CARRIED**

Appendix I refers

**I10702 TENDER NO 036-94/95 - CONTRACT SORTING OF RECYCLABLE MATERIALS - [508-4, 208-036-94/95]****CITY ENGINEER'S REPORT I10702**

Tenders were called during May for the renewal of the contract to operate the Badgerup Road Recycling Sorting Plant.

The tender called for unit rates for the various types of materials collected so that Council may evaluate the actual cost of collecting various materials.

The City Engineer reports on the two tenders received and suggests possible changes to the items collected for recycling.

Cr Moloney entered the Chamber at this point, the time being 7.52 pm.

**RECOMMENDATION**

That Council:

- 1 accepts the tender from Recycling Company of WA for Tender No 36-94/95, Contract Sorting of Recyclable Materials for a 12 month period commencing 1 August 1994;
- 2 removes all plastic containers from the recycling collection list;
- 3 retains liquid paperboard on the recycling list for 12 months pending evaluation of the effectiveness of the "brick it" campaign;
- 4 retains used engine oil on the recycling list due to the environmental benefit.

**MOVED** Cr Curtis, **SECONDED** Cr O'Grady that Point 2 be deleted from the Recommendation. **LOST**

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

- 1 accepts the tender from Recycling Company of WA for Tender

No 36-94/95, Contract Sorting of Recyclable Materials for

a 12 month period commencing 1 August 1994;

- 2 removes all plastic containers from the recycling collection list;
- 3 retains liquid paperboard on the recycling list for 12 months pending evaluation of the effectiveness of the "brick it" campaign;
- 4 retains used engine oil on the recycling list due to the environmental benefit.

CARRIED

I10703 ANNUAL CONTRACTS: MECHANICAL SERVICES MAINTENANCE:  
JOONDALUP ADMINISTRATION CENTRE, CRAIGIE LEISURE  
CENTRE, WANNEROO LIBRARY AND FUNCTION CENTRE - [240-4,  
605-8, 680-12]

#### CITY BUILDING SURVEYOR'S REPORT I10703

Norman Disney and Young, Council's Mechanical Services Consultant, has conducted tenders for annual contracts for the maintenance of mechanical plant at the Joondalup Administration Centre, Craigie Leisure Centre and Wanneroo Library. Five tenders were received.

The City Building Surveyor provides details of the Consultant's recommendations in respect of these tenders.

#### RECOMMENDATION

That Council:

- 1 accepts the tender sums of \$9,784.00 for the Joondalup Administration Centre and \$3,902.00 for the Craigie Leisure Centre annual contracts for maintenance of mechanical services;
- 2 authorises the City Building Surveyor to adjust the contract sum of \$9,784.00 for the Joondalup Administration Centre and \$3,902.00 for the Craigie Leisure Centre by deducting \$5,572.00 and \$1,230.00 respectively for the maintenance of DDC and analogue pneumatic controls;



- 3 accepts the quotations of \$5,390.00 for the Joondalup Administration Centre and \$1,200.00 for the Craigie Leisure Centre for the annual maintenance of DDC and analogue control systems at those Centres;
- 4 accepts the tender of \$1,796.00 from Designair Services for the annual contract for the maintenance of mechanical services at the Wanneroo Library and Function Centre;
- 5 authorises the signing of contract documents;
- 6 subject to the agreement of both of the contractors and the City of Wanneroo, agrees to the extension of the contracts for a further twelve month period.

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

- 1 accepts the tender sums of \$9,784.00 for the Joondalup Administration Centre and \$3,902.00 for the Craigie Leisure Centre annual contracts for maintenance of mechanical services;
- 2 accepts the tender of \$1,796.00 from Designair Services for the annual contract for the maintenance of mechanical services at the Wanneroo Library and Function Centre;
- 3 authorises the signing of contract documents;
- 4 subject to the agreement of both of the contractors and the City of Wanneroo, agrees to the extension of the contracts for a further twelve month period.

**CARRIED**

**I10704 TRAFFIC SIGNALS - SHENTON AVENUE AND BURNS BEACH  
INTERSECTIONS WITH MARMION AVENUE - [510-2]**

**CITY ENGINEER'S REPORT I10704**

The City Engineer reports on the feasibility of installing traffic lights at the intersections of Shenton Avenue and Marmion Avenue and Burns Beach Road and Marmion Avenue following referral of this matter to the Main Roads Department.

Main Roads WA has advised that its programme for traffic light installation is carried out on a priority basis and there are other locations which require prior attention.

Discussions with adjacent land developers on options to fund the signal installations have not been very supportive.

The City Engineer suggests that it may be appropriate for Main Roads WA together with Council to make representation to the Department of Planning and Urban Development to impose a standard subdivision condition that land developers contribute to the installation of signals at major four way intersections.

**MOVED** Cr Wood, **SECONDED** Cr Curtis that Council seeks Main Roads WA support for a joint submission to the Department of Planning and Urban Development for imposition of a condition on subdivision developers to contribute on a proportional basis to the installation of signals at major fourway intersections.

**CARRIED**

**I10705 JOONDALUP DRIVE/CORD STREET TRAFFIC SIGNALS AND PARKING PROHIBITIONS - [510-1665, 510-3153]**

**CITY ENGINEER'S REPORT I10705**

The City Engineer provides details of a proposal to create a four way intersection at Cord Street and Joondalup Drive to provide the main entry to the Lakeside Shopping Centre.

Main Roads WA is seeking Council's concurrence to the signal installation and associated kerbside restrictions at this intersection with the work and funding being undertaken by the shopping centre developers.

**MOVED** Cr Wood, **SECONDED** Cr Curtis that Council concurs to the traffic signal installation and associated kerbside restrictions at the Joondalup Drive and Cord Street intersection, as shown on Main Roads WA Drawing No 9420-0025-1, at Attachment 1 to Report No I10705.

**CARRIED**

Appendix II refers

**I10706 NORTH WEST DUNCRAIG TRAFFIC STUDY - [510-0-8]**

**CITY ENGINEER'S REPORT I10706**

In September 1993 Council approved the establishment of the North East Duncraig Traffic Study Group with the following objectives:

- 1 To improve overall safety for pedestrians, cyclists and vehicular traffic.
- 2 To control traffic speeds.
- 3 Encourage traffic movement in accordance with road hierarchy.
- 4 Maintain reasonable level of resident, public transport and service access.
- 5 To control and regulate parking in the area.
- 6 To identify specific traffic hazards and possible solutions.

All questionnaires based upon the initial recommendations of the Group were circulated to all North East Duncraig households, Glengarry Primary School and St Stephens School in March 1994, which achieved 187 responses.

The City Engineer reports on the number of traffic treatments proposed and suggests that projects should be listed on a priority basis. It is initially proposed that the construction of roundabouts at the junctions of Glengarry Drive with Doveridge Drive (North) and Guron Road and the establishment of parking embayments at Glengarry Primary School, in conjunction with the Education Department, be listed in the draft 1994/95 Budget.

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

- 1 lists for consideration in the draft 1994/95 budget, the construction of roundabouts at the junctions of Glengarry Drive/Guron Road and Glengarry Drive/Doveridge Drive (north), together with associated works, for an estimated cost of \$90,000.00, as shown on Attachment 3 to Report No I10706;
- 2 constructs parking embayments in Glengarry Drive and Doveridge Drive subject to a 50/50 cost sharing arrangement with the Department of Education;

- 3 amends and extends the existing "NO STANDING ANY TIME" signs to "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" on the Alfreton Way southern road bends, as shown on Attachment 6 to Report No I10706;
- 4 revokes the "NO PARKING CARRIAGEWAY OR VERGES 8.15AM - 9.15AM; 3.00PM - 4.00PM MONDAY TO FRIDAY" on the south side of Alfreton Way, as shown on Attachment 6 to Report No I10706;
- 5 lists for consideration in the Five Year Capital Works Programme, and subject to further monitoring the construction of footpaths in Alfreton Way and Doveridge Drive north, together with a roundabout at the Poston Drive and Doveridge Drive junction;
- 6 approves the proposed alterations to the main entrance to St Stephens School, as shown on Attachment 8 to Report No I10706;
- 7 thanks the members of the North East Duncraig Traffic Study Group for their assistance in formulating the traffic management options;
- 8 advises local residents of the proposed traffic management strategy for North East Duncraig.

**CARRIED**

Appendix III refers

**I10707 LGA ZONE REPRESENTATION OF THE MUNICIPAL WASTE ADVISORY COUNCIL (MWAC) - [508-1]**

**CITY ENGINEER'S REPORT I10707**

Following consideration of a strategy paper on the future role of the Municipal Waste Advisory Council (MWAC), it was resolved at the May meeting to invite nominations for additional representation on MWAC consisting of an elected representative from each Local Government Authority zone and to expand the officer advisory committee to include an officer from each zone.

The City Engineer advises that nominations will be an agenda item for the zone meeting in July.

Cr Cooper nominated Cr Major.

Cr Major declared an interest in this item.

**MOVED** Cr Cooper, **SECONDED** Cr Wood that Council nominates Cr Major for consideration of appointment as Local Government Authority Zone representative on the Municipal Waste Advisory Committee.

**CARRIED**

Cr Major abstained from voting.

**I10708 RECYCLE 94 - AUSTRALIA'S WASTE MINIMISATION AND RECYCLING CONFERENCE - [508-4]**

**CITY ENGINEER'S REPORT I10708**

Western Australia's fourth annual recycling conference will be held on Wednesday, 3 August 1994 at the Boundary Conference Centre at the WACA Ground, East Perth.

The theme of Recycle 94 "Closing the Loop - Buy Recycled" focuses on the need for development of markets for recycled products. The cost of the conference per full time delegate is \$80.

Cr Magyar nominated Cr Curtis.

Cr Curtis declared an interest in this item.

**MOVED** Cr Cooper, **SECONDED** Cr Wood that Council nominates Cr Curtis to attend the Western Australian Fourth Annual Recycling Conference to be held on Wednesday 3 August 1994 at the WACA Ground, East Perth.

**CARRIED**

Cr Curtis abstained from voting.

**I10709 SPEED ZONING - MARMION AVENUE, WHITFORDS AVENUE AND BEACH ROAD - [510-2, 510-1287, 510-2143]**

**CITY ENGINEER'S REPORT I10709**

Main Roads WA has advises that it has reassessed the current speed limits of a number of the roads under the City's jurisdiction and intends to increase the present 70 kmh zoning on the following roads:

Marmion Avenue: 100 metres north of Karrinyup Road to Mermaid Way, Ocean Reef Road - 80 kmh

Whitfords Avenue: Between Marmion Avenue and the Mitchell Freeway - 80 kmh.

Beach Road: From Alexander Drive to 550 metres east of Wanneroo Road (near Warwick Reserve access road) - 80 kmh

From Alvaston Road (200 metres east of Poynter Drive) to Marmion Avenue - 80 kmh.

The City Engineer reports on the response from Transperth which does not support the proposed speed zone proposal as the loss of bus priority when exiting from specially constructed bus bays is considered a backward step.

He suggests that the issue of formal bus embayments needs to be clarified with Main Roads WA.

As the proposed speed zoning affects Marmion Avenue and Beach Road which are boundary roads with the City of Stirling, Main Roads WA should refer this proposal to that Authority for comment.

#### **RECOMMENDATION**

That Council refers Transperth's comments on the proposed 80 km/h speed zoning proposal for Marmion Avenue, Whitfords Avenue and Beach Road to Main Roads WA for consideration accordingly;

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

- 1 refers Transperth's comments on the proposed 80 km/h speed zoning proposal for Marmion Avenue, Whitfords Avenue and Beach Road to Main Roads WA for consideration accordingly;
- 2 refers this matter to Carine Senior High School, and Poynter Primary School for comment.

**CARRIED**

**I10710 PROPOSED DOUBLE GARAGE: LOT 247 (19) KYLIE WAY, KINGSLEY - [1492/247/19]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I10710**

The owners of Lot 247 (19) Kylie Way, Kingsley are seeking Council approval to construct a double garage 2500 back from the truncation line.

The Deputy City Building Surveyor provides background details of the application which has the written support of both adjoining owners.

**MOVED** Cr Wood, **SECONDED** Cr Curtis that Council approves the proposed garage at Lot 247 (19) Kylie Way, Kingsley, with a reduced front setback of 2500 from the truncation.

**CARRIED**

**I10711 PRIVATE SWIMMING POOL LEGISLATION - [210-8]****DEPUTY CITY BUILDING SURVEYOR'S REPORT I10711**

Section 245A of the Local Government Act promulgated in March 1991, required Council to inspect all private swimming pools for compliance with private swimming pool enclosure regulations, by 1 July 1992 and thereafter once every four years to ensure continued compliance. During this period Pool Inspectors and the Building Surveyors inspected 12,891 pool enclosures.

Each year the number of pools to be inspected increases by approximately 1000. The second round of inspections is scheduled to commence on 1 January 1995 and be completed by 30 June 1996. Because of changes in legislation since 1 July 1989, pool regulations now come under three categories:

- 1 Pools installed before 11 July 1989
- 2 Pools installed between 11 July 1989 and 12 November 1993
- 3 Pools installed after 12 November 1993

The pools installed within each period signified are required to comply with the regulations in place in those periods, however there is nothing to prevent a pool owner from bringing a pool enclosure into compliance with current regulations.

The Deputy City Building Surveyor provides information on the number of pools to be inspected, staff required and a proposed

inspection fee of \$19.00 which will cover all costs associated with the programme.

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

- 1 authorises the Town Clerk to appoint a Private Swimming Pool Co-ordinator and two temporary Private Swimming Pool Inspectors to commence duties on 4 January, 1995;
- 2 appoints all Building Surveyors, the Swimming Pool Inspection Co-ordinator and the Swimming Pool Inspectors as authorised officers under Section 245A (4) of the Local Government Act as amended;
- 3 authorises the Swimming Pool Inspection Co-ordinator, the Deputy City Building Surveyor and the City Building Surveyor to exercise the powers contained in Section 245A (5) (c) of the Local Government Act as amended to take those measures necessary in order to prevent the swimming pool from being a danger to the public and recover the cost from the owner or occupier;
- 4 appoints the Swimming Pool Inspection Co-ordinator, the Deputy City Building Surveyor and the City Building Surveyor as authorised persons as required by Section 669F of the Local Government Act as amended to issue Infringement Notices for non-complying swimming pool enclosures;
- 5 appoints the Town Clerk and the City Building Surveyor as Prescribed persons under Section 669F of the Local Government Act as amended to issue withdrawals;
- 6 authorises the purchase of two sedans for the use of the swimming pool inspectors;
- 7 authorises the inspection fee of \$19.00 of which \$9.50 will be charged in 1994-1995 and \$9.50 will be charged in 1995-1996 be gazetted in the Government Gazette;
- 8 authorises a Notice to be published in the Wanneroo Times Community Newspaper addressing the pool inspection programme and copies of the notice to be issued with the rates notices.

**CARRIED**



**I90710 TOWN PLANNING**

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

**CARRIED**

**REPORTS**

**I20701 RETAIL NURSERY: LOT 47 (2092) WANNEROO ROAD, NEERABUP - [30/4209, 30/354, 3000/47/2092]**

**CITY PLANNER'S REPORT I20701**

The City Planner advises on the background and recent developments in respect of an application to establish a retail nursery on Lot 47 (2092) Wanneroo Road, Neerabup.

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

- 1 refuses the application by A and M Sangalli to operate Landscape Supplies from Lot 47 (2092) Wanneroo Road, Wanneroo and import nursery stock for resale from their retail nursery on the grounds that:
  - (a) the proposed activities would be contrary to the Ministers appeal determination which limits the retail nursery to meaning  
"  
... land and buildings used for the propagation, nurturing and growing of plants, and where that is the predominant use may include the retail sale of seeds, bulbs, seedlings, shrubs, trees or other nursery stock propagated and grown on the site, and additionally plant containers; fertilizers, soil conditioners, weedicides and pesticides, sold in bags or other containers; and gardening implements, sprinklers and home reticulation equipment."  
;
  - (b) the more intensive non-rural use will:
    - (i) further detract from the environmental and aesthetic value of the proposed Neerabup Lake Wetland recreational reserve;

- (ii) intensify commercial development along Wanneroo Road contrary to the Council's Policy;
- (iii) set an undesirable precedent for further commercial activities on rural land.

2 advises Mr and Mrs Sangalli of the extent to which their use of Lot 47 is restricted by planning approvals and that they risk prosecution for unauthorised activities indicated in their letter dated 18 May 1994.

**CARRIED**

**I20702 PROPOSED ADDITIONAL DWELLING, LOT 508 (9) CORMORANT COURT, HEATHRIDGE - [30/4646]**

**CITY PLANNER'S REPORT I20702**

The City Planner reports on an application for an additional dwelling on Lot 508 (9) Cormorant Court, Heathridge.

He advises that Lot 508 is an undersized lot of 877m<sup>2</sup> and R Codes require a minimum area of 900m<sup>2</sup> for the establishment of two grouped dwellings on lots with R20 density code. The application is therefore not supported.

**RECOMMENDATION**

That Council refuses the application for an additional dwelling on Lot 508 (9) Cormorant Court, Heathridge submitted by J-Corp on behalf of L & A Davies on the grounds that the lot does not conform to the minimum lot size of 900m<sup>2</sup> required for an R20 site under the provisions of the Residential Planning Codes, inadequate provision is made for vehicular access and parking, and the proposal would constitute over-development of the lot.

**MOVED** Cr Cooper, **SECONDED** Cr Dammers that consideration of this matter be deferred and referred to the Policy and Special Purposes Committee Meeting on 20 July 1994.

**CARRIED**

**I20703 APPLICATION TO PURCHASE LOT 105 GNANGARA ROAD, LANDSDALE - [4/105/196]**

**CITY PLANNER'S REPORT I20703**

The City Planner reports on an application to purchase Lot 105 Gngangara Road, Landsdale for staff parking.

He advises that the land is owned by the City and may be required for future road reserve and should therefore be retained until the road reserve requirements are known.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council does not consider selling Lot 105 Gngangara Road, Landsdale until such time that the road requirements for the upgrading of Gngangara Road are determined.

**CARRIED**

**I20704 PROPOSED RECODING PORTION LOCATION 9974 CNR SHENTON AVENUE/MITCHELL FREEWAY RESERVE, CURRAMBINE - [790-693]**

**CITY PLANNER'S REPORT I20704**

Council initiated Amendment No 593 to rezone surplus portions of the Mitchell Freeway reserve at its intersections with Hodges Drive and Shenton Avenue. An area in the north-eastern corner of Connolly was subsequently deleted due to strong public objection. Attention has been drawn to the need to provide an appropriate residential density code to cover the area in the south-western corner of Currambine.

The City Planner reports on the residential coding with regard to the south-western corner of Currambine.

LandCorp, the applicant, advises that the subject land is unlikely to be developed in the near future and has requested that its preferred coding, consistent with the adjacent residential neighbourhood, is R20.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council initiates Amendment No 693 to Town Planning Scheme No 1 to modify the Residential Density Code Map to code portion Location 9974 on the north west corner of the intersection of Shenton Avenue and the Mitchell Freeway, Currambine R20 and seeks the Hon Minister's approval to a reduced advertising period.

**CARRIED**

**I20705 PROPOSED RURAL STORE, PT LOC 1866 (530) NEAVES ROAD, MARIGINIUP - [790-691, 790-535]**

**CITY PLANNER'S REPORT I20705**

The City Planner reports on the background relating to an application to rezone for a proposed rural store at Pt Loc 1866 (530) Neaves Road, Mariginiup.

He advises that the proposed rural store is contrary to Council's Rural Stores Policy and premature in relation to the preparation of the Rural Strategy Plan.

**RECOMMENDATION**

That Council:

- 1 does not initiate an amendment to Town Planning Scheme No 1 to rezone portion of Loc 1866 at the corner of Neaves Road and Meadowlands Drive to accommodate a rural store because it considers this to be contrary to its Rural Stores Policy and premature in relation to the preparation of the Rural Strategy Plan;
- 2 advises Mr Duffy that in the circumstances the whole of the \$2,000 administration fee submitted by him will be refunded on this particular occasion only.

**MOVED** Cr Dammers, **SECONDED** Cr Curtis that consideration of this matter be deferred pending the deputation scheduled for the Policy and Special Purposes Meeting of 20 July 1994 and referred back to Council.

**CARRIED**

**I20706 PROPOSED AMENDMENT NO 578 TO TOWN PLANNING SCHEME NO 1 TO REZONE AND RECODE LOTS 6 AND 7 WANNEROO ROAD, KINGSLEY FROM "RURAL" TO "RESIDENTIAL DEVELOPMENT R40" - [790-578]**

**CITY PLANNER'S REPORT I20706**

The City Planner reports on the background relating to an application for the rezoning and recoding of Lots 6 and 7 Wanneroo Road, Kingsley to Residential Development R40 and Rural, Special Zone (Additional Use) Fresh Fruit and Vegetable Market.

He gives details of the structure plan assessment and Amendment No 578 and advises on the actions necessary to satisfactorily progress the application.

#### RECOMMENDATION

That Council:

- 1 rescinds its resolution G20613, viz:
  - "1 recommends to the North West District Planning Committee that it requests the State Planning Commission to initiate an amendment to the Metropolitan Region Scheme to rezone Pt Lots 6 and 7 Wanneroo Road, Kingsley from Urban Deferred to Urban;
- 2 in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended and subject to a revised western boundary being determined to the satisfaction of the City Planner:
  - (a) supports an amendment to Town Planning Scheme No 1 to rezone/recode Pt Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40;
  - (b) forwards the documentation for Amendment No 578 to the Minister for Planning for preliminary approval to advertise;
- 3 not supports a rezoning to accommodate the Market Garden Sales outlet as it will result in an ad hoc commercial activity;
- 4 not finalise Amendment No 578 until:
  - (a) a satisfactory structure plan has been agreed for the area incorporating a revised western boundary;
  - (b) the execution entirely at the applicants' expense of a deed whereby:
    - (i) the applicants agree to pay the relevant headworks charges which

will be determined by the  
proposed East Wanneroo  
Development Scheme - Town  
Planning Scheme No 21;

- (ii) the applicants agree to cede the  
public open space free of cost."

2 supports Amendment No 578 to Town Planning Scheme No 1  
to rezone and recode Pt Lots 6 and 7 Wanneroo Road,  
Kingsley from Rural to Residential Development R40;

3 forwards the documentation for Amendment No 578 to the  
Minister for Planning for preliminary approval to  
advertise;

4 does not finalise Amendment No 578 until:

- (a) a satisfactory structure plan has been agreed  
for the area identifying;

(i) suitable drainage sites;

(ii) temporary and permanent accesses to  
the satisfaction of the Main Roads  
Department;

- (b) the preparation and execution, entirely at the  
applicants' expense, of a deed whereby the  
applicants agree to cede, free of cost to the  
Crown, all land below the modified 30m AHD  
contour;

- (c) a mechanism being in place to ensure the closure  
of the temporary accesses to Wanneroo Road off  
Pt Lots 6 and 7, when lot 100 is developed.  
This may need to be in the form of a deed  
similar to (b) above;

5 adopts the modified 30m AHD contour as identified in  
the structure plan, as the western boundary to the  
rezoning and recoding of Pt Lots 6 and 7 Wanneroo Road,  
Kingsley.

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

1 rescinds its resolution G20613, viz:

- "1 recommends to the North West District Planning Committee that it requests the State Planning Commission to initiate an amendment to the Metropolitan Region Scheme to rezone Pt Lots 6 and 7 Wanneroo Road, Kingsley from Urban Deferred to Urban;
- 2 in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended and subject to a revised western boundary being determined to the satisfaction of the City Planner:
- (a) supports an amendment to Town Planning Scheme No 1 to rezone/recode Pt Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40;
  - (b) forwards the documentation for Amendment No 578 to the Minister for Planning for preliminary approval to advertise;
- 3 not supports a rezoning to accommodate the Market Garden Sales outlet as it will result in an ad hoc commercial activity;
- 4 not finalise Amendment No 578 until:
- (a) a satisfactory structure plan has been agreed for the area incorporating a revised western boundary;
  - (b) the execution entirely at the applicants' expense of a deed whereby:
    - (i) the applicants agree to pay the relevant headworks charges which will be determined by the proposed East Wanneroo Development Scheme - Town Planning Scheme No 21;
    - (ii) the applicants agree to cede the public open space free of cost."

- 
- 2 supports Amendment No 578 to Town Planning Scheme No 1 to rezone and recode Pt Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40;
- 3 forwards the documentation for Amendment No 578 to the Minister for Planning for preliminary approval to advertise;
- 4 does not finalise Amendment No 578 until:
- (a) a satisfactory structure plan has been agreed for the area identifying;
    - (i) suitable drainage sites;
    - (ii) temporary and permanent accesses to the satisfaction of the Main Roads Department;
  - (b) the preparation and execution, entirely at the applicants' expense, of a deed whereby the applicants agree to cede, free of cost to the Crown, all land below the modified 30m AHD contour;
  - (c) a mechanism being in place to ensure the closure of the temporary accesses to Wanneroo Road off pt Lots 6 and 7, when lot 100 is developed. This may need to be in the form of a deed similar to (b) above;
- 5 adopts the modified 30m AHD contour as identified in the structure plan, as the western boundary to the rezoning and recoding of Pt Lots 6 and 7 Wanneroo Road, Kingsley.
- 6 refers this matter to the Environmental Protection Authority for its comments.

**CARRIED**

**I20707 CLOSE OF RE-ADVERTISING: AMENDMENT NO 642 TO TOWN PLANNING SCHEME NO 1 - SERVICE STATION RETAILING - [790-642]**

**CITY PLANNER'S REPORT I20707**



Council last considered Amendment No 642 which proposed a modern definition for service stations, at its meeting on 13 April 1994 (Item I90422 refers). At this meeting Council resolved to modify the restricted use zone over the service station site at Lot 1326 on the corner of Burns Beach Road and Sunlander Drive, Currambine so that the proposed service station retailing changes to the scheme will also relate to this site.

The City Planner advises that the modified form of this amendment has now been advertised for public comment and reports on the submissions received at the close of advertising on 17 June 1994.

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

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

**CARRIED**

**I20708 APPEAL DETERMINATION: PROPOSED SUBDIVISION LOT 28 (SWAN LOC 1935) CARMIGNANI ROAD, GNANGARA - [740-91506]**

**CITY PLANNER'S REPORT I20708**

The City Planner reports that the Minister for Planning upheld an appeal lodged by Mr G K Jones against the State Planning Commission's refusal to permit the subdivision of Lot 28 Carmignani Road, Gnangara.

The Hon Minister's decision was based on compassionate grounds.

The City Planner advises that subsequent to the Minister's decision, the Department of Planning and Urban Development has forwarded to Council the plan of subdivision and Council is requested to advise the Department of any conditions it considers appropriate for the subdivision.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council advises the State Planning Commission that the following conditions are appropriate to the subdivision of Lot 28 Carmignani Road, Gnangara:

- 1 the battleaxe leg to be increased in width to 10 metres;

- 2 the battle-axe leg being constructed and drained at the subdivider's cost to the specifications and satisfaction of the City of Wanneroo;
- 3 all buildings having the necessary clearance from the new boundaries.

**CARRIED**

**I20709 REQUESTED CLOSURE OF 0.1M PEDESTRIAN ACCESSWAY ADJOINING LOT 451 OSPREY GROVE, EDGEWATER - [1924/451/1]**

**CITY PLANNER'S REPORT I20709**

The City Planner reports on an application to close a 0.1 metre pedestrian accessway adjoining Lot 451 Osprey Grove, Edgewater.

He advises that the accessway was created to prevent vehicular access onto Outlook Drive due to the topography of the area. The restriction of access onto Outlook Drive is still a requirement and therefore the accessway should not be closed.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council does not agree to the closure of the 0.1 metre pedestrian accessway adjoining Lot 451 Osprey Grove, Edgewater.

**CARRIED**

**I20710 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN MILNE COURT AND STEPHENS STREET, OCEAN REEF - [510-2077, 510-2078]**

**CITY PLANNER'S REPORT I20710**

The City Planner reports on the proposed closure of the pedestrian accessway between Milne Court and Stephens Street, Ocean Reef.

He gives details of a 19-signature petition objecting to the closure and advises that in view of the petition and the minimal nature of the antisocial behaviour, the accessway should remain open.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council does not agree to the closure of the pedestrian accessway between Milne Court and Stephens Street, Ocean Reef.

**CARRIED**

**I20711 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS  
550 AND 551 MOFFAT PLACE, WARWICK - [510-1449]**

**CITY PLANNER'S REPORT I20711**

The City Planner reports on a request for the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick on the grounds of vandalism and antisocial behaviour by some of the users of the accessway.

He advises that the accessway provides a direct link to the Warwick train station and closure cannot be supported as it would lengthen the pedestrian journey considerably.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council does not agree to the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick.

**CARRIED**

**I20712 PROPOSED CLOSURE OF A PORTION OF WHITFORDS AVENUE,  
HILLARYS - [510-1287]**

**CITY PLANNER'S REPORT I20712**

The City Planner reports that a portion of the road reserve along Whitfords Avenue is no longer required for access to the proposed subdivision of Pt Lot 7 and can therefore be closed. Under the Local Government Act the proposed closure will be required to be advertised.

He advises that in accordance with the provisions of Section 288A of the Local Government Act the proposed closure will need to be advertised for a period of 35 days to seek the public's comments on the proposed closure. It is unlikely that any objections would be received.

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

- 1       advertises the proposed closure of an unconstructed portion of Whitfords Avenue Road reserve adjoining Part Lot 7 Hillarys;
- 2       subject to there being no objections received, requests the Hon Minister for Lands in accordance with Section 288A of the Local Government Act to close the

unconstructed portion of Whitfords Avenue Road reserve adjoining Part Lot 7 Hillarys.

**CARRIED**

**I20713 WIDENING OF WOODVALE DRIVE, WOODVALE - COMPENSATION CLAIM BY EMU RESORTS PTY LTD - [510-1180]**

**CITY PLANNER'S REPORT I20713**

The City Planner reports that the City is widening Woodvale Drive, Woodvale. Lot 1 will be affected by the widening and an area of approximately 1587m<sup>2</sup> will be required for the road. The valuer has quoted recent sales evidence of similar properties in the vicinity to support his valuation. The valuation is fair and reasonable and the affected landowner is satisfied with the valuation. The section of road is in poor condition and urgent action is needed.

He advises that in view of the urgency of the works and sufficient funds being available the 1587m<sup>2</sup> of land required be purchased for the upgrading of Woodvale Drive.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council agrees to pay Emu Resorts Pty Ltd an amount of \$34,914.00 for the 1587m<sup>2</sup> of land required from Lot 1 corner of Woodvale Drive and Wanneroo Road, Woodvale for the upgrading of Woodvale Drive.

**CARRIED**

**I20714 PROPOSED ADDITIONAL CROSSOVER TO LOT 76 (236) GNANGARA ROAD, LANDSDALE - [30/827]**

**CITY PLANNER'S REPORT I20714**

The City Planner reports on an application for an additional crossover to Gnangara Road for WA Slab City. The application was referred to the Department of Planning and Urban Development (DPUD) for comment in relation to State Planning Commission Policy to minimise vehicular access points along main roads.

He gives details of DPUD's response and advises that the creation of additional crossovers to existing lots on Gnangara Road will no doubt set a precedent for other land owners and eventually increasing the number of conflict points which detract from Gnangara Road providing a fast and safe route.

It is therefore recommended that the application for an additional crossover on Lot 76 Gngangara Road be refused.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council refuses the application submitted by Mr T Richardson for an additional crossover at Lot 76 (236) Gngangara Road, Landsdale on the following grounds:

- 1 an additional access and egress onto Gngangara Road is contrary to its function as a restricted access Important Regional Road;
- 2 if approved, it will set an undesirable precedent.

**CARRIED**

**I20715 PROPOSED TELECOMMUNICATIONS TOWER ON LOT 977 BURLOS COURT, JOONDALUP - LEASE TO OPTUS COMMUNICATIONS PTY LTD - [3705/977/15]**

**CITY PLANNER'S REPORT I20715**

Council has agreed (Item I20622 refers) to the construction of a telecommunications tower on its Community Purpose site in Burlos Court, Joondalup and it must now set a rental for the land and authorise lease formalities.

He advises that the Commonwealth Telecommunications Act appears to grant Optus Communications Pty Ltd the right to occupy the site. However, Council is required by the Local Government Act to obtain the approval of the Minister for Local Government to a lease by private treaty to a Lessee that is not a State Government Agency or a sporting association.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council subject to the approval of the Minister for Local Government:

- 1 agrees to lease an area of 75 square metres on the eastern boundary of its Community Purpose site at Lot 977 Burlos Court, Joondalup to Optus Communications Pty Ltd;
- 2 grants an initial term of five years with options for three further terms of five years each;

- 3 sets a rental of \$5000.00 for the first year of the term to be increased by 5 percent and compounded annually for each succeeding year.

**CARRIED**

**I20716 BARCLAY RESERVE, PADBURY - [061-25]**

**CITY PLANNER'S REPORT I20716**

In March 1994 Council resolved to canvass the views of residents in the Barclay Reserve area to independently ascertain whether or not they favoured the redevelopment of this dry park, possibly for group housing purposes.

The City Planner gives details of the residents' attitude and advises that the general resident preference is for the park to be retained but upgraded.

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

- 1 in consultation with local residents, develops a plan to re-vegetate and beautify Barclay Reserve, Padbury, involving the community in tree planting projects, with emphasis on low maintenance;
- 2 following consultation, requires the City Parks Manager to report on the cost of such a proposal for budgetary consideration and time-framing.

**CARRIED**

**I90711 FINANCE & ADMINISTRATIVE RESOURCES**

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

**CARRIED**

**REPORTS**

**I30701 FUNDING FOR JOONDALUP COMMUNITY FOUNDATION - [314-4]**

**DEPUTY TOWN CLERK'S REPORT I30701**

The Deputy Town Clerk submits the report (Item I50501 refers) on the Funding for Joondalup Community Foundation for further discussion.

**MOVED** Cr Cooper, **SECONDED** Cr Lynn that the application for funding for Joondalup Community Foundation be referred for consideration within the 1994/95 Budget.

**CARRIED**

**I30702 RED GROUP - REGIONAL MARKETING TASKFORCE - [320-0]**

**DEPUTY TOWN CLERK'S REPORT I30702**

The Deputy Town Clerk reports that the Regional Economic Development Group has established a Regional Marketing Taskforce to promote the interests of "the Wanneroo Region" and representation on the Taskforce has been invited from Council.

He gives details of membership and advises that meetings are presently held monthly, early morning, on a Wednesday or Thursday, at the offices of the RED group.

An amount of \$25,000 has been included in Council's draft 1994/95 Budget within the Tourism and Area Promotion programme for the promotion of the City, and participation on the Taskforce should assist in focusing the appropriate expenditure of those funds.

Cr Dammers nominated Cr Cooper.

**MOVED** Cr Dammers, **SECONDED** Cr Wood that Council nominates Cr Cooper for appointment to the Regional Economic Development Group - Regional Marketing Taskforce.

**CARRIED**

**I30703 LOCAL GOVERNMENT WEEK CONFERENCE - [202-1-4]**

**DEPUTY TOWN CLERK'S REPORT I30703**

The Deputy Town Clerk reports that an invitation has been received from the Western Australian Municipal Association to attend the Local Government Week Conference to be held in Perth from 31 July to 2 August 1994.

He gives details of the costs associated with the conference and advises that funds are available under the contingency section

of account 20006 - Members' Conferences and account 20151 - Conference Expenses (Town Clerk's Department - Executive).

Crs Freame, Major and Moloney declared an interest in this item.

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

- 1        nominates Crs Freame, Major and Moloney to attend the Western Australian Municipal Association Local Government Week Conference on Sunday 31 July 1994;
- 2        allocates funds from Account 20006 - Members' Conferences.

**CARRIED**

Crs Freame, Major and Moloney abstained from voting.

Crs Lynn, Magyar and O'Grady declared an interest in this item.

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

- 1        nominates Crs Lynn, Magyar and O'Grady to attend the Western Australian Municipal Association Local Government Week Conference on Sunday 31 July and Monday 1 August 1994;
- 2        allocates funds from Account 20006 - Members' Conferences.

**CARRIED**

Crs Lynn, Magyar and O'Grady abstained from voting.

Crs Lynn, Major, Moloney and Curtis declared an interest in this item.

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

- 1        nominates Crs Lynn, Major, Moloney, Curtis and the City Planner to attend the Western Australian Municipal Association Local Government Week Conference Gala Dinner on Monday 1 August 1994;



- 2 allocates funds from Account 20006 - Members' Conferences and Account No 20151 - Conference Expenses (Town Clerk's Department - Executive).

**CARRIED**

Crs Lynn, Major, Moloney and Curtis abstained from voting.

**I30704 AUSTRALIAN CENTRE FOR LOCAL GOVERNMENT STUDIES - ELECTED MEMBERS COURSE NO 39 - [312-2]**

**DEPUTY TOWN CLERK'S REPORT I30704**

At its meeting of 22 June 1994 Council resolved to make provision in the 1994/95 budget for five Councillors to attend the Australian Centre for Local Government Studies Elected Members Course No 39 (Item I90655 refers). ACLGS has now confirmed that there are five places available for this course.

The Deputy Town Clerk advises that nominations are now required in order that the five places can be confirmed. The cost of the course is \$3,720 per participant.

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

**MOVED** Cr Moloney, **SECONDED** Cr Cooper that Council nominates Crs Lynn, Magyar, O'Grady and Wood to attend the Australian Centre for Local Government Studies Elected Members Course No 39 and authorises the related expenditure of \$14,880.

**CARRIED BY AN**

**ABSOLUTE MAJORITY**

Crs Lynn, Magyar, O'Grady and Wood abstained from voting.

**I30705 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**

**DEPUTY TOWN CLERK'S REPORT I30705**

The Town Clerk seeks Council approval for the inclusion of a retirement dinner for Mr A Robson in the 1993/94 Calendar.

**ADDITIONAL INFORMATION**

The Manager, Welfare Services advises that the Multicultural Advisory Committee has requested the following function to be included in the recommendation to Report I30705:

Date	Function	Guests	Host
18.08.94 Council	Meeting of Cities of Wanneroo and Stirling Multicultural Advisory Committee - followed by Buffet lunch	30	

**MOVED** Cr Dammers, **SECONDED** Cr Moloney that Council approves the following functions for inclusion in the 1993/94 Calendar:

Date	Function	Guests	Host
18.08.94 Council	Meeting of Cities of Wanneroo and Stirling Multicultural Advisory Committee - followed by Buffet lunch	30	
22.07.94	A Robson - Retirement Dinner	55	Council

**CARRIED**

**I30706 RATES OUTSTANDING 3 YEARS AND OVER - [018-11]**

**CITY TREASURER'S REPORT I30706**

The City Treasurer gives details on the properties on which rates and refuse charges are outstanding for a period of three years and over.

He advises that there are currently 18 such properties with outstanding rates and charges of \$44,790.24. By comparison at this time last year there were 18 properties owing rates in excess of three years, the amount outstanding was \$43,053.56.

**MOVED** Cr Cooper, **SECONDED** Cr Lynn that Council, in accordance with the provisions of Section 582 of the Local Government Act, proceeds with the sale of 5 Blount Court, Duncraig for the recovery of rates.

**CARRIED**

**I30707 FINANCIAL ASSISTANCE - NURSING MOTHERS' ASSOCIATION OF AUSTRALIA (WHITFORDS GROUP) - [009-1]****CITY TREASURER'S REPORT I30707**

The City Treasurer reports on a request for financial assistance from the Nursing Mothers' Association of Australia (NMAA), Whitfords Group.

**RECOMMENDATION**

That Council does not donate to the Nursing Mother's Association of Australia (Whitfords Group) to assist with the registration fees to attend the Residential Conference to be held in Perth;

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

- 1 does not donate to the Nursing Mother's Association of Australia (Whitfords Group) to assist with the registration fees to attend the Residential Conference to be held in Perth;
- 2 purchases one copy of the Conference Papers to be made available to the Nursing Mother's Association of Australia (Whitfords Group) free of charge.

**CARRIED**

**I30708 FINANCIAL ASSISTANCE - WOODVALE SENIOR HIGH SCHOOL AND MERCY COLLEGE - [009-1]****CITY TREASURER'S REPORT I30708**

The City Treasurer reports on a request for financial assistance from Woodvale Senior High School and Mercy College, Koondoola.

He gives details of Council's Policy in relation to Assistance to School (B5-3) and advises that donating to school tours within Western Australia may set an undesirable precedent.

Cr MacLean declared an interest in this item.

**MOVED** Cr Lynn, **SECONDED** Cr Dammers that Council advises both the Woodvale Senior High School and Mercy College that it cannot accede to school requests for financial assistance where the recipients are not travelling interstate or overseas.

**CARRIED**

Cr MacLean abstained from voting.

**I30709 DONATIONS - [009-1]**

**CITY TREASURER'S REPORT I30709**

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

Miss Andrea Phillips of Sorrento (National Callisthenics Championships - Melbourne)

Mr Andrew Kavanagh of Ocean Reef and Mr Matthew Tribble of Woodvale (National Little Athletics Championships - Kuala Lumpur)

Miss Jennifer Dixon of Wanneroo (Under 17 Girls Table Tennis Championships - Geelong)

Mr Daniel Avey of Padbury, Mr Jeff Baker and Mr Karl Perkins of Wanneroo (Under 14 Rugby Union Championships - Alice Springs)

Mr Michael Keeley of Duncraig (Under 16 Basketball Championships - Perth)

**MOVED** Cr Cooper, **SECONDED** Cr Lynn that Council donates \$50 to each of the following persons to assist with costs to participate in their respective sports:

Miss Andrea Phillips  
Mr Andrew Kavanagh  
Mr Matthew Tribble  
Miss Jennifer Dixon  
Mr Daniel Avey  
Mr Jeff Baker  
Mr Karl Perkins  
Mr Michael Keeley

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

**CARRIED**

**I90712 COMMUNITY SERVICES**

**MOVED** Cr Wood, **SECONDED** Cr Curtis that the Community Services Reports be received.

**CARRIED**

#### **REPORTS**

**I40701 APPLICATION - TRADING IN A PUBLIC PLACE - [930-19 C30/2355]**

##### **CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40701**

Mrs J Puglia, 481 Wanneroo Road, Wanneroo has applied for a licence to sell take-away food and beverages from the Shell Service Station forecourt, Cnr Marmion Avenue and Marina Boulevard, Ocean Reef.

The City Environmental Health Manager reports on the site in question, the operating times proposed by the applicant and gives reasons why he does not support the awarding of this application.

**MOVED** Cr Lynn, **SECONDED** Cr Curtis that Council refuses the application to Trade in a Public Place received from Mrs J Puglia, 481 Wanneroo Road, Wanneroo in that the proposed activity is undesirable having regard to the proximity of nearby residential premises.

**CARRIED**

**I40702 APPLICATION CARPORT - [30/95]**

##### **CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40702**

Erect-a-Pat, Wangara, on behalf of Mr and Mrs Mitchell of Bay 133 Lakelands Caravan Park has applied to erect a carport.

This application is in accordance with the provisions of the By-laws Relating to Caravan Parks and Camping Grounds amendment published in the Government Gazette of WA on 10 June 1994.

**MOVED** Cr Lynn, **SECONDED** Cr Curtis that Council approves the erection of a metal carport to Bay 133 Lakelands Caravan Park on behalf of Mr and Mrs Mitchell subject to the issue of an appropriate building licence.

**CARRIED**

**I40703 DELIVERED MEALS SERVICE TENDER 041 - 1994/95 - [862-1]****MANAGER WELFARE SERVICES' REPORT I40703**

Tenders have been called for the provision of a Delivered Meals Service for aged and disabled residents of the City of Wanneroo.

The Manager Welfare Services reports on the tender submissions received.

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

- 1 accepts the tender from Home Chef (Inc) to supply a delivered meals service as detailed in the summary contained in Report I40703 for a period of twelve months;
- 2 authorises the signing of contract documents as outlined in Attachment 1 to Report I40703.

**CARRIED**

Appendix IV refers

**I40704 LIONS CLUB OF WHITFORD - BEACH WALK FOR CANCER - [312-4]****CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40704**

Lions Club of Whitford Inc seeks Council approval to hold a "Lions Beach Walk for Cancer" between Hillarys Boat Harbour and Mullaloo Surf Life Saving Club on Sunday 27 November 1994 between the hours of 8.00 am and 1.00 pm.

The City Recreation and Cultural Services Manager provides details of the event which is supported by the Municipal Law and Fire Services Department subject to certain conditions.

**MOVED** Cr Lynn, **SECONDED** Cr Curtis that Council grants permission for the Lions Club of Whitford to hold the "Lions Beach Walk for Cancer" between Hillarys Boat Harbour and Mullaloo Surf Life Saving Club on Sunday, 27 November 1994, between the hours of 8.00 am and 1.00 pm conditional upon the following being observed:

- 1 appropriate care and consideration is taken in regard to the fragile environment;

- 2 all vehicles are parked in the defined parking areas only;
- 3 access to the beach is restricted to official vehicles only;
- 4 all litter be cleaned up in accordance with beach by-laws;
- 5 no alcohol be consumed on the beach or in the car parks.

**CARRIED**

**I40705 SPONSORSHIP REQUEST YMCA NATIONAL YOUTH PARLIAMENT - [009-1]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I40705**

The YMCA Greenwood is seeking sponsorship on behalf of three young people who have been selected to represent the YMCA and the City of Wanneroo at the National Youth Parliament to be held in Canberra from 25 - 30 September 1994.

The City Recreation and Cultural Services Manager provides details of the delegates' selection and the expenses involved.

**RECOMMENDATION**

That Council:

- 1 donates \$50 to each delegate chosen to represent the YMCA of Perth at the National Youth Parliament in Canberra from 25-30 September 1994;
- 2 allocates these funds from Account No. 29470 Sundry Donations Recreation Control.

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

- 1 donates \$100 to each delegate chosen to represent the YMCA of Perth at the National Youth Parliament in Canberra from 25-30 September 1994;

2 allocates these funds from Account No. 29470 - Sundry Donations Recreation Control.

**CARRIED**

**I90713 BUSINESS FOR INFORMATION**

**MOVED** Cr Lynn, **SECONDED** Cr Major that the Reports for Information be received.

**CARRIED**

**REPORTS**

**I60701 CATERING SERVICES CONTRACT - [208-042-94/95]**

**DEPUTY TOWN CLERK'S REPORT I60701**

The Deputy Town Clerk reports on Council's Catering Services Contract.

He advises that tenders have been recalled for the provision of catering services over the period 1 September 1994 to 31 August 1995, including an option to renew for twelve months.

Following the closing of tenders on 15 July 1994, a report will be prepared for consideration by Council at its 10 August 1994 meeting.

**MOVED** Cr Lynn, **SECONDED** Cr Major that DEPUTY TOWN CLERK'S REPORT I60701 be received.

**CARRIED**

**I60702 PLANT COST REPORT - [006-1]**

**CITY ENGINEER'S REPORT I60702**

In accordance with Local Government Accounting Directions Section 43 the City Engineer submits the Plant Cost Ledger for the period 1 July 1993 to 21 June 1994 for Council's information.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY ENGINEER'S REPORT I60702 be received.

**CARRIED**

**I60703 SPEED HUMPS - [510-0-1]**



**CITY ENGINEER'S REPORT I60703**

In February 1994, Council considered a report on the current use of "Watts Profile" and raised "Plateau" speed humps within the Municipality. The report noted that these devices created minimal passenger discomfort if traversed at appropriate speeds, however the view of ambulance authorities was sought.

The City Engineer presents a copy of the St John Ambulance Association of WA response.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY ENGINEER'S REPORT I60703 be received.

**CARRIED**

**I60704 MONTHLY REPORT MAY 1994 - PARKS DEPARTMENT - [201-5]****CITY PARKS MANAGER'S REPORT I60704**

The City Parks Manager reports on the major areas of work undertaken by the Department's groundstaff for the month of May 1994.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY PARKS MANAGER'S REPORT I60704 be received.

**CARRIED**

**I60705 APPEAL DETERMINATION: PROPOSED EXTENSIONS TO CHILD CARE CENTRE AT LOTS 700 AND 424 AMBERTON AVENUE, GIRRAWHEEN - [30/3891]****CITY PLANNER'S REPORT I60705**

The City Planner reports that the Minister for Planning has upheld an appeal for the extensions to a child care centre at Lots 700 and 424 Amberton Avenue, Girrawheen.

He advises that the Minister, in upholding the appeal, approved the extensions to the existing child care centre subject to:

- 1 The provision of 23 on-site car parking bays to be located and constructed in accordance with the Council's requirements.

- 2 Compliance with such other conditions as might reasonably be imposed by the Council on an approval of the class of use concerned.

The applicant has been advised of the standard and appropriate conditions associated with the proposed development.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY PLANNER'S REPORT I60705 be received.

**CARRIED**

- I60706 LOCALITY NAME CHANGE - ILUKA TO BEAUMARIS BEACH - [727-0, 740-93]**

**CITY PLANNER'S REPORT I60706**

Beaumaris Land Sales applied to change the locality name of Iluka to Beaumaris Beach and Council at its meeting on 8 December 1993 (Item H21219 refers) agreed to the request subject to certain conditions. The Council's support for the name change was referred to the Geographic Names Committee of the Department of Land Administration who are the custodians for naming. The Minister for Lands has refused the request to change the name of Iluka.

The City Planner reports on the background relating to the locality name change and gives details of the issues considered by the Minister in reaching his decision to refuse the name change from Iluka to Beaumaris Beach.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY PLANNER'S REPORT I60706 be received.

**CARRIED**

- I60707 MINISTER FOR PLANNING, APPEAL DETERMINATION - PROPOSED SERVICE STATION AND COMMERCIAL DEVELOPMENT, PORTION LOT 4 (380) JOONDALUP DRIVE, JOONDALUP - [30/4618]**

**CITY PLANNER'S REPORT I60707**

The City Planner reports that the Minister for Planning dismissed the appeal lodged for the proposed service station and commercial development at Portion Lot 4 (380) Joondalup Drive, Joondalup.

In making his determination the Hon Minister took into consideration the importance of the Joondalup City Centre Plan and Manual and the fact that this was a new city where the design and layout ought not to be compromised in the manner proposed.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY PLANNER'S REPORT I60707 be received.

**CARRIED**

**I60708 1994 RATING REVALUATION (RURAL AREA) - [018-14]**

**CITY TREASURER'S REPORT I60708**

The City Treasurer reports on the 1994 Rating Revaluation (Rural Area) and advises that valuations issued by the Valuer General on 17 June 1994 were input into Council's rating system and used for rate modelling for 1994/95 Budget.

He gives details of the analysis of the valuations and advises that currently the total annual rate revenue approximately 9.6% is derived from the UV rated sector, with the remaining 90.4% of revenue coming from the GRV rated areas.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY TREASURER'S REPORT I60708 be received.

**CARRIED**

**I60709 HEALTH NOTICES - [241-0]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60709**

The City Environmental Health Manager reports on the issuing of the following Health Notices:

A Notice was issued to the agent for the owners of Lot 717 (25) Bergalia Mews, Currambine as a result of a blocked house sewer which caused an overflow into the backyard.

A Notice was issued to Dress Circle Farm Pty Ltd, Lot Pt 2 (79) Dayrell Road, Nowergup following an overflow of effluent from the farm's piggery onto Wattle Avenue.

A Notice was issued to Grand International Construction, PO Box 432, Willetton for the repair of a site toilet.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60709 be received.

**CARRIED**

**I60710 HEALTHY CITIES PROGRAMME - PROPOSED FOOD SURVEILLANCE COMMITTEE - EX I40204 - [241-5-2]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60710**

The City Environmental Health Manager reports on the progress of the formation of a Food Advisory and Surveillance Committee incorporating members of the food industry and Council representation.

The City's Environmental Health Department contacted the three professional organisations associated with the food industry and all food premises proprietors in the City's four major shopping centres with very disappointing results. It has been concluded that formation of this Committee should be deferred.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60710 be received.

**CARRIED**

**I60711 HEALTHY CITIES PROGRAMME - HEALTH EXPO - [241-5-2]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60711**

The City Environmental Health Manager reports on a proposal to hold a Health Expo on 15-16 November 1994 at Craigie Leisure Centre as part of the Healthy Cities Programme.

He provides details of the programme and states that a number of health organisations have shown an interest in participating. HBF, Wanneroo Times and Peters may be willing to provide sponsorship for the event.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I60711 be received.

**CARRIED**

**I60712 COMMUNITY SPORTING AND RECREATION FACILITIES FUND - COMMUNITY HALL CONNOLLY/CURRAMBINE - [635-16]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I60712**

In October 1992, Council accepted a Community Sporting and Recreation Facilities Fund (CSRFF) grant of \$171,000 to assist in the construction of a community hall in Connolly/Currambine area. Since that time a community hall was built in Ocean Reef by the developer which serviced those areas previously funded.

The City Recreation and Cultural Services Manager reports on a decision to provide \$200,000 in the 1993 Budget for the development of a community hall facility to service Kinross and surrounding areas. A submission was subsequently sent to the Minister for Sport and Recreation in October 1993 seeking relocation of the grant monies to the Kinross area. This request has been denied.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60712 be received.

**CARRIED**

**I60713 REVIEW OF COMMUNITY SPORTING AND RECREATION FACILITIES  
FUND (CSRFF) - [323-1]****CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I60713**

The Ministry of Sport and Recreation has submitted a questionnaire seeking Council's response to the future administration of the Community Sporting and Recreation Facilities Fund.

The City Recreation and Cultural Services Manager reports on the effectiveness of the annual and triennium funding systems which have been used for the allocation of the Community Sporting and Recreation Facilities Fund to assist local government authorities and community organisations to develop sport and recreation facilities.

He gives reasons why the introduction of a rolling triennium system would be most advantageous to Council.

**MOVED** Cr Lynn, **SECONDED** Cr Major that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60713 be received.

**CARRIED**

**I90714 POLICY AND SPECIAL PURPOSES COMMITTEE**

**MOVED** Cr Wood, **SECONDED** Cr Hall that the Report of the Policy and Special Purposes Committee Meeting held on 6 July 1994 be received.

**CARRIED**

**ATTENDANCES**

Councillors:	H M WATERS - Mayor	North Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	G A MAJOR	South-West Ward
	B J MOLONEY - Deputising for	
	Cr Gilmore from 6.55 pm	South Ward
	K H WOOD - Observer, Deputising for	
	Cr Gilmore to 6.55 pm	South Ward
	B A COOPER - Observer from 5.45 pm	Central Ward
	L A EWEN-CHAPPELL - Observer	
	from 5.35 pm	Central Ward
	I D MACLEAN - Observer	South Ward
	F D FREAME - Observer from 5.40 pm	South-West Ward
	G W CURTIS - Observer from 6.10 pm	South-West Ward
	M A LYNN, JP - Observer	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	A ROBSON
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
City Engineer:	R MCNALLY
City Recreation and Cultural Services Manager:	R BANHAM
City Building Surveyor:	R FISCHER
Deputy City Building Surveyor:	L CANDIDO
City Parks Manager:	F GRIFFIN
Committee Clerk:	J CARROLL

**APOLOGIES**

Apologies for absences were tendered by Crs Hall, Magyar and Gilmore. Cr Wood deputised for Cr Gilmore to 6.55 pm. Cr Moloney deputised for Cr Gilmore from 6.55 pm.

An apology for late attendance was tendered by Cr Moloney.

**CONFIRMATION OF MINUTES**

The Minutes of Policy and Special Purposes Committee Meeting held on 15 June 1994, were confirmed as a true and correct record.

**PETITIONS AND DEPUTATIONS**

DEPUTATION - AMENDMENT NO 662 TO THE CITY OF WANNEROO TOWN  
PLANNING SCHEME NO 1 - BEAUMARIS CITY SHOPPING CENTRE

Mr Ron Woss of Beaumaris City Shopping Centre Pty Ltd, Mr Paul Vallini and Miss Patty Vallini (supermarket operators), Mr Chris Marco (hairdressing operator) and Mrs Rita Bradford (delicatessen operator) addressed the Committee in relation to Amendment No 662 to Town Planning Scheme No 1 - Beaumaris City Shopping Centre.

Mr Woss stated that the owners and tenants of Beaumaris Neighbourhood Shopping Centre were opposed to the proposal to rezone land on Pt Lot M1722 Corner Marmion and Shenton Avenues, Currumbine for a district shopping centre. He outlined that the proposal for the Currumbine District Centre was originally for 10,000m<sup>2</sup> but the current proposal incorporated two stages, each of 7,500m<sup>2</sup>, making a total of 15,000m<sup>2</sup>.

Mr Woss requested that Council either only approves a total of 10,000m<sup>2</sup> for the Currumbine centre or does not allow this development to proceed for five years, thus giving tenants time to establish their custom.

Mr Woss tabled a map showing the distance between the Beaumaris Neighbourhood Centre and the proposed Currumbine District Centre, which showed most of the land between the two centres as being golf course land and having little residential development surrounding. He also tabled a newspaper article which stated that district centres did not satisfy consumer demands. Market research had shown that major regional centres, such as the new Joondalup centre, draw customers because they are perceived as being value for money, neighbourhood centres provide customers with convenience and district centres were rapidly becoming "dinosaurs".

Mr Woss advised Councillors that many traders within the Centre were experiencing financial difficulty whilst the customer flow was being built up. The Beaumaris centre had been open for nine

months and was still not fully tenanted, however provided the Currambine centre was not proceeded with, Beaumaris would expect to the fully tenanted by Christmas.

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

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

The City Treasurer declared an interest in Item I50706

Cr MacLean declared an interest in Item I50711.

#### **MEETING TIMES**

Commenced: 5.32 pm.

Closed: 7.55 pm.



**I50701 NEW LOCAL GOVERNMENT OFFICERS CLASSIFICATION STRUCTURE - [404-0]****DEPUTY TOWN CLERK'S REPORT I50701**

In 1988 Council adopted a recommendation from the Town Clerk to acquire a Job Evaluation Review System from the NSW based company Organisation Consulting Resources (OCR).

The Deputy Town Clerk reports on the OCR Job Evaluation process and advises that on 27 May 1994 Commissioner Bryant finally handed down his decision on the new classification structure, to be implemented 10 weeks from the date of decision 10 June 1994.

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

- 1 proceeds with the implementation of the new classification structure as determined in Commissioner Bryant's decision and handed down in the Australian Industrial Relations Commission on 27 May 1994;
- 2 (a) abandons the utilisation of the OCR Job Evaluation System for all staff who, after the translation process takes place, fall within the 9 level broad banded structure;
- (b) retains the OCR System, including new market rates, for determining appropriate salary levels for all Senior Management including officers whose remuneration is already in excess of Level 9 in the new structure.

**CARRIED**

**I50702 SITE WORK ORDERS TO BE REGISTERED ON TITLE - [210-0]****DEPUTY CITY BUILDING SURVEYOR'S REPORT I50702**

The Deputy City Building Surveyor reports on the development of a Policy to place caveats on property titles within 14 days of failure to comply with site works.

He gives details of options for informing prospective property owners of Council orders and instructions against properties.

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

- 1 requests REIWA to advise its members to avail themselves of the property enquiry service provided by Council and give favourable consideration to printing similar advice in their REIWA listings publication;
- 2 investigates the mediation service recommended by the Citizens Advice Bureau and submit a further report to Council if it is considered that the service can be justified;
- 3 seeks legal advice as to amendment/s necessary to the relevant legislation to require the Agent or seller of a property to obtain from the local authority a certificate advising of any orders current on the particular property and that such certificate shall be conveyed to the purchaser prior to the transaction being finalised.

**CARRIED**

**I50703 RURAL STORES POLICY: REZONING LOT 32 (10) MENCHETTI ROAD, NEERABUP: G MACRI - [30/2363, 702-1, 790-680]**

The City Planner advises on the background and recent developments in respect of an application for rezoning to permit a rural store on Lot 32 (10) Menchetti Road, Neerabup.

CITY PLANNER'S REPORT I50703 recommended that Council:

- 1 makes no changes to its Rural Stores Policy;
- 2 does not initiate an amendment to Town Planning Scheme No 1 to allow Lot 32 (10) Menchetti Road, Neerabup to operate as a rural store, as submitted by Mr G Macri, for the following reasons:
  - (a) the rezoning cannot be substantiated on town planning grounds;
  - (b) the proposal contravenes Council's Rural Stores Policy and Wanneroo Road Policy;
  - (c) any amendment to be adopted Rural Stores Policy will undermine the objectives and intentions of a unified and co-ordinated

approach to the servicing of local communities;

- (d) support for the amendment will establish an undesirable precedent for further ad hoc development of rural stores within the rural area.

**I50703A RURAL STORES POLICY: REZONING LOT 32 (10) MENCHETTI ROAD, NEERABUP: G MACRI - [30/2363, 702-1, 790-680]**

**COMMITTEE RECOMMENDATION**

That the application from Mr G Macri be put on the list for rural stores.

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

1 the recommendation of the Committee not be accepted;

2 Council:

- (a) makes no changes to its Rural Stores Policy;
- (b) does not initiate an amendment to Town Planning Scheme No 1 to allow Lot 32 (10) Menchetti Road, Neerabup to operate as a rural store, as submitted by Mr G Macri, for the following reasons:
  - (i) the rezoning cannot be substantiated on town planning grounds;
  - (ii) the proposal contravenes Council's Rural Stores Policy and Wanneroo Road Policy;
  - (iii) any amendment to be adopted Rural Stores Policy will undermine the objectives and intentions of a unified and co-ordinated approach to the servicing of local communities;
  - (iv) support for the amendment will establish an undesirable precedent for further ad hoc development of rural stores within the rural area.

**CARRIED**

A Division was called with the following result:

In Favour of the MOTION:	Crs Freame, Dammers, Cooper, Ewen-Chappell, Magyar, Moloney, Major, Curtis, Lynn
Against the MOTION:	Crs O'Grady, Wood, Waters, MacLean, Hall

The Mayor declared the MOTION

**CARRIED BY DIVISION**

**I50704 PROPOSED MARKET GARDEN SALES: LOT 49 (490) GNANGARA ROAD, LANDSDALE - [702-1, 30/4247]**

**CITY PLANNER'S REPORT I50704**

The City Planer reports on an application for a market garden sales approval on Lot 49 (490) Gnangara Road, Landsdale.

He gives details of Council's Market Garden Sales Policy and advises that the application to establish Market Garden Sales on Lot 49 Gnangara Road, Landsdale is inconsistent with the original intent of Council's Policy.

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

- 1 refuses the application by Mr John Alman to operate a market garden sales outlet at Lot 49 (490) Gnangara Road, Landsdale, on the grounds that it considers the attraction of additional vehicle movements undesirable at this location;
- 2 deletes its Market Garden Sales Policy G3-22 and substitutes the following new policy.

**"MARKET GARDEN SALES - G3-22"**

In the interests of traffic safety, the Council does not encourage market garden sales along the arterial road network.

An application for approval to conduct market garden sales shall not be approved unless an established market garden of a minimum area of 2.2 hectares operates on the

property the subject of the application; such garden shall be maintained as the predominant use of the property whilst market garden sales are conducted.

Council's approval to the conduct of market garden sales shall be valid for a period of twelve months only; an extension may be granted upon completion of an annual review by the City Planner.

The area of a building or part of a building used for market garden sales shall not exceed 100 square metres, excluding a cool room which shall not exceed 30 square metres.

All structures associated with the activity of market garden sales shall be of single storey agricultural shed type construction.

Safe access and adequate on-site car parking shall be provided by the owner/operator to the satisfaction of the City Planner and the City Engineer."

**CARRIED**

**I50705 REQUEST FOR STREET SETBACK VARIATION: CARPORT ADDITION,  
LOT 396 (16) TRACY TURN, WOODVALE - [2018/396/16]**

**CITY PLANNER'S REPORT I50705**

The City Planner reports on the background relating to an application for a further setback relaxation to a proposed carport addition at Lot 396 (16) Tracy Turn, Woodvale.

He gives details of the arguments raised by the applicant and provides an assessment of the application.

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

- 1 rejects the application made by Mr J Buckingham for a further setback relaxation to a proposed carport addition at Lot 396 (16) Tracy Turn, Woodvale, as such a setback would detrimentally affect the streetscape in the immediate locality;
- 2 modifies its Residential Planning Codes Policy (J3-10) by inserting the following after the paragraph relating to truncations.

**"PRIMARY STREET SETBACK**

For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning Codes, a carport or garage, whether attached to a dwelling or not, may be constructed up to 3.0 metres of a primary street alignment provided the overall primary street setback is in accordance with Clause 1.5.8(a) and the required number of car parking bays can be accommodated on site.

**SECONDARY STREET SETBACK**

Notwithstanding that Clause 1.5.5(c) of the Codes allows a carport or garage to be built up to the boundary of a secondary street, all driveways must provide 1.5 metre sight truncations in accordance with Council's Fencing and Private Tennis Court Floodlighting By-Laws. It is preferred that all buildings be set back at least 1.5 metres from a secondary street.

**STREETSCAPE**

The preferred configuration is for portion of the dwelling to be set forward of a carport or garage, but where a carport or garage is set forward of the dwelling, whether attached or not, the elevation of such carport or garage should not represent more than half of the total elevation visible from the primary street."

**CARRIED**

**I50706 ARNISDALE ROAD CONSULTING ROOMS PRECINCT, DUNCRAIG -  
[702-1, 30/550, 30/4630]**

**CITY PLANNER'S REPORT I50706**

The City Planner reports on the Arnisdale Road Consulting Rooms Precinct, Duncraig and gives details of submissions received both in support of and objecting to the proposed consulting rooms precinct.

He advises that the Minister is considering an appeal against the Council's refusal in February of an application for consulting rooms on Lot 67 (1) Carbridge Way, Duncraig. Council refused the application without advertising because it was contrary to its policy and the Minister is now advertising it for public comment as part of the appeal process.

The City Treasurer declared an interest in this Item.

#### RECOMMENDATION

That Council:

- 1 amends its Consulting Rooms Policy G3-10 by:
- (a) including the whole of the existing policy under the sub-heading "PART 1 - GENERAL";
  - (b) adding the following part relating to the Arnisdale Road, Duncraig area:

"PART 2 - ARNISDALE ROAD, DUNCRAIG PRECINCT  
GUIDELINES

#### OBJECTIVES

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

#### POLICY AREA

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

#### POLICY STATEMENT

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

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

The Council discourages consulting room development outside the policy area illustrated in the Appendix" - (Attachment to Report I50706);

- 2 refuses the application for medical consulting rooms submitted by Geoffrey Lam for Lot 261 (23) Arnisdale Road, Duncraig on the grounds that it is contrary to its Consulting Rooms Policy;
- 3 approves the development application by N E Hunter on behalf of Dr Gan for additions to a consulting room on Lot 1 (44) Arnisdale Road, Duncraig, subject to standard and appropriate conditions;
- 4 makes a response to the Minister regarding the appeal application on Lot 68 (1) Carbridge Way, Duncraig and submits its new Arnisdale Road Policy to the Minister with a recommendation that he dismiss the appeal.

#### ADDITIONAL INFORMATION

The City Planner advised that a further application on Lot 368 (48) Arnisdale Road, which has been pending a resolution by Council on the above policy, was inadvertently overlooked when writing the policy report. The application is in accordance with Council requirements.

#### RECOMMENDATION

That Council:

lamends its Consulting Rooms Policy G3-10 by:

- A including the whole of the existing policy under the sub-heading "PART 1 - GENERAL" and;
- B adding the following part relating to the Arnisdale Road, Duncraig area:



"PART 2 - ARNISDALE ROAD, DUNCRAIG PRECINCT  
GUIDELINES

OBJECTIVES

- .1 To establish guidelines for the location of consulting
- .2 To highlight alternative locations that may provide s

POLICY AREA

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

POLICY STATEMENT

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

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

The Council discourages consulting room development outside the policy area illustrated in the Appendix" - (Attachment 3);

2refuses the application for medical consulting rooms submitted by Geoffrey Lam for Lot 261 (23) Arnisdale Road, Duncraig on the grounds that it is contrary to its Consulting Rooms Policy;

3approves the development application by N E Hunter on behalf of Dr Gan for additions to a consulting room on Lot 1 (44) Arnisdale Road, Duncraig, subject to standard and appropriate conditions;

4approves the development application by A Watt on behalf of D Henrisson for medical consulting rooms on Lot 368 (48) Arnisdale Road, Duncraig subject to standard and appropriate conditions;

5makes a response to the Minister regarding the appeal application on Lot 67 (1) Carbridge Way, Duncraig and submits its new Arnisdale Road Policy to the Minister with a recommendation that he dismiss the appeal.

**MOVED** Cr Cooper, **SECONDED** Cr Freame that consideration of this matter be deferred and a deputation be schedule for the Policy and Special Purposes Committee Meeting of 20 July 1994.

**CARRIED**

**I50707 FUTURE OPERATION OF CRAIGIE LEISURE CENTRE CRECHE - [680-0]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I50707**

The City Recreation and Cultural Services Manager reports on the privatisation of creches at Aquamotion and Wanneroo Recreation Centre.

He advises that there is some apprehension amongst creche staff at Craigie Leisure Centre concerning the future operation of the creche.

He gives details of the current financial position of the creche compared to the same time last year and some operational issues which require consideration.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council does not proceed with a privatised approach to the management of the creche at Craigie Leisure Centre at the present time.

**CARRIED**

**I50708 DEVELOPMENT OF BOWLING CLUBS IN THE CITY OF WANNEROO - [439-1]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I50708**

The City Recreation and Cultural Services Manager gives details of the proposed policy regarding development of lawn bowls facilities.

He advises that prior to commencing any works in regard to the development of bowling greens at Warwick and Craigie, it is suggested formal advice be sought from the clubs outlining a financial plan for the ongoing development of the facilities.

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

- 1 agrees to contribute the full development costs of the first two greens as outlined in Report No I50708 as a basic provision for newly established bowling clubs in the City of Wanneroo;
- 2 seeks a comprehensive financial plan from the Warwick and Craigie Bowling Clubs for the ongoing development of facilities at Warwick and Craigie Regional Open space prior to any Council commitment of further assistance;
- 3 requests the City Recreation and Cultural Services Manager to submit further policy guidelines following receipt of detailed information from the Warwick and Craigie Bowling Clubs regarding their capacity to fund future developments at Warwick and Craigie Regional Open Space.

**CARRIED**

Appendix V refers

**I50709 RECREATION FACILITIES MANAGEMENT STRATEGY - [264-4]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT  
I50709**

The City Recreation and Cultural Services Manager submits the revised Recreation Facilities Management Strategy for Council's adoption.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council adopts the attachment to Report I50709 as its short term (6 months) and long term (2 years) template for the management of Recreation Facilities in the City of Wanneroo.

**CARRIED**

Appendix VI refers

**I50710 AQUAMOTION AND CRAIGIE LEISURE CENTRE - OPERATIONAL  
REVIEW - DRAFT REPORT - [690-1, 680-1]**

At its meeting on 23 March 1994 Council requested a report on the operating positions of Aquamotion and Craigie Leisure Centre, showing how the individual positions can be improved.

This request was conveyed to the Managers of these two facilities and the City Recreation and Cultural Services Manager and the City Treasurer submit their reports, giving a comprehensive review of the current operations and desirable future directions.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that CITY RECREATION AND CULTURAL SERVICES MANAGER'S AND CITY TREASURER'S MEMORANDUM be received.

**CARRIED**

**I50711 HAINSWORTH PARK, GIRRAWHEEN: SKILLSHARE CENTRE -  
[061-161, 321-0]**

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.

Cr MacLean declared an interest in this item.

**MOVED** Cr Cooper, **SECONDED** Cr Wood that Council does not take over the Skillshare Building on Hainsworth Park, Girrawheen and seeks their co-operation in the removal of the building and restoration of the site by 30 August 1994.

**CARRIED**

Cr MacLean abstained from voting.

**I50712 MITCHELL FREEWAY EXTENSIONS - [510-3203]**

Council resolved at its 9 February 1994 meeting that a report be presented 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 to finance an extension from Ocean Reef Road to Burns Beach Road (Item I90227 refers).

The City Engineer presents details of the Mitchell Freeway Stage VII extension to Ocean Reef Road, and advises that Main Roads WA has no current programme for the further extension of the Freeway to Burns Beach Road. He further discusses the alternative funding sources that might be directed to the future extension.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that CITY ENGINEER'S MEMORANDUM be received.

**CARRIED**

**I50713 AUDIT REPORT - SHIRE OF WANNEROO AGED PERSONS HOMES TRUST (INC) - [002-1]**

The City Treasurer submits the Audit Report and Annual 1993/94 Audited Financial Statements of the Shire of Wanneroo Aged Persons Homes Trust (Inc).

**MOVED** Cr Dammers, **SECONDED** Cr Hall that CITY TREASURER'S MEMORANDUM be received.

**CARRIED**

**I50714 RELOCATION OF HILLARYS PRE-SCHOOL BUILDING CURRENTLY LOCATED AT THE CORNER OF SHACKLETON AVENUE AND NEW ENGLAND DRIVE, HILLARYS - [895-11, 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.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council offers for sale by public tender the Hillarys Pre-school building currently located at the corner of Shackleton Avenue and New England Drive, Hillarys.

**CARRIED**

**I50715 DONATION - LOW COST FOOD CENTRE [009-1]**

**MOVED** Cr Dammers, **SECONDED** Cr Hall that a report be submitted to Council giving consideration to a donation of \$20,000 to The Wanneroo Community Projects Association Incorporated to assist in the operating costs of a low-cost food centre.

**CARRIED**

**I90715 TOWN CLERK'S REPORT**

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

**CARRIED**

**I90716 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]**

Document: Withdrawal of Caveat  
Parties: City of Wanneroo and Pila Pty Ltd  
Description: Lot 1385 Jenolan Way, Merriwa  
Date: 16.6.94

Document: Licence to Occupy  
Parties: City of Wanneroo and Ruby Benjamin Animal Foundation  
Description: Part Lot 935 Wanneroo Road, Wanneroo  
Date: 17.6.94

Document: Lease  
Parties: City of Wanneroo and Craigie Pre-School Centre  
Description: Lot 1001 Camberwarra Drive, Craigie  
Date: 17.6.94

Document: Lease  
Parties: City of Wanneroo and State Planning Commission  
Description: Koondoola Regional Open Space

Date: 17.6.94

Document: Withdrawal of Caveat (2)

Parties: City of Wanneroo and Yatala Nominees Pty Ltd

Description: Swan Loc 2579 Wanneroo Road, Neerabup

Date: 27.6.94

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

**CARRIED**

**I90717 DONATION TO RED CROSS - OPERATION RED BLANKET - [318-1, 009-1**

This year the Red Cross is celebrating its 80th birthday in Western Australia. To commemorate this event the Red Cross is organising the largest red cross in the world, "Operation Red Blanket".

On the 13th November 1994, St George's Terrace and Barrack Street will be closed in order that 10 000 Australian red woollen blankets can be placed in a giant Red Cross on these streets. Each blanket will be sponsored by an individual, a company or a club and will be embroidered with a message from the sponsor.

The Red Cross hopes to achieve entry in the Guinness Book of Records with this event and it is envisaged that there will be national and international media coverage. Subsequently the blankets will be donated to people in need locally and internationally and the money raised from sponsorship will be used to support the many services provided by the Red Cross.

As the Red Cross is a valuable service provider in the community it is deemed appropriate that Council support this event.

**MOVED** Cr Wood, **SECONDED** Cr Hall that Council donates \$1 000 to the Red Cross for Operation Red Blanket to be held in November, 1994. The money is to be donated from Account 26531 - Other Welfare Services - Sundry Donations.

**CARRIED**

**I90718 DEPARTURE FROM APPROVED PLANS AND UNAUTHORISED WORKS;  
LOT 201 (134) OCEAN DRIVE, QUINNS ROCK  
- [403/201/134]**

A report was submitted to Council in the City Building Surveyors Report on 27 April, 1994 (I10424 refers), as follows:

'An inspection of Lot 201 (134) Ocean Drive, Quinns Rocks, revealed that the owner/builders had departed from the approved plans and also constructed a retaining wall without the authority of a building licence.

The adjoining owner has strongly objected to the height of the retaining wall because of her plans to construct a second dwelling at the rear of her property. The original design allowed for a brick build up of the footings. However the owner/builders chose to delete the brick build up and constructed a retaining wall on the boundary 1910 in height. No comment was sought from the adjoining owner

It is considered that a Notice should be served on the owner/builder requiring that the wall be lowered to a maximum height of 1000. This Notice would give the owner/builders the right of appeal to the Minister for Local Government.

The recommendation was: That Council serves a Notice on E & D Byrne under Section 374 (1)(b) of the Local Government Act for departure from the approved plans and unauthorised construction at Lot 201 (134) Ocean Drive, Quinns Rocks.'

Council resolved that consideration of the matter be deferred and referred to the next meeting of Council.

#### BACKGROUND

A meeting has been held with Mr & Mrs Byrne who claim that they have endeavoured to discuss the matter of the retaining wall with the adjoining owner, who has refused to discuss the matter with them.

The original plans of the grouped dwellings on Lot 201 indicated that there would be a build up from the footings to floor level. The owner/builders, who constructed the unit at the front of the lot first, considered that rather than have a brick build up on the second unit, they could introduce a small amount of fill and construct normal footings.



The introduction of the fill necessitated a retaining wall on the boundary which has a maximum height in one small section of 1910 but overall would average approximately 1000.

The owner/builders subsequently submitted amended plans, engineers details of the retaining wall and an engineer's letter certifying that the wall was structurally sound.

Mr & Mrs Byrne were subsequently advised that the matter would be placed before Council for the service of a Notice in order that they could lodge an appeal.

The adjoining owner is still protesting that the retaining wall has devalued her property and prevented her from proceeding with the construction of a unit adjoining the wall.

The approved drawings for this proposed second dwelling indicate that the floor level would be approximately 1000 lower than the existing ground level against the wall and approximately 2000 lower than the top of the retaining wall. There would be nothing to prevent fill being introduced to the lot which would raise the floor level and provide better ocean views.

Mr Byrne has indicated that he was under the impression that a building licence for the retaining wall had been obtained by the landscaper who constructed the wall.

As the details have now been submitted it is Council's prerogative to either approve the retaining wall and the amendments to the building or serve a Notice on the owner/builders. If Council supported an appeal it is most likely that it would be upheld. Accordingly it is considered that Council approve the retaining wall and the amendments.

**MOVED** Cr Wood, **SECONDED** Cr Hall that Council approves the retaining wall and amendments to the grouped dwelling at Lot 201 (134) Ocean Drive, Quinns Rocks and advises the adjoining owner of Council's decision.

**CARRIED**

**I90719 SENIOR STAFF APPOINTMENT - OCCASIONAL COMMITTEE -  
[404-0]**

Following the resignation of Mr Tony Robson, the position of Deputy Town Clerk has been advertised in both State and National newspapers, attracting a field of thirty five (35) applicants.

Clause 199 of Council's Standing Orders Bylaws provides that following determination by the Town Clerk of a short list for interview, Council may resolve to delegate the power of interview and appointment to a committee or to the Town Clerk.

**MOVED** Cr Ewen-Chappell, **SECONDED** Cr Freame that Council authorises the Mayor, Crs Major, Cooper and Dammers and the Town Clerk to interview applicants and make appointment for the position of Deputy Town Clerk.

**CARRIED**

**190720 REVIEW OF COASTAL MANAGEMENT IN WESTERN AUSTRALIA - [765-1]**

Council may recall that the State Government recently rejected the "Coastal Zone Inquiry" findings, prepared by the Federal Government in 1993, and instead has established the Western Australian Coastal Management Review Committee to review the current management process for coastal management in WA. The Committee recently requested coastal local authorities to provide submissions regarding coastal issues in WA and a report regarding a submission will be submitted to the Council's meeting on 27 July 1994 meeting.

The Western Australian Coastal Management Review Committee has now requested the City of Wanneroo to participate in a local government regional hearings (workshop) to be held at the Town of Cottesloe for the northern metropolitan local authorities. The hearing will be held on Wednesday 20 July 1994 between 1.00pm and 3.00pm at the Cottesloe Council Chambers, 109 Broom Street, Cottesloe.

The Review Committee recognises the importance of local government in coastal management in this State. Consequently, the Committee would like to see representation from all coastal local authorities.

Cr Dammers nominated Cr Cooper.

Cr Curtis nominated himself.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council nominates Cr Cooper as Delegate and Cr Curtis as Deputy/Observer to attend the local government regional hearings (workshop) to be held at the Town of Cottesloe for the northern metropolitan local authorities to be held on Wednesday 20 July 1994.

**CARRIED**

**190721 PROPOSED MERRIWA COMMUNITY CENTRE - [890-16, 30-4262]**

Report marked "Not For Publication" circulated to Councillors - it is suggested that the matter be dealt with behind closed doors.

**MOVED** Cr Wood, **SECONDED** Cr Hall that consideration of this matter be held behind closed doors.

**CARRIED**

**190722 LEAVE OF ABSENCE - CR HALL - [702-3]**

Cr Hall has requested leave of absence from Council business during the period 9-25 August 1994.

**MOVED** Cr Curtis, **SECONDED** Cr Lynn that the leave of absence requested by Cr Hall from 9-25 August 1994 be granted.

**CARRIED**

**MOTIONS FOR FURTHER ACTION****190723 UPGRADING OF FINNEY RESERVE, MARMION - [061-123]**

Cr Freame requested that the petition requesting funding for Finney Reserve, Marmion be referred for consideration within the 1994/95 Budget (Item I90706 refers).

**RESOLVED** that the petition requesting funding for Finney Reserve, Marmion be referred for consideration within the 1994/95 Budget (Item I90706 refers).

**MOTIONS FOR REPORT**

Nil

**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 Wood, **SECONDED** Cr MacLean that the Meeting adjourn for 5 minutes, the time being 9.42 pm.

**CARRIED**

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

**MOVED** Cr Wood, **SECONDED** Cr MacLean that the Meeting resume and be held behind closed doors, the time being 9.48 pm.

**CARRIED**

**CONFIDENTIAL BUSINESS**

**I90708 ENGINEERING DEPARTMENT ANNUAL TENDERS - [208-6] - ex I90630**

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

- 1 accepts Tender No 10-94/95 submitted by Comkerb for the supply and laying of concrete kerbing as outlined on Attachment 1, Page 3, to Report I10611;
- 2 obtains a monthly list of works completed and carries out random inspections.

**CARRIED**

**I90721 PROPOSED MERRIWA COMMUNITY CENTRE - [890-16, 30-4262]**

A confidential memorandum regarding this matter was circulated to all Councillors.

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

- 1 CITY BUILDING SURVEYOR'S MEMORANDUM (attached hereto in the Minute Book) be received;
- 2 Council:
  - (a) agrees to the joint development of a Community Centre with the Department for Community

Development; The Family, on Council's Community Purposes Site, Lot 1385 Jenolan Way, Merriwa;

- (b) authorises further negotiations to determine the management and agreement issues;
- (c) makes an application to the Lotteries Commission seeking a grant towards the project on a dollar for dollar basis;
- (d) nominates Cr O'Grady as Council's representative;

3 a further report regarding Management Agreements be submitted to Council.

**CARRIED**

**190724 BALLAJURA PTY LTD - ALEXANDER HEIGHTS - [740-86, 302-6]**

In order to resolve the question of any outstanding obligations by Ballajura Pty Ltd in its development of Alexander Heights, the following recommendation is submitted.

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

- 1 accepts the ex gratia payment of \$50,000 in lieu of the original \$200,000 offered by Ballajura Pty Ltd towards a golf course, to be established on the Koondoola Regional Open Space Reserve;
- 2 uses the funds obtained to enhance that part of the Koondoola Regional Open Space Reserve which is currently the subject of a lease arrangement between the State Planning Commission and the City;
- 3 thanks Ballajura Pty Ltd for its contribution to the partial enhancement of the Koondoola Regional Open Space Reserve;
- 4 subject to the approval of the Hon Minister for Local Government, transfers Lot 4000 Swan Location 1315 on Diagram 86465 to Ballajura Pty Ltd, free of any consideration and affixes the Common Seal to the transfer documents.

**CARRIED**

**MOVED** Cr Wood, **SECONDED** Cr Curtis 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 27 JULY 1994.**

**CLOSE OF BUSINESS**

There being no further business, the Chairman declared the Meeting closed at 9.58 pm, the following Councillors being present at that time:

COUNCILLORS:   WATERS  
                  FREAME  
                  O'GRADY  
                  DAMMERS  
                  COOPER  
                  EWEN-CHAPPELL  
                  MAGYAR  
                  MOLONEY  
                  WOOD  
                  MACLEAN  
                  HALL  
                  MAJOR  
                  CURTIS  
                  LYNN

I10700

CITY OF WANNEROO  
TECHNICAL SERVICES SECTION  
REPORTS FOR COUNCIL MEETING  
13 JULY 1994

I10701

## CITY OF WANNEROO REPORT NO I10701

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 208-073-93/94

WARD: ALL

SUBJECT: CHANGE TO TENDER NUMBER 073-93/94

Council, at its meeting on 27 April 1994 resolved to accept the tender of Titan ford at Tender Number 073-93/94.

Following the placement of order Titan Ford has realised an error in its submission and has written to Council advising that its tendered trade value of \$16,290.00 was in fact the value of the supply price and was incorrectly carried down to the trade value.

Accordingly, Titan Ford has asked that either the trade value be changed to the correct amount of \$15,109.00 or Council recalls the tender. With the amended trade value of \$15,109.00 the changeover price at tender would be increased from \$1,720.00 to \$2,901.00.

At the revised tender price, Titan Ford would still be the low tenderer by \$50.00 but because of the implications relating to potential abuse of the tender procedure, it is preferred not to accept any revision of tender from Titan Ford and accept the next low tender of Halberts Mitsubishi at the changeover price of \$2,951.00. Halberts Mitsubishi has confirmed that its tender price will be held as tendered.

**RECOMMENDATION**

That Council:

- 6 (a) rescinds part 2 of its resolution I10418, viz;  
"accepts the tender of Titan Ford at Tender Number



073-93/94 as outlined in Attachment 1 to Report No:  
I10418";

(b) cancels its order number 222855 with Titan Ford;

7approves the tender of Halberts Mitsubishi for the supply  
of a Mitsubishi Triton Club Cab utility for the changeover  
price of \$2,951.00 as outlined at Attachment 1 to Report  
No:

R T McNALLY  
City Engineer

BD:PRG  
dre0701

**I10702**                      **CITY OF WANNEROO REPORT NO I10702**

TO:                          TOWN CLERK

FROM:                        CITY ENGINEER

FOR MEETING OF:           COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE:             13 JULY 1994

FILE REF:                  508-4, 208-036-94/95

WARD:                       ALL

SUBJECT:                    TENDER NO 036-94/95 - CONTRACT SORTING OF  
RECYCLABLE MATERIALS

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 508-4, 208-036-94/95

WARD: ALJ.

SUBJECT: TENDER NO 036-94/95 - CONTRACT SORTING OF  
RECYCLABLE MATERIALS

Tenders were called during May for the renewal of the contract to operate the Badgerup Road Recycling Sorting Plant. The contractor takes responsibility for the daily operation of the plant including the supply of labour.

The tender called for unit rates for the various types of materials collected so that changes in the list of items collected are unlikely to result in contract disputes. It also assists Council in evaluating the actual cost of collecting various materials.

TENDERS	Recycling and Process Industries Pty Ltd per tonne \$	Recycling Company of WA per tonne \$
a) Newspaper	20.50	18.75
b) Car batteries	22.20	58.21
c) Used engine oil	35.00	155.10
d) Glass	26.00	26.59
e) Aluminium	265.00	235.40
f) Plastic	238.00	485.10
g) Liquid Paperboard	180.00	235.40

Recycling and  
Process Industries  
Pty Ltd  
per tonne \$

Recycling  
Company of  
WA  
per tonne  
\$

a) Newspaper	20.50	18.75
b) Car batteries	22.20	58.21
c) Used engine oil	35.00	155.10
d) Glass	26.00	26.59
e) Aluminium	265.00	235.40
f) Plastic	238.00	485.10
g) Liquid Paperboard	180.00	235.40

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h) Cardboard	24.60	128.70
Estimated annual tender payment on current collection mix of approximately 6,246 tonnes	\$207,817	\$249,755
Average cost per tonne	\$33.27	\$39.98

The Recycling Company of WA is the current contractor and also operates its own facility in Fremantle. The service and co-operation has been very good and the operation appears to be well run. During the changeover period the labour is being charged at the rate of \$15 per hour. It is difficult to see room for such a large variation in tender prices.

Recycling and Process Industries Pty Ltd has been active in the recycling industry for about four years. Its early contract with the City of Nedlands was not successful, apparently because of underpricing. Recently the Company has taken over the sorting operations from Total Recycling. The City of Melville found the company very good to deal with and the material was satisfactorily sorted. The Shire of Swan had problems with timely advice and disagreement on pricing. An associated company, REAL Recycling, is operating the recycling collection and sorting in the City of Stirling in a satisfactory manner.

Recycling and Process Industries Pty Ltd's current sorting operation in Bentley has been inspected. This is a temporary site and this is reflected in the equipment and operating procedures. The size of the labour force would indicate a labour component in excess of \$50 per tonne. This does not provide a good basis for estimating costs at the Badgerup facility. There was also an indication that the Company was having cash flow problems.

The market value of the sorted material is very dependent upon good sorting and a contractor who is making a loss would find it very difficult to maintain adequate manpower to do a top quality job.

In weighing up the various issues, it is considered that the tender from Recycling Company of WA would be the most advantageous tender for Council.

The more detailed tender format allows Council to be more aware of the cost of recycling various materials. The table below is based

on Budget figures for 1994/95, cost allocation between materials and estimated collection volumes.

## ESTIMATED COST PER TONNE

Material	Colle ct	Sort ***	Se ll	Ne tt	Total Subsidy
%		\$	\$	\$	\$
Newspaper	51.8	34	40	(136 )	475,0 00
Car batteries	1.6	73	80	(183 )	20,00 0
Used engine oil	1.0	18 0	10	(360 )	23,00 0
Glass	31.9	42	60	(151 )	325,0 00
Aluminium	2.1	25 0	70 0	(67)	9,000
Plastic - PET	{0.8	50 0	63 0	(774 )	41,00 0
- HDPE*	{0.7	50 0	80	(132 4)	62,00 0
Liquid paperboard	0.9	25 0	20 0	(405 )	24,00 0
Cardboard **	1.5	12 9	0	(575 )	
Rubbish	7.6				

## AVERAGE

55      67      (154  
                         )

- \* HDPE plastic milk bottles are not in the current list of items for recycling, but quantities are still being put out, particularly from the original collection areas.
- \*\* Some cardboard is collected when put out as containers for aluminium cans and the rest comes from other sources such as the Wanneroo Shopping Centre drop off area.
- \*\*\* SORT COST = CONTRACT + \$15 for plant operating costs

The average subsidy of \$154 per tonne to collect and sort the recyclables is within the \$200 per tonne subsidy limit set by Council. Many individual items are not and need to be separately reviewed.

**Plastic**

The high cost of handling plastic containers is highlighted. The weight and low value per container that makes plastic attractive to manufacturers makes it very expensive to collect and sort.

There are about 20,000 plastic bottles to the tonne. This equates to about 30 cubic metres of volume per tonne compared with 3.6 cubic metres per tonne for glass and 5 cubic metres per tonne for paper. There has been considerable trouble selling HDPE plastic. ACI Pty Ltd is subsidising the price of PET plastic by approximately \$450 per tonne given that in the USA both types of plastic sell on the open market for about the same price per tonne. The long term outlook is for the price of PET plastic to decrease.

The estimated quantity of 100 tonnes per year of plastic containers is approximately 0.12% of Council's rubbish collection, but requires a subsidy of about \$103,000 which is 1.6% of the rubbish rate and 6.1% of the recycling budget. Plastic is inert and not a problem in a landfill site.

In view of the above it would be appropriate for Council to take all plastic off the recycling list.

**Liquid Paperboard**

The situation for liquid paperboard is less clear. The cartons are made from high grade paper that is fully recycled into quality white paper. The market for the product is stable, but there is no indication of the price increasing significantly. The cost of collection and sorting is sensitive to the portion of cartons that are "bricked".

It may be appropriate for Council to retain liquid paperboard on its recycling list for a year to determine if additional promotional activity by the industry and in Council publications is able to increase the proportion of "cartons bricked" and bring the costs within the required limits.

### **Used Engine Oil**

Used engine oil is a difficult material to dispose of into the environment. In the past, people have disposed of it down storm water drains and other undesirable locations. It can be handled at the landfill site, but is not totally desirable.

It is estimated that about 110 tonnes of used engine oil will be collected during the coming year. The environmental benefits of removing this material from the waste stream warrant its retention on the recycling collection list.

### **Conclusion**

Overall, the City of Wanneroo collects or generates in excess of 80,000 tonnes of rubbish. The recycling programme diverts about 7.5% of this material at a cost of about \$1.6m. Separate kerbside recycling collection should be seen as a temporary rubbish reduction programme pending the adoption of a more comprehensive, secondary waste treatment strategy by the Mindarie Regional Council.

### **RECOMMENDATION**

That Council:

8accepts the tender from Recycling Company of WA for Tender No 36-94/95, Contract Sorting of Recyclable Materials for a 12 month period commencing 1 August 1994;

9removes all plastic containers from the recycling collection list;

10retains liquid paperboard on the recycling list for 12 months pending evaluation of the effectiveness of the "brick it" campaign;

11retains used engine oil on the recycling list due to the environmental benefit.

R T McNALLY  
City Engineer

RWE:EMT  
Bere0702

I10703

CITY OF WANNEROO REPORT NO: I10703

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 240-4, 605-8, 680-12

WARD: CENTRAL, SOUTH WEST

SUBJECT: ANNUAL CONTRACTS: MECHANICAL SERVICES  
MAINTENANCE: JOONDALUP ADMINISTRATION CENTRE,  
CRAIGIE LEISURE CENTRE, WANNEROO LIBRARY AND  
FUNCTION CENTRE

Norman Disney & Young, Councils Mechanical Services Consultant, has conducted tenders for annual contracts for the maintenance of mechanical plant at the Joondalup Administration Centre, Craigie Leisure Centre and Wanneroo Library. These tenders closed on 2 June 1994 at the Consultants office following a two week advertised period for registrations of interest. Five tenders were received:

	Joondalup Admin Centre (\$)	Craigie Leisure Centre (\$)	Wanneroo Library (\$)
Designair	10,609.00	4,280.00	1,796.00
Direct Engineering Services	9,784.00	3,902.00	1,996.00
Haden Engineering	16,680.00	4,462.00	3,955.00
York Australia	14,525.00	6,540.00	4,371.00
Trane West	11,742.00	8,948.00	4,300.00

The value of current contracts and the existing contractors are as follows:

Joondalup Administration Centre (Direct Engineering Services)	\$4,740.00
Craigie Leisure Centre - wet side only (Direct Engineering Services)	\$2,004.00
Wanneroo Library and Function Centre	



(Designair)

\$1,796.00

The prices submitted for Joondalup Administration Centre and Craigie Leisure include a separable portion for the maintenance of the Direct Digital Control systems and analogue control systems at those Centres. The maintenance contract values without this component would be:

	Joondalup Administration Centre (\$)	Craigie Leisure Centre (\$)
Designair	4,759.00	2,980.00
Direct Engineering Services	4,212.00	2,672.00
Haden Engineering	10,482.00	3,022.00
York Australia	8,536.00	5,206.00
Trane West	8,452.00	7,628.00

Norman Disney & Young obtained a quotation from Satchwell Controls for the maintenance of DDC and analogue pneumatic controls. Against Direct Engineering Services tender prices, these compare as:

	Joondalup Administration Centre (\$)	Craigie Leisure Centre (\$)
Satchwell Controls	5,390.00	1,200.00
Direct Engineering Services	5,572.00	1,230.00

The Consultants have recommended that the maintenance of digital and analogue pneumatic controls be separated from the mechanical services maintenance contracts for Joondalup Administration Centre and Craigie Leisure Centre, and be let separately to Satchwell Controls (both DDCs are Satchwell Controls proprietary products).

It should be noted that the contract for Craigie Leisure Centre will include both wet and dry sides of the complex.

Norman Disney and Young, in analysing the tenders, has projected the costs to include anticipated labour and materials costs for breakdowns. Total anticipated expenditure would be:

Joondalup Admin Centre (\$)	Craigie Leisure Centre (\$)	Wanneroo Library (\$)
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Designair	18,907.00	7,541.00	3,082.00
Direct Engineering Services	16,944.00	6,812.00	3,230.00
Haden Engineering	25,548.00	8,136.00	5,588.00
York Australia	23,065.00	9,967.00	5,812.00
Trane West	20,007.00	12,263.00	5,701.00

The Consultants recommend Direct Engineering Services for the annual maintenance contracts for the Joondalup Administration Centre and Craigie Leisure Centre, and Designair Services for the annual maintenance contract for the Wanneroo Library and Function Centre.

#### RECOMMENDATION

That Council:

- 1 accepts the tender sums of \$9,784.00 for the Joondalup Administration Centre and \$3,902.00 for the Craigie Leisure Centre annual contracts for maintenance of mechanical services;
- 2 authorises the City Building Surveyor to adjust the contract sum of \$9,784 for the Joondalup Administration Centre and \$3,902.00 for the Craigie Leisure Centre by deducting \$5,572.00 and \$1,230.00 respectively for the maintenance of DDC and analogue pneumatic controls;
- 3 accepts the quotations of \$5,390.00 for the Joondalup Administration Centre and \$1,200.00 for the Craigie Leisure Centre for the annual maintenance of DDC and analogue control systems at those Centres;
- 4 accepts the tender of \$1,796.00 from Designair Services for the annual contract for the maintenance of mechanical services at the Wanneroo Library and Function Centre;
- 5 authorises the signing of contract documents;
- 6 subject to the agreement of both of the contractors and the City of Wanneroo, agrees to the extension of the contracts for a further twelve month period.

R FISCHER  
City Building Surveyor

RF:SE

bre06016

I10704

CITY OF WANNEROO REPORT NO I10704

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-2

WARD: NORTH

SUBJECT: TRAFFIC SIGNALS - SHENTON AVENUE AND BURNS  
BEACH INTERSECTIONS WITH MARMION AVENUE

Council has requested that a report be submitted on the situation regarding traffic lights at the intersections of Shenton Avenue and Marmion Avenue and Burns Beach Road and Marmion Avenue including referral of this matter to the Main Roads Department.

Main Roads WA has advised that its programme for the installation of traffic signals is carried out on a priority basis with the most hazardous locations being treated first. This ensures that the greatest community benefit is received from the limited funds available. At present there are many other locations where the level of hazard is greater and would require prior attention.

Main Roads WA has also advised that subsequent discussion with adjacent land developers on options to fund the signal installations have not been very supportive. The Department has investigated whether other measures can improve safety at these intersections and in this regard will install additional signing and road markings. As part of these investigations, the City's Engineering Department is undertaking an assessment on the need for right turn channelisation improvements.

The funding of the installation of traffic signals at intersections has generally been considered the responsibility of Main Roads WA. However, with limited funding, combined with demand for signals at existing, hazardous locations, there is a need to find alternative funding sources to advance the programming of traffic signals at lower ranked intersections. Also, the ongoing development of the northern corridor and existing road network planning will continue to result in the

creation of major four way intersections. While a traffic management strategy, such as interim treatments of roundabouts, is being assessed for these intersections, the ultimate road capacity and efficiency is likely to warrant traffic signals.

As a significant amount of the traffic using the major roads in the initial stages is subdivision related, in general discussions it is considered that the development industry has a role to contribute to the traffic management of the major road system. While the major road system is in the care and control of the City, the signal installation is considered the responsibility of Main Roads WA. Therefore, it is considered appropriate that Main Roads WA, together with the City, makes representation to the Department of Planning and Urban Development to impose a standard subdivision condition that the associated land developers contribute on a proportional basis to the installation of signals at major fourway intersections.

#### RECOMMENDATION

That Council seeks Main Roads WA support for a joint submission to the Department of Planning and Urban Development for imposition of a condition on subdivision developers to contribute on a proportional basis to the installation of signals at major fourway intersections.

R T McNALLY  
City Engineer

PP:EMT  
Bere0706

I10705 CITY OF WANNEROO REPORT NO I10705

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-1665, 510-3153

WARD: CENTRAL

SUBJECT: JOONDALUP DRIVE/CORD STREET TRAFFIC  
SIGNALS AND PARKING PROHIBITIONS

As part of the development of the Lakeside Joondalup Shopping Centre and development approval conditions, liaison has been undertaken with the developers on access points to Joondalup Drive.

The development incorporates an accessway to the centre's car park that has been constructed at the Joondalup Drive and Cord Street intersection. This access will provide the main entry to the shopping centre from Joondalup Drive. When operational, the access leg will also convert the Cord Street T-junction into a four way intersection. Following consideration on the impact of the traffic movements, the Engineering Department has previously negotiated with the developer that the creation of this four way intersection will include the provision of traffic signals with this work being undertaken and funded by the shopping centre developers.

The traffic signal installation at the intersection has been programmed for early August 1994.

Accordingly, the Main Roads WA has requested Council's concurrence to the signal installation and associated kerbside restrictions. The extent of the traffic signal parking prohibitions is shown on Main Roads WA Drawing No 9420-0025-1 at Attachment 1. It is to be noted that the shopping centre owners have indicated, in principle, agreement to the ceding of the road reserve for the traffic signal control area from within the car park at the intersection, as shown at Attachment 2. The Shopping Centre owners have been requested to initiate the gazettal of this section of road.

RECOMMENDATION

That Council concurs to the traffic signal installation and associated kerbside restrictions at the Joondalup Drive and Cord Street intersection, as shown on Main Roads WA Drawing No 9420-0025-1, at Attachment 1 to Report No

R T McNALLY  
City Engineer

PP:AT  
Bere0707

I10706

CITY OF WANNEROO REPORT NO I10706

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-0-8

WARD: SOUTH-WEST

SUBJECT: NORTH EAST DUNCRAIG TRAFFIC STUDY

#### BACKGROUND

In July 1993, Council resolved to establish a local traffic study group for the North East Duncraig area (Item H10716 refers). For some time, there had been great diversity of opinion within the community over a number of traffic related problems and possible solutions. The extent of the study area identified when Council approved the Study Group membership in September 1993 (Item H10905 refers) is shown on Attachment 1.

#### TRAFFIC STUDY OBJECTIVES

The Study Group adopted the following objectives:

12To improve overall safety for pedestrians, cyclists and vehicular traffic.

13To control traffic speeds.

14Encourage traffic movement in accordance with road hierarchy.

15Maintain reasonable level of resident, public transport and service access.

16To control and regulate parking in the area.

17To identify specific traffic hazards and possible solutions.

With these objectives, a number of "area specific" problems were identified. However, the solutions proposed combine to achieve



an overall traffic management strategy for the study area. The principal aim of this strategy was to limit and control the incursion of school generated traffic into north east Duncraig.

The reduction of vehicle speeds on perimeter roads, Glengarry Drive and Doveridge Drive was also seen as desirable.

A questionnaire, based upon the initial recommendations of the North East Duncraig Traffic Study Group and from general community comments was prepared. The issue of a footpath along the east side of Alfreton Way, was included as an option. A copy of this questionnaire and explanatory notes is shown on Attachment 2.

A total of 411 questionnaires was distributed to all north east Duncraig households, Glengarry Primary School and St Stephens School in March 1994. The explanatory notes requested residents to consider the connection between various treatments in the context of an overall traffic management strategy. To assist residents, advantages and disadvantages of traffic device types were noted.

#### QUESTIONNAIRE RESULTS

The questionnaire achieved 187 responses or a 46% overall response rate. The results are shown on Attachment 3. The questionnaires were coded so that area responses could be more easily related to proposed traffic treatments as shown on Attachment 4.

#### TRAFFIC TREATMENTS

##### OPTION A - GLENGARRY DRIVE - PARKING EMBAYMENT (ADJACENT TO ALFRETON PARK AND GLENGARRY PRIMARY SCHOOL)

A survey of Glengarry Primary School traffic flow patterns found that most vehicle trips originated south of the school. Twice daily, approximately 45 vehicles enter Doveridge Drive (south).

A further 30 vehicles continue along Glengarry Drive to Foston Road and Alfreton Way.

##### Street/Community Support

The concept of providing a parking facility along this route, and therefore discouraging vehicles from entering Foston Road received the 2nd highest approval rating (83%). However, opinion amongst households opposite the facility was divided (4 for, 5 against, and 1 no reply). The main concerns about the embayment proposal were generally the speed/volume of Glengarry

Drive traffic and non school use of the parking facility. Some residents suggested parking prohibitions along the west side of Glengarry Drive in this area.

The parking embayment treatment is estimated to cost \$21,000.

This treatment would operate more efficiently and safely with a roundabout at the junction of Glengarry Drive and Guron Road (Option B). A roundabout at this junction would provide the necessary 'U' turn facility for school traffic and have a significant traffic calming effect.

#### OPTION B - ROUNDABOUT, GLENGARRY DRIVE/GURON ROAD JUNCTION

A roundabout at this junction would assist with vehicle turning movements using the parking embayments. It would also tend to reduce vehicle speeds along this section of Glengarry Drive. A roundabout at this junction is estimated to cost \$45,000.

#### Street/Community Support

This option received 68% overall support, with particularly strong support from nearby residents. The treatment was seen as a means of reducing excessive vehicle speeds, especially of vehicles entering Guron Road. These favourable results also support those achieved in the Guron Road Traffic Study (Item I10604 refers).

#### OPTION C - ROUNDABOUT, JUNCTION GLENGARRY DRIVE AND DOVERIDGE DRIVE (NORTH)

St Stephens School traffic represents the main incursion of non-local traffic into north east Duncraig with traffic flow patterns extending throughout the study area. It should be noted that the majority of traffic movements occur over a 20 minute period. The resultant traffic congestion at the junction of Glengarry Drive/Doveridge Drive (north) is particularly severe. This roundabout proposal offers an opportunity to reduce congestion at this intersection. It is also possible that the majority of St Stephens school traffic may be confined to Doveridge Drive (north) if this intersection access onto Glengarry Drive is improved.

The estimated cost of a roundabout at this junction is \$45,000.

#### Street/Community Support

Overall, this option received a 73% approval rating. However, within the local affected areas opinion was divided on this proposal. It is to be noted that three of the seven households at the junction are strongly opposed; two are in favour and two did not respond.

Major concerns identified with the roundabout were increased noise levels and accidents, reduction of verge areas (and parking) and comments that an alternate route, accessing Hepburn Avenue (for St Stephens school traffic) should be investigated. The most affected households with the roundabout proposal sought further discussions with Council prior to construction of this treatment.

With regard to the comment on vehicle access to Hepburn Avenue for St Stephens School traffic, Hepburn Avenue, because of its function, is a "limited access" road, and as such, direct access to the school is not supported. The installation of a roundabout at the northern Doveridge Drive is likely to have significant traffic and intersection control benefits. However, it is recognised that affected residents need to be consulted on the design of the device prior to installation.

#### OPTION D/OPTION E - ROUNDABOUT OR SLOW WAY, FOSTON DRIVE AND DOVERIDGE DRIVE JUNCTION

The proposed treatments, Option D (roundabout) or Option E (slow way) are traffic devices primarily designed to slow vehicle speed, along the straight section of Doveridge Drive. Council had previously considered concerns with the speed of motorists in May 1992 (Item G10519 refers). Subsequently, Main Roads WA has improved signing and pavement marking on the bend.

The roundabout is estimated to cost \$42,000 to construct while the slow way is \$41,000.

#### Street/Community Support

Overall support for a treatment at this junction was of a lower order. The roundabout was seen as the most effective of the two devices. It is also likely residents of the future retirement village would seek a "traffic calmed" zone in this area and the installation of a roundabout can be considered on a priority ranking.

#### OPTION F - FOOTPATH - NORTH SIDE DOVERIDGE DRIVE (ADJACENT TO SAINT STEPHENS SCHOOL)

A footpath along the north side of Doveridge Drive was proposed for existing St Stephens School pedestrian traffic usage. This work is estimated to cost \$6,000. A footpath on this side of the road would significantly impact (and reduce) current verge parking practices from St Stephens School traffic. Also, a footpath is constructed on the south side of Doveridge Drive.

The proposal received wide support from the study area (70%) and high local support. Generally, this treatment was seen as helpful to pedestrian safety, but as Doveridge Drive already has a footpath on the southern verge, its implementation can be considered on a priority ranking.

#### OPTION G - PARKING PROHIBITIONS, ALFRETON WAY

To improve traffic safety in Alfreton Way, extensions to the existing NO STANDING prohibition at the bends were proposed. The existing prohibitions are shown on Attachment 5. The proposed prohibitions will relocate parked vehicles away from the road bends, as shown on Attachment 6. The local response rate was high (66.7%) and overwhelmingly favourable to this proposal. Also, with these proposed parking prohibitions, the existing "NO PARKING CARRIAGEWAY OR VERGE" prohibition, on the south side of Alfreton Way, will be removed to allow for street parking.

#### OPTION H - FOOTPATH, ALFRETON WAY (EAST)

The issue of further footpaths in Alfreton Way has divided the local community around Alfreton Way and Foston Road. Approximately, 30 to 40 parents and children currently walk to the Glengarry Primary School via Alfreton Way. During peak periods, some 55 vehicles also enter Alfreton Way. As part of the overall strategy, a reduction in this vehicle/pedestrian conflict was considered achievable by establishing additional parking areas in Glengarry Drive and Doveridge Drive and thereby lessening the need for motorists to enter Alfreton Way. Notwithstanding this, it should be recognised a number of motorists will continue the current practice of using Alfreton Way. It should also be noted that Glengarry Primary School's student population is falling.

#### Street/Community Support

An overall support level of 55% for this proposal was tempered by a no interest rate of 25% indicating that this issue is

mainly of local interest. The majority of the Alfreton Way households strongly opposed the footpath proposal. Conversely, sections of Foston Drive and Hayfield Way strongly supported the proposal.

Comments against the footpath proposal indicated that other proposed measures would remove vehicular traffic from Alfreton Way, thereby improving pedestrian safety. Conversely it was considered that a footpath was essential for pedestrian safety.

The construction of the footpath is estimated to cost \$6,000.

The construction of a footpath in Alfreton Way is an ongoing contentious issue. In view of the proposed other measures that can affect traffic movements in Alfreton Way, it is considered that this proposal should be deferred pending monitoring of the situation.

#### OPTION J - PARKING EMBAYMENTS, DOVERIDGE DRIVE (EAST)

The proposal to extend the existing parking facilities in Doveridge Drive were seen as necessary to reduce current traffic congestion levels. A significant portion of Glengarry School traffic access the school from Doveridge Drive (south).

Additional embayments, as shown in Option J, are estimated to cost \$14,000 to install.

#### Street/Community Support

Generally, north east Duncraig households enthusiastically supported this option (84%), as did abutting households. Most comment referred to existing traffic congestion and lack of safety issues. Other matters raised were removal of parking prohibitions on the west side; installation of prohibitions east side; possibility of vehicles 'U' turning; position of school buses and safety of children crossing junction of Netherby Road and Doveridge Drive.

A recent survey indicated 25-30 pedestrians access the school via Netherby Road. Though parents cross at the junction, virtually all children use the guard controlled crossing and existing footpath system. The proposed extension of the embayment in this area, as shown on Attachment 7, should not impact upon existing pedestrian flow patterns.

Therefore, the installation of this treatment has merit and is an integral part of the overall traffic management strategy.

#### ADDITIONAL MATTERS RAISED

1. During the study period, St Stephens School Board sought Council comment and approval to modify the main entrance to the school. The basis of their proposal is to create a separate left turn lane out of the school by relocating a central median island further to the west, as shown on Attachment 8. Currently the lane widths are designed for vehicles entering the school grounds. However, 54% of school generated vehicles park on the adjacent road verge. If the access situation could be improved, more motorists may enter the school grounds. The dual egress lanes will assist with left-out turning movements and may therefore redirect some school traffic through north east Duncraig. However, the overall benefits of this treatment warrants its construction.
2. Concern has been raised about the safety of pedestrians/cyclists crossing Doveridge Drive in the vicinity of the bend. Few people seem to cross at this point, however, the situation will be further monitored.
3. A cycleway along MacAuley Avenue, between Pentland Park and Lorne Road, was reported to provide inadequate sight distance for northbound cyclists. This cycleway conforms to standard conditions, where a low volume road is involved. The matter of additional warning signs has been referred to Bike West for comment.

#### BUDGET FUNDING

In view of the number of traffic treatments proposed, and response to the questionnaire, it is considered that projects should be listed, on a priority ranking, and be stage constructed. This will enable the fundamental aims of the traffic management strategy to be achieved while allowing other proposed measures to be further assessed in the context of changing traffic flow patterns.

It is initially proposed that the construction of roundabouts, at the junctions of Glengarry Drive with Doveridge Drive (north) and Guron Road, together with the establishment of the parking embayments at Glengarry Primary School, in co-operation with the Department of Education, be listed in the 1994/95 draft Budget.

If the Department is unable to jointly fund both embayment projects in one year, then preference should be given to Option B (parking embayments in Glengarry Drive).

It should be noted that an amount of \$90,000 has been included in the 1994/95 year of the Five year Capital Expenditure Programme for the two roundabouts in Glengarry Drive (Item ETM022 refers). Should the Education Department agree to part fund the embayments, then Council's contribution could be sourced from Item ETM008 Traffic Improvements - Various Locations.

The construction of footpaths in Alfreton Way and Doveridge Drive (north), together with the construction of roundabout at the junction of Foston Drive and Doveridge Drive, can be further assessed pending monitoring of the first stage works.

#### RECOMMENDATION

That Council:

1. lists for consideration in the draft 1994/95 budget, the construction of roundabouts at the junctions of Glengarry Drive/Guron Road and Glengarry Drive/Doveridge Drive (north), together with associated works, for an estimated cost of \$90,000, as shown on Attachment 3 to Report No
2. constructs parking embayments in Glengarry Drive and Doveridge Drive subject to a 50/50 cost sharing arrangement with the Department of Education;
3. amends and extends the existing "NO STANDING ANY TIME" signs to "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" on the Alfreton Way southern road bends, as shown on Attachment 6 to Report No
4. revokes the "NO PARKING CARRIAGEWAY OR VERGES 8.15AM - 9.15AM; 3.00PM - 4.00PM MONDAY TO FRIDAY" on the south side of Alfreton Way, as shown on Attachment 6 to Report No
5. lists, for consideration in the Five Year Capital Works Programme, and subject to further monitoring the construction of footpaths in Alfreton Way and Doveridge Drive north, together with a roundabout at the Foston Drive and Doveridge Drive junction.

7. approves the proposed alterations to the main entrance to St Stephens School, as shown on Attachment 8 to Report No
8. thanks the members of the North East Duncraig Traffic Study Group for their assistance in formulating the traffic management options;
9. advises local residents of the proposed traffic management strategy for North East Duncraig.

R T McNALLY  
City Engineer

PP:AT  
Bere0703

R T McNALLY  
City Engineer

DP:AT  
Bere0703



I10707

CITY OF WANNEROO REPORT NO I10707

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 508-1

WARD: ALL

SUBJECT: LGA ZONE REPRESENTATION OF THE MUNICIPAL WASTE  
ADVISORY COUNCIL (MWAC)

Following consideration of a strategy paper on the "future role of MWAC", it was resolved at the May meeting of MWAC to invite nominations for additional representation on MWAC, consisting of an elected representative from each LGA zone (central, south, east, north).

MWAC also resolved to expand the officer advisory committee to include an officer from each zone.

Nominations have been invited for the above and it will be an agenda item for the zone meeting in July. If any councillor is interested in the position, this needs to be indicated so that the zone representative can put forward the nomination at the next zone meeting.

The terms of reference of MWAC and the resolution of the May meeting form Attachment 1.

Submitted for direction from Council.

R T McNALLY  
City Engineer

RWE:AT  
Bere0705



DRB:AT  
Bere0704

I10709

CITY OF WANNEROO REPORT NO I10709

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-2, 510-1287, 510-2143

WARD: SOUTH AND SOUTH WEST

SUBJECT: SPEED ZONING - MARMION AVENUE, WHITFORDS  
AVENUE AND BEACH ROAD

Main Roads WA has advised that, following approaches from a number of parties, it has reassessed the current speed limits of a number of roads under the City's jurisdiction.

As a result of these investigations it is intended to increase the present 70 km/h zoning on the following roads:

Marmion Avenue

- . 100 metres north of Karrinyup Road to Mermaid Way, Ocean Reef Road - 80 km/h.

Whitfords Avenue

- . Between Marmion Avenue and the Mitchell Freeway - 80 km/h.

Beach Road

- . From Alexander Drive to 550 metres east of Wanneroo Road (near Warwick Reserve access road) - 80 km/h.
- . From Alvaston Road (200 metres east of Poynter Drive) to Marmion Avenue - 80 km/h.

In liaison with Departmental officers on this matter, Main Roads WA has also advised that:

"the higher speed zoning is unlikely to have any significant influence on motorists behaviour or accidents at traffic signals. A number of traffic signals in Perth

operate in 80 km/h zones. Experience shows that operation is satisfactory in this speed environment".

In regard to changes to Transperth buses having priority access from embayments where currently the speed zoning is less than 80 km/h, Main Roads WA has advised that:

"Bus embayments are the responsibility of the City of Wanneroo. These should operate satisfactorily in a 80 km/h zone, however, comment should be sought from Transperth on this matter".

Transperth has advised that it cannot support the proposed speed zoning proposal as the loss of bus priority when exiting from the specially constructed bus bays is considered a backward step for its operations.

In view of Transperth's concerns, the issue with the operation of formal bus embayments needs to be clarified with Main Roads WA. These embayments are an integral part of the traffic management of Regional Roads and are also requested by motorists to avoid the situation of buses stopping in the traffic lane.

It is also to be noted that, as the proposed speed zoning changes affect Marmion Avenue (south) and Beach Road which are boundary roads with the City of Stirling, Main Roads WA should also refer this proposal for that City's comments.

#### RECOMMENDATION

That Council refers Transperth's comments on the proposed 80 km/h speed zoning proposal for Marmion Avenue, Whitfords Avenue and Beach Road to Main Roads WA for consideration accordingly.

R T McNALLY  
City Engineer

PP:AT  
Bere0709

I10710

**CITY OF WANNEROO REPORT NO: I10710**

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 1492/247/19

WARD: SOUTH

SUBJECT: PROPOSED DOUBLE GARAGE: LOT 247 (19) KYLIE WAY, KINGSLEY

**APPLICATION**

An application has been submitted for approval to construct a double garage at Lot 247 (19) Kylie Way, Kingsley, with a lesser front building setback normally approved by Council (see Attachment 'A').

**RESIDENTIAL PLANNING CODES**

The Residential Planning Codes permit a 3000 setback provided an average of 6000 can be maintained. Council recently adopted a policy to discourage any garages or carports being placed forward of the 3000 building setback line. Council has the authority to permit lesser setbacks.

**BACKGROUND**

The applicant wishes to locate the proposed garage 2500 back from the truncation line. The dwelling setback from most of the front boundary line is 8100. The truncation is caused by the lot being one of four lots in a small cul-de-sac.

The applicant has submitted the written favourable comments of both adjoining owners.

**COMMENTS**

It is recognised that Council's Policy seeks to maintain a regular streetscape, however in this instance because the house

is set so far back from the main front boundary, it is considered that the 2500 proposed setback, being only 500 less than the permitted 3000, should be given favourable consideration.

#### RECOMMENDATION

That Council approve the proposed garage at Lot 247 (19) Kylie Way, Kingsley, with a reduced front setback of 2500 from the truncation.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre06020



I10711

CITY OF WANNEROO REPORT NO: I10711

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 210-8

SUBJECT: PRIVATE SWIMMING POOL LEGISLATION

PRIVATE SWIMMING POOL INSPECTIONS

Section 245A of the Local Government Act promulgated in March 1991, required Council to inspect all private swimming pools for compliance with private swimming pool enclosure regulations, by 1 July 1992 and thereafter once every four years to ensure continued compliance. During this period Pool Inspectors and the Building Surveyors inspected 12,891 pool enclosures.

Each year the number of pools to be inspected increases by approximately 1000. The second round of inspections is scheduled to commence on 1 January, 1995 and be completed by 30 June 1996. Because of changes in legislation since 11 July, 1989, pool regulations now come under three categories:

- (1) Pools installed before 11 July, 1989.
- (2) Pools installed between 11 July, 1989 and 12 November, 1993.
- (3) Pools installed after 12 November, 1993.

The pools installed within each period signified are required to comply with the regulations in place in those periods, however there is nothing to prevent a pool owner from bringing a pool enclosure into compliance with current regulations.

- (1) The pools installed under the provisions of the revoked Uniform Swimming Pool By-laws permit access from the dwelling to the pool area.

- (2) Regulations introduced in this period required any gates to open away from the pool area and any doors from the dwelling accessing a pool area were to be provided with an isolation fence and gate between the doors and the pool area.
- (3) The current regulations now permit self closing and self latching mechanisms to be used on the doors of a dwelling accessing the pool area. Windows are to be covered with a security grille or a device may be fitted which prevents the window opening more than 100.

#### POOL INSPECTION FEES

Section 245A (8) of the Local Government Act authorises Council to fix a charge to be imposed on each owner or occupier of land on which there is a swimming pool, to meet the cost in that financial year of carrying out the inspections. The maximum fee which may be charged is \$50.00. The inspection fee set by Council is required to be published in the Government Gazette.

For the first round of inspections, the inspection fee was \$32.00. Because it was the first comprehensive inspection of its kind and the Act required all pools to be inspected, the cost of an aerial survey was included in the fee. This survey revealed some 2000 unregistered pools. It is considered that such a survey will not be required for the second round of inspections.

The second round of inspections are scheduled to commence on 4 January, 1995. Inspections will then follow every year in varying numbers. Because of these varying number of inspections, it is considered that a Private Swimming Pool Co-ordinator be employed on a permanent basis and the Pool Inspectors should be on a casual/temporary basis.

2400 pool enclosures will require inspections from January, to 30 June, 1995. Based on the time taken for previous inspections and the fact that access cannot be made on many first inspections, the pool co-ordinator and two pool inspectors will be required for this period.

10491 pool enclosures will require inspections from 1 July, 1995, to 30 June, 1996. The pool co-ordinator and 3.25 pool inspectors will be required for this period.

It has been assessed that the pool inspection fee for the total number of pools to be inspected will be \$19.00. This charge will cover all costs associated with the inspection programme including vehicles, salaries etc. and these costs have been included in the 1994-1995 draft budget.

It is recommended that the owners or occupiers of the properties where a pool is to be inspected be charged \$9.50 with the 1994/1995 and 1995/1996 financial years and that the fee is collected with the rates.

It is also recommended that a suitable notice be placed in the Wannon Times Community Newspaper addressing the pool enclosure requirements and the fee for the pool inspections and a copy of that notice be included with the Rates Notices.

It should be explained that in the year following this second round of inspections, 1996/1997, approximately 1000 pools will be required to be inspected when the pool co-ordinator and one pool inspector will be able to carry out the inspections.

#### PENALTIES AND FINES

When a site instruction is served on a pool owner or occupier for a pool enclosure offence, if the remedial works are not carried out within 14 days, Council may serve an Infringement Notice carrying a penalty of \$75.00. If a formal Notice is served and ignored the penalty is \$100.00.

If the Infringement Penalty is not paid within 21 days, Council may instigate prosecution proceedings. Since the mandatory inspections were introduced, 250 Infringement Notices have been served. 82 of these were subsequently withdrawn due to varying reasons. Approximately 50 pool owners refused to pay the Infringement Penalty and were prosecuted. Fines and costs varied from \$150.00 to \$450.00. Where a property on which the pool was located was jointly owned, both owners were ordered to pay the fines and costs.

Section 245A of the Local Government Act carries a maximum penalty of \$5000.00 and \$250.00 daily penalty for each day the offence continues. The regulations at the commencement of the first inspections were hard to understand and the Courts imposed comparatively small fines. However since the regulations have been simplified, it is considered that heavier fines will be imposed.

## RECOMMENDATION

That Council:

- 1       authorises the Town Clerk to appoint a Private Swimming Pool Co-ordinator and two temporary Private Swimming Pool Inspectors to commence duties on 4 January, 1995;
- 2       appoints all Building Surveyors, the Swimming Pool Inspection Co-ordinator and the Swimming Pool Inspectors as authorised officers under Section 245A (4) of the Local Government Act as amended;
- 3       authorises the Swimming Pool Inspection Co-ordinator, the Deputy City Building Surveyor and the City Building Surveyor to exercise the powers contained in Section 245A (5)(c) of the Local Government Act as amended to take those measures necessary in order to prevent the swimming pool from being a danger to the public and recover the cost from the owner or occupier;
- 4       appoints the Swimming Pool Inspection Co-ordinator, the Deputy City Building Surveyor and the City Building Surveyor as authorised persons as required by Section 669F of the Local Government Act as amended to issue Infringement Notices for non-complying swimming pool enclosures;
- 5       appoints the Town Clerk and the City Building Surveyor as Prescribed persons under Section 669F of the Local Government Act as amended to issue withdrawals;
- 6       authorises the purchase of two sedans for the use of the swimming pool inspectors;
- 7       authorises the inspection fee of \$19.00 of which \$9.50 will be charged in 1994-1995 and \$9.50 will be charged in 1995-1996 be gazetted in the Government Gazette;
- 8       authorises a Notice to be published in the Wanneroo Times Community Newspaper addressing the pool inspection programme and copies of the notice to be issued with the rates notices.

L CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre06001

I20700

CITY OF WANNEROO  
TOWN PLANNING SECTION  
REPORTS FOR COUNCIL MEETING  
13 JULY 1994

**I20701****CITY OF WANNEROO REPORT NO: I20701**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 30/4209, 30/354, 3000/47/2092

WARD: NORTH

SUBJECT: RETAIL NURSERY : LOT 47 (2092) WANNEROO ROAD,  
NEERABUP

METRO SCHEME: MRS Rural (Landscape Protection Zone)

LOCAL SCHEME: Local Scheme Rural

APPLICANT/OWNER: A & M Sangalli

APPLICATION RECEIVED: 13.6.94

REPORT WRITTEN: 28.6.94

**INTRODUCTION**

The Council refused an application to establish a retail nursery on Lot 47 in March 1993. The applicants appealed to the Minister who upheld their appeal subject to:

"... land and buildings used for the propagation, nurturing and growing of plants, and where that is the predominant use may include the retail sale of seeds, bulbs, seedlings, shrubs, trees or other nursery stock propagated and grown on the site, and additionally plant containers; fertilizers, soil conditioners, weedicides and pesticides, sold in bags or other containers; and gardening implements, sprinklers and home reticulation equipment."

The applicants find this is too restrictive and have made a further application to operate landscaping supplies and be able to import nursery stock from elsewhere for sale from Lot 47. This runs contrary to the Council's proposed Amendment No 622 and Wanneroo Road Policy.

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BACKGROUND

Lot 47 was formerly part of Lot 2 which included part of Neerabup Lake and was subdivided to form Lots 46, 47 and 48. Whilst Lot 47 is zoned Rural it is identified as "Landscape Protection Zone" in the North West Corridor Structure Plan. Lot 48, to the rear, forms part of the Regional Parks and Recreation Reserve around Neerabup Lake. The Landscape Protection Zone includes areas of special rural character and sensitivity and aims to ensure the conservation and enhancement of natural character through sensitive development which recognises existing landscape systems and natural features. Council refused (H20304) the Sangalli's application for a retail nursery on the grounds that:

18the development is premature in light of the detailed planning for the area that is currently being undertaken for the proposed Landscape Protection Zone following the release of the North West Corridor Structure Plan;

19the proposed development detracts from the environmental and aesthetic value of the proposed Lake Neerabup Wetland recreation reserve;

20the development introduces an additional commercial activity on land along Wanneroo Road intensifying commercial development along this road in this area;

21the access and egress of the development onto Wanneroo Road is contrary to its function as a restricted access important regional road;

22if approved, it will set an undesirable precedent for further commercial type activities on rural land along Wanneroo Road.

The Minister upheld an appeal against this decision in November 1993. Clearly the Minister's determination was influenced by "... the advanced status of Amendment No 622 ... to apply tighter controls on commercialisation along Wanneroo Road and the trend towards the industrialisation of plant nurseries generally, I have found the position to be such that a limited form of nursery development could be allowed to proceed." The Council received Report H61205 on the Minister's determination in December 1993.

## REQUEST TO EXPAND



Mr and Mrs Sangalli wish to expand their retail nursery activities beyond the limit imposed by the Minister's appeal determination. They want to do landscape supplies and be able to import a wider range of nursery stock than they are able to grow for resale from Lot 47. The reasons given for this are:

- they cannot compete with the nurseries unless they are permitted to import a wider range of plants than they are able to grow on Lot 47;
- there is a demand for a small well stocked nursery in the area;
- they wish to provide storage bins from which to sell peat, potting mixes, garden mulches, manure, topsoil, soil conditions, sawdust, sand etc which they claim to have been manufacturing for fifteen years or more.

#### ASSESSMENT

Approval dated 31 May 1976 was granted to an application for the extraction of peat for treating and sale to other wholesale and retail outlets from the old Lot 2. Condition 3 of that approval was quite specific in stating that "while it is accepted that peat will be extracted and processed on site NO RETAIL SALES are to take place from the project site." Lot 47 (formerly part of Lot 2) is no longer adjacent to the lake as can be seen from Attachment 1 and the relevance of the 1976 approval today is questionable. In my view it can no longer apply.

A reply to a letter from Mr Sangalli in 1988 advised that his proposal to provide storage bays for blue metal, sand etc (presumably for re-sale) was not a rural use and such landscape or garden supplies was more appropriate in industrial zones. I can find no approval for Mr and Mrs Sangalli to sell trailer loads from bulk supplies kept on Lot 47 direct to the general public. Consequently this activity is illegal and I suspect that other activities outlined in their letter dated 18 May 1994 are also being conducted without authority.

#### RECOMMENDATION:

THAT Council:

1. refuses the application by A and M Sangalli to operate Landscape Supplies from Lot 47 (2092) Wanneroo Road,

Wanneroo and import nursery stock for resale from their retail nursery on the grounds that:

- .1 the proposed activities would be contrary to the Ministers appeal determination which limits the retail nursery to meaning

"... land and buildings used for the propagation, nurturing and growing of plants, and where that is the predominant use may include the retail sale of seeds, bulbs, seedlings, shrubs, trees or other nursery stock propagated and grown on the site, and additionally plant containers; fertilizers, soil conditioners, weedicides and pesticides, sold in bags or other containers; and gardening implements, sprinklers and home reticulation equipment.";

- .2 the more intensive non-rural use will:

.1 further

.2intensify commercial development along Wanneroo Road contrary to the Council's Policy;

- .3 set an undesirable precedent for further commerci

2. advises Mr and Mrs Sangalli of the extent to which their use of Lot 47 is restricted by planning approvals and that they risk prosecution for unauthorised activities indicated in their letter dated 18 May 1994.

O G DRESCHER  
City Planner

acs:gm  
pre94724  
29.6.94

I20702

CITY OF WANNEROO REPORT NO: I20702

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 30/4646

WARD: CENTRAL

SUBJECT: PROPOSED ADDITIONAL DWELLING, LOT 508 (9)  
CORMORANT COURT, HEATHRIDGE

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development R20

APPLICANT/OWNER: L & A Davies

CONSULTANT: J Corp

APPLICATION RECEIVED: 18.5.94

REPORT WRITTEN: 22.6.94

SUMMARY

An additional dwelling is proposed on Lot 508, which is an undersized lot of 877m<sup>2</sup>. The R Codes require a minimum area of 900m<sup>2</sup> for the establishment of two grouped dwellings on lots with an R20 density code. The application is therefore not supported.

BACKGROUND

Lot 508 has recently been amalgamated with a closed public accessway (PAW) which ran between Lots 508 and 507 Cormorant Court. The accessway was requested to be closed because of anti-social behaviour and vandalism. The full width of the PAW was amalgamated with Lot 508 achieving a total area of 877m<sup>2</sup>. The lot has an R20 density code under the provisions of Council's Town Planning Scheme.

The owners of Lot 508 claim that they were advised by a Council officer in 1991/92 that the area of their lot combined with the area of the adjoining PAW would give an area of 918m<sup>2</sup>. On this basis they made the relevant purchase believing they would then be able to develop a second dwelling on the lot. When the

amended title was produced the area of the lot and the combined PAW totalled  $877\text{m}^2$  therefore  $23\text{m}^2$  short of the required minimum lot size for two dwellings.

On these grounds the owners now request the Council uses its discretion to allow the second proposed welling on this lot.

#### ASSESSMENT

The Residential Planning Codes (R Codes) require a minimum lot area of  $900\text{m}^2$  for two grouped dwellings in an R20 density coded area. R20 is a low density code with predominantly single residential dwellings. Lots which may accommodate grouped dwellings have a designated minimum lot size which is intended to preserve the residential amenity of these areas.

As Lot 508 has an area of  $877\text{m}^2$  and is  $23\text{m}^2$  less than that required, it is felt that approval of an additional dwelling on this site would constitute over-development of the site and set an undesirable precedent.

The adjoining owners have signed copies of the submitted plans indicating they have no objection to the proposal, however, in addition to the area of the lot, the applicant has been unable to fulfil other standard development requirements. These requirements include the provision of a second parking bay and a reversing bay for the proposed dwelling. The driveway is over 34m in length so tandem parking with no reversing bay is not considered suitable. It is not anticipated that this could be accommodated close to the dwelling. A number of other matters would require further attention to comply with requirements. If approval is to be granted for this proposal revised plans would be required prior to development approval being issued.

#### RECOMMENDATION:

THAT Council refuses the application for an additional dwelling on Lot 508 (9) Cormorant Court, Heathridge submitted by J-Corp on behalf of L & A Davies on the grounds that the lot does not conform to the minimum lot size of  $900\text{m}^2$  required for an R20 site under the provisions of the Residential Planning Codes, inadequate provision is made for vehicular access and parking, and the proposal would constitute over-development of the lot.

O G DRESCHER  
City Planner

mab:gm  
pre94712

I20703

CITY OF WANNEROO REPORT NO: I20703

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 4/105/196

WARD: SOUTH

SUBJECT: APPLICATION TO PURCHASE LOT 105 GNANGARA ROAD,  
LANDSDALE

LOCAL SCHEME: General Industrial

APPLICANT/OWNER: Kash Nominees Pty Ltd/City of Wanneroo

APPLICATION RECEIVED: 10.5.94

REPORT WRITTEN: 22.6.94

INTRODUCTION

The owner of Lot 104 Gngangara Road has applied to purchase the adjoining property which is owned by the City. The lot may be required for future road reserve and should therefore be retained until the road reserve requirements are known.

APPLICATION

Kash Nominees have applied to purchase Lot 105 Gngangara Road, Landsdale for staff parking. The lot was acquired by the City for drainage purposes, however due to its position in relation to the low point of the catchment it is no longer required for drainage.

The recent MRS amendment for East Wanneroo included a District Transport Study. This study indicates the need for upgrading of Gngangara Road between Skeit Road to Mirrabooka Avenue.

The road reserve requirements for this section of Gngangara Road should be finalised before consideration is given to selling the lot.

RECOMMENDATION:

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THAT Council does not consider selling Lot 105 Gngara Road, Landsdale until such time that the road requirements for the upgrading of Gngara Road are determined.

O G DRESCHER  
City Planner

cd:rp  
pre94713  
23.6.94

I20704

CITY OF WANNEROO REPORT NO: I20704

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 790-693

WARD: CENTRAL

SUBJECT: PROPOSED RECODING PORTION LOCATION 9974 CNR  
SHENTON AVENUE/MITCHELL FREEWAY RESERVE,  
CURRAMBINE

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: LandCorp

CONSULTANT: LandCorp

REPORT WRITTEN: 16.6.94

INTRODUCTION/BACKGROUND

Council initiated Amendment No 593 to rezone surplus portions of the Mitchell Freeway reserve at its intersections with Hodges Drive and Shenton Avenue. An area in the north-eastern corner of Connolly was subsequently deleted due to strong public objection. Attention has been drawn to the need to provide an appropriate residential density code to cover the area in the south-western corner of Currambine.

RESIDENTIAL CODING

Following a closer examination of the Residential Density Code Map boundaries by Council and the Department of Planning and Urban Development, it has become evident that the code boundary and the zone boundary with regard to the south-western corner of Currambine do not precisely coincide. The area of freeway which has now been zoned Residential Development is therefore not subject to an R Code and to rectify this situation a further amendment to Council's Scheme will be necessary.



LandCorp (the applicant) advises that the subject land is unlikely to be developed in the near future and has requested that its preferred coding, consistent with the adjacent residential neighbourhood, is R20.

The Department of Planning and Urban Development has verbally agreed to fast track the amendment due to its rather simple nature.

RECOMMENDATION:

THAT Council initiates Amendment No 693 to Town Planning Scheme No 1 to modify the Residential Density Code Map to code portion Location 9974 on the north west corner of the intersection of Shenton Avenue and the Mitchell Freeway, Currambine R20 and seeks the Hon Minister's approval to a reduced advertising period.

O G DRESCHER  
City Planner

tk:rp  
pre94706  
16.6.94

I20705

CITY OF WANNEROO REPORT NO: I20705

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 790-691, 790-535

WARD: NORTH

SUBJECT: PROPOSED RURAL STORE, PT LOC 1866 (530) NEAVES ROAD, MARIGINIUP

  

METRO SCHEME: Rural

LOCAL SCHEME: Special Rural Zone No 15

APPLICANT/OWNER: W D Duffy

APPLICATION RECEIVED: 13.6.94

REPORT WRITTEN: 21.6.94

INTRODUCTION

In 1992 Council discontinued Mr Duffy's Amendment No 535 which attempted to rezone land at the corner of Meadowlands Drive and Neaves Road for a service station and general store. This followed the refusal of the Minister to allow the amendment to be advertised. A fresh application has now been made by Mr Duffy to rezone for a store only and this requires consideration in the light of Council's Rural Stores Policy.

BACKGROUND

When Council considered the rezoning proposed by Mr Duffy under Amendment 535 it believed that there may be some need for a local store to service local residents and it therefore supported the proposal. However, that decision was made before the adoption of Council's Rural Stores Policy which has excluded the Neaves Road/Meadowlands Drive corner site in favour of, "a possible future outlet somewhere between Jandabup Lake and Lake Adams". Mr Duffy was invited to comment on the draft policy before the Council formally adopted its Rural Stores Policy, but no reply was received to the Council's letter of 20 August 1992.

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ASSESSMENT

The letter from Mr Duffy, dated 30 May 1994, requests rezoning to accommodate what he refers to as a "general store", a "corner store" and a "local store". The correct terminology should, I believe, be for a "Rural Store". This is defined in the Council's policy to mean:

*"A shop or other similar outlet of up to 100 square metres GLA offering for sale convenience goods to residents in the locality."*

The town planning scheme restricts land use in Special Rural Zone No 15 to residential and equestrian purposes only. If a rural store is to be accommodated in this zone it would be appropriate to rezone the portion of land required. It should be noted that the proposed site at the corner of Neaves Road/Meadowlands Drive is on land which still forms portion of Pt Loc 1866 and a simultaneous subdivision would also need consideration.

Rural Stores provide convenience shopping for local residents. They are not intended to attract passing trade along main roads.

Mr Duffy believes that the store he proposes is well sited to serve the Meadowlands estate as the nearest shop is 11.5kms away in Wanneroo Townsite. Whilst this may be true, urban development east of Wanneroo Road will bring shopping facilities closer to Meadowlands. The Homeswest/Yatala development at Neerabup will provide shops within 5-6kms to the west and the possible future rural store proposed in the policy will be approximately 4kms south-west of Meadowlands.

Only in residential areas is it possible to provide shopping facilities within reasonable walking distance of local residents.

To attempt this level of service in rural areas would result in a proliferation of ad hoc commercial outlets to the detriment of rural character. Council's present Rural Stores Policy is an appropriate interim control which should be complied with at least until the Rural Strategy Plan is completed. Ad hoc attempts to rezone in the meantime are likely to be rejected by the Department of Planning and Urban Development and the Minister because they lack a co-ordinated planning approach. The Rural Strategy Plan has been commenced and is expected to be completed later this year.

## RECOMMENDATION:

THAT Council:

23does not initiate an amendment to Town Planning Scheme No 1 to rezone portion of Loc 1866 at the corner of Neaves Road and Meadowlands Drive to accommodate a rural store because it considers this to be contrary to its Rural Stores Policy and premature in relation to the preparation of the Rural Strategy Plan;

24advises Mr Duffy that in the circumstances the whole of the \$2 000 administration fee submitted by him will be refunded on this particular occasion only.

O G DRESCHER  
City Planner

acs:gm  
pre94711  
21.6.94

I20706

CITY OF WANNEROO REPORT NO: I20706

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 790-578

WARD: SOUTH

SUBJECT: PROPOSED AMENDMENT NO 578 TO TOWN PLANNING  
SCHEME NO 1 TO REZONE AND RECODE LOTS 6 AND 7  
WANNEROO ROAD, KINGSLEY FROM "RURAL" TO  
"RESIDENTIAL DEVELOPMENT R40"

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr & Mrs Antulov

CONSULTANT: Gray & Lewis

APPLICATION RECEIVED: 30.1.91

REPORT WRITTEN: 20.6.94

INTRODUCTION

In June 1992 (G20613) Council resolved to support an amendment to Town Planning Scheme No 1 to rezone and recode Pt Lots 6 and 7 Wanneroo Road to "Residential Development R40".

Prior to this, however, the western boundary of the area subject to this amendment had to be determined and identified as part of the structure plan.

A structure plan received by Gray & Lewis identified the proposed western boundary of the area with consideration given to a possible link to Yellagonga National Park to the north and the Waldeck Nursery site to the south. The structure plan also addresses permanent and temporary access points onto Wanneroo Road.

BACKGROUND

Council, at its June 1992 meeting (G20613) considered an application from Geoff Lewis for the rezoning and recoding of Lots 6 and 7 Wanneroo Road, Kingsley to Residential Development R40 and Rural, Special Zone (Additional Use) Fresh Fruit and Vegetable Market.

At this meeting Council resolved to:

25recommend to the North West District Planning Committee that it requests the State Planning Commission to initiate an amendment to the Metropolitan Region Scheme to rezone Pt Lots 6 and 7 Wanneroo Road, Kingsley from Urban Deferred to Urban;

26in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended and subject to a revised western boundary being determined to the satisfaction of the City Planner:

.1 support an amendment to Town Planning Scheme No 1 to rezone/recode Pt Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40;

.2 forward the documentation for Amendment No 578 to the Minister for Planning for preliminary approval to advertise;

27not support a rezoning to accommodate the Market Garden Sales outlet as it will result in an ad hoc commercial activity;

28not finalise Amendment No 578 until:

.1 a satisfactory structure plan has been agreed for the area incorporating a revised western boundary;

.2 the execution entirely at the applicants' expense of a deed whereby:

.1 the appl  
21;

.2 the applicants agree to cede the public open space

The amending documents have not yet been prepared or forwarded to the Minister for Planning for preliminary approval to advertise.

The potential development of Lots 6, 7 100 and 24 was affected by a number of issues which, as requested by the Minister and the Department of Planning and Urban Development, required consideration prior to the finalisation of any amendment in this area. These issues are:

- actual access points onto Wanneroo Road
- delineation of the regional open space boundary
- access to Yellagonga National Park to the north
- the filling of land to achieve a reasonable alignment of the 30m AHD
- access to Waldeck's for possible future development
- suitable drainage sites
- location of the north/south service road.

The predominant issue associated with the delay of progress of Amendment No 578 is that of the 30 metre AHD contour and subsequently the delineation of the western boundary which needed to be determined prior to the preparation of the amending documents.

The applicants had requested a modification to the 30 metre AHD requirement, where land to the west of this contour is to be ceded free of cost to the Crown. Should the western boundary follow this contour then a significant portion of Lot 7 would be lost".

Another issue was that of access onto Wanneroo Road with consideration given to the potential development of Lots 6, 7, 24 and 100. The East Wanneroo District Transport Study produced by Sinclair Knight identifies two access points to the land west of Wanneroo Road (see Attachment No 2), one being the intersection of Kingsway and Wanneroo Road, controlled by possible future signals and the other being a left in, left out access from Lot 100.

Council shall note that two amendments to Town Planning Scheme No 1 are currently being processed. Amendment No 555 to rezone Lot 24 and Amendment No 578 to rezone Lots 6 and 7 to Residential Development R40.

However, as the owners of Lot 100 had no immediate plans to develop their site and as the applications for residential development related to Lots 6,7 and 24 only, consideration had to

be made as to how access to Wanneroo Road was to be obtained from Lots 6, 7 and 24.

Through continuous discussions with officers at Main Roads Department (MRD) with respect to additional access points and median openings on Wanneroo Road, the following resolutions were made.

1. MRD had no objection to the provision of two temporary accesses from Lots 6, 7 and 24.
2. When Lot 100 is developed, the temporary accesses will have to be closed and only one access will be permitted onto Wanneroo Road.
3. The future access will have to be appropriately located near the boundary between Lots 100 and 24 to satisfy the requirements of the ultimate development proposed for Lots 6, 7 100 and 24. The location of the future access will also have to suit the proposed median openings on Wanneroo Road between Hepburn Avenue and Kingsway.
4. The proposed temporary and the future permanent accesses will be "left in, left out" only.
5. It is unlikely that Kingsway/Wanneroo Road intersection will require traffic signals.
6. It is suggested that Kingsway/Wanneroo Road intersection remain as a T-Junction and that access to the regional open space be obtained from the local road to the north (Lot 500) and the proposed north/south road on Lots 6, 7, 100 and 24.
7. U turn facilities are proposed at the Kingsway/Wanneroo Road intersection and 100m south of the existing opening which is located at Pt Lot 2375 (medical centre) Wanneroo Road. The existing median opening will be closed once access to the Landsdale shopping centre is required at that location (Attachment No 3).

The location of the north-south service road was also an issue in the proposed rezoning and recoding of Lots 6, 7. With a substantial amount of land required to be ceded free of cost to the Crown (below 30m AHD), the applicants had requested that the road be constructed entirely in the future regional open space (ROS) area. However, as a precedent was set with the development



of Lot 500 to the north where the north/south service road was constructed 50% on private land and 50% on regional open space, the Department of Planning and Urban Development advised that the proposed north/south road on Lots 6, 7, 100 and 24 was to be constructed on the same ratio.

#### STRUCTURE PLAN ASSESSMENT

The structure plan submitted by Gray & Lewis identifies the proposed road layout and access details for Lots 6, 7, 100 and 24 with the area proposed for rezoning and recoding Pt Lot 6 - 1ha and Pt Lot 7 - 0.93ha. Consideration has been made with respect to future access to Yellagonga National Park to the north and Waldeck Nursery to the south. The provision of temporary culs-de-sac at the ends of the proposed north/south service road provides an opportunity for future development of Waldeck Nursery and for access to carpark/picnic facilities at Yellagonga National Park (Attachment No 4).

As previously mentioned in this report, Gray & Lewis had requested the realignment of the 30m AHD contour at Lots 6 and 7, to an alignment similar to that of Lots 24 and 100.

The average distance between the edge of Lake Goollelal and the existing 30m contour through Lots 24 and 100 is between 45m-50m.

The applicants have stated that due in part to the many years of market gardening operations on Pt Lots 6 and 7, the slope has gradually been reduced to the point where the 30m contour is now more than 90m from the edge of Lake Goollelal along the southern boundary of Part Lot 7.

The structure plan proposes to fill the western portions of Pt Lots 6 and 7 to establish the 30m contour at approximately 45m from the edge of Lake Goollelal which is consistent with the setback provided for the lots to the north. As such, I am of the opinion that the realignment of the 30m contour is acceptable.

With regard to the temporary and permanent access points from Pt Lots 6, 7 and Lots 24 and 100 to Wanneroo Road the structure plan proposes a modification to that agreed to by MRD. The applicants are requesting two temporary accesses, one being from Pt Lot 6 and one from Pt Lot 7. Only one access to both lots was agreed to by MRD, with the other temporary access being from Lot 24. However, with Pt Lots 6 and 7 being on separate titles, the applicants stated that only one access to both would inhibit their individual sale.

A request to MRD has been made by the applicants for an additional temporary access, however, this has not as yet been determined. Should MRD require any modification to the structure plan, this could take place during the progress of the amendment.

Consideration must also be given to the mechanism by which the temporary accesses will be closed once the development of Lot 100 occurs. However, it may be many years before the owner of Lot 100 applies for a rezoning in which time Pt Lots 6 and 7 may be fully developed. If this is the case, then enforcing the closure of the roads may be difficult due to the multiple ownership. As such, the mechanism must be enforced before Amendment No 578 is finalised.

#### AMENDMENT NO 578

As previously identified in this report, Amendment No 578 was last considered by Council at its June 1992 meeting (G20613).

At this meeting it was resolved to recommend to the North West District Planning Committee (NWDPC) that it requests the State Planning Commission to initiate an amendment to the MRS to rezone Pt Lots 6 and 7 Wanneroo Road, Kingsley from Urban Deferred to Urban. No recommendation was sent to the NWDPC for this, however, pt Lots 6 and 7 have been included in the forthcoming Omnibus Amendment to the MRS.

It was also resolved at the abovementioned meeting to not finalise Amendment No 578 until a deed was executed in which the applicants agree to pay the headworks charges as proposed by Town Planning Scheme No 21 being the East Wanneroo Development Scheme.

Town Planning Scheme No 21 has been discontinued and all headworks charges associated with the development of land in East Wanneroo is dealt with during the subdivision stage. However, following recent discussions with the SPC, the Minister for Planning and the City it was resolved to modify the area boundary in which these charges are determined.

The East Wanneroo Developer Contribution arrangement is now only associated with the development of land east of Wanneroo Road and therefore precludes the owners of Pt Lots 6 and 7 from these requirements.

#### RECOMMENDATION:

THAT Council:

- 
1. rescinds its resolution G20613, viz:
    - "1. recommends to the North West District Planning Committee that it requests the State Planning Commission to initiate an amendment to the Metropolitan Region Scheme to rezone Pt Lots 6 and 7 Wanneroo Road, Kingsley from Urban Deferred to Urban;
    2. in accordance with the provisions of Section 7 of the Town Planning and Development Act (1928) as amended and subject to a revised western boundary being determined to the satisfaction of the City Planner:
      - (a) supports an amendment to Town Planning Scheme No 1 to rezone/recode Pt Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40;
      - (b) forwards the documentation for Amendment No 578 to the Minister for Planning for preliminary approval to advertise;
    - 3 not supports a rezoning to accommodate the Market Garden Sales outlet as it will result in an ad hoc commercial activity;
    - 4 not finalise Amendment No 578 until:
      - (a) a satisfactory structure plan has been agreed for the area incorporating a revised western boundary;
      - (b) the execution entirely at the applicants' expense of a deed whereby:
        - (i) the applicants agree to pay the relevant headworks charges which will be determined by the proposed East Wanneroo Development Scheme - Town Planning Scheme No 21;
        - (ii) the applicants agree to cede the public open space free of cost."

- 
2. supports Amendment No 578 to Town Planning Scheme No 1 to rezone and recode Pt Lots 6 and 7 Wanneroo Road, Kingsley from Rural to Residential Development R40;
  3. forwards the documentation for Amendment No 578 to the Minister for Planning for preliminary approval to advertise;
  4. does not finalise Amendment No 578 until:
    - (a) a satisfactory structure plan has been agreed for the area identifying:
      - (i) suitable drainage sites;
      - (ii) temporary and permanent accesses to the satisfaction of the Main Roads Department;
    - (b) the preparation and execution, entirely at the applicants' expense, of a deed whereby the applicants agree to cede, free of cost to the Crown, all land below the modified 30m AHD contour;
    - (c) a mechanism being in place to ensure the closure of the temporary accesses to Wanneroo Road off pt Lots 6 and 7, when lot 100 is developed. This may need to be in the form of a deed similar to (b) above;
  5. adopts the modified 30m AHD contour as identified in the structure plan, as the western boundary to the rezoning and recoding of Pt Lots 6 and 7 Wanneroo Road, Kingsley.

O G DRESCHER  
City Planner

sk:gm  
pre94716  
24.6.94

I20707

CITY OF WANNEROO REPORT NO: I20707

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 790-642

WARD: ALL

SUBJECT: CLOSE OF RE-ADVERTISING : AMENDMENT NO 642 TO  
TOWN PLANNING SCHEME NO 1 - SERVICE STATION  
RETAILING

INTRODUCTION

Council last considered Amendment No 642, which proposes a modern definition for services stations, at its meeting on 13 April 1994 (I90422). At this meeting Council resolved to modify the restricted use zone over the service station site at Lot 1326 on the corner of Burns Beach Road and Sunlander Drive, Currambine so that the proposed service station retailing changes to the scheme will also relate to this site.

DISCUSSION

The modified form of this amendment has now been advertised for public comment; the closing date for submissions being 17 June 1994. At the close of advertising three submissions had been received, one each from the operator of a Neerabup Market Garden sales business and from consultants acting on behalf of the Ezyplus store in Woodvale. These submissions merely reiterate previous objection relating to the impact of general service station retailing on established retail premises and express concern over the short re-advertising period. The final submission was received on behalf of BP Australia, the owners of the Sunlander Drive service station site, supporting the amendment.

The State Planning Commission has expressed concern over the possible adverse impacts of service station retailing, particularly in respect to the expansion of existing service

stations. Given that the majority of service stations are located within commercial or industrial centres and the City's eight isolated service station sites are all located adjacent to major roads and in many cases already operate beyond normal business hours, it is not considered that general service station retailing would have any additional discernable impact on the amenity of surrounding areas.

Any new service stations or additions to existing service stations would require development approval where various design issues such as car parking, pedestrian/vehicular access, screening etc can be assessed. It is anticipated that future service stations will continue to form a part of commercial and industrial centres and modern structure planning will enable a marked reduction in the number of ad hoc service stations in the future.

RECOMMENDATION:

THAT Council:

29finally adopts the modified form of Amendment No 642 to Town Planning Scheme No 1;

30authorises the affixation of the Common Seal to, and the signing of, the modified amending documents.

O G DRESCHER  
City Planner

rmp:gm  
pre94721

I20708

CITY OF WANNEROO REPORT NO: I20708

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 740-91506

WARD: CENTRAL

SUBJECT: APPEAL DETERMINATION : PROPOSED SUBDIVISION  
LOT 28 (SWAN LOC 1935) CARMIGNANI ROAD,  
GNANGARA

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Mr G K Jones

CONSULTANT: -

APPLICATION RECEIVED: 9 June 1994

REPORT WRITTEN: 14 June 1994

INTRODUCTION

Correspondence has been received from the Minister for Planning regarding the appeal lodged by Mr G K Jones against the State Planning Commission's refusal to permit the subdivision of Lot 28 Carmignani Road, Gnangara (Attachment No 1).

BACKGROUND

Council considered the application at its December 1993 meeting (Item H21236) where it resolved not to support the proposal. The State Planning Commission similarly refused the application on the following grounds:

1. The proposal does not conform with the Commission's "Rural Small Holdings Policy Study" (1977) or the Council's "Rural Subdivision Policy" (1978) which both designate the land as having a minimum lot size of 4 hectares.

2. The Commission is not prepared to support subdivision that could create an undesirable precedent for further fragmentation of rural land in the locality.
3. The Commission's Rural Landuse Planning Policy requires Council to prepare a Local Rural Strategy to comprehensively plan for change and development in rural areas. In the absence of an approved Local Rural Strategy, the Committee is not prepared to approve the subdivision of rural land that would lead to unplanned development and could prejudice the future planning, development and use of the area and/or the rural land resources.

The Minister, in considering this appeal, took cognisance of the appellant's argument that this subdivision will enable the Jones' son to live nearby, which is necessary for the continuing success of stud breeding operations on the site. The appeal was upheld on compassionate grounds.

Subsequent to the Minister's decision, the Department of Planning and Urban Development has forwarded to Council, the plan of subdivision (refer Attachment No 2) and Council is requested to advise the Department of any conditions it considers appropriate for the subdivision.

#### RECOMMENDATION:

THAT Council advises the State Planning Commission that the following conditions are appropriate to the subdivision of Lot 28 Carmignani Road, Nangara:

31the battleaxe leg to be increased in width to 10 metres;

32the battle-axe leg being constructed and drained at the subdivider's cost to the specifications and satisfaction of the City of Wanneroo;

33all buildings having the necessary clearance from the new boundaries.



O G DRESCHER  
City Planner

lk:gm  
pre94704  
15.6.94

I20709

CITY OF WANNEROO REPORT NO: I20709

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 1924/451/1

WARD: CENTRAL

SUBJECT: REQUESTED CLOSURE OF 0.1M PEDESTRIAN ACCESSWAY  
ADJOINING LOT 451 OSPREY GROVE, EDGEWATER

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Mr W & Mrs O Henry/Crown

APPLICATION RECEIVED: 24.5.94

APPLICANT CONTACTED: 9.6.94

REPORT WRITTEN: 27.6.94

INTRODUCTION

An 0.1 metre pedestrian accessway was created along the south eastern boundary of Lot 451 to prevent vehicular access onto Outlook Drive. The owners of Lot 451 have applied to have the accessway closed, however as the accessway is still required to prevent vehicular access it should be retained.

APPLICATION

Mr and Mrs Henry have requested the removal of the 0.1m pedestrian accessway adjoining their property at Lot 451 Osprey Grove, Edgewater. The applicants believe that the accessway is not required, and as it only affects them, they have requested it to be closed.

The accessway was created to prevent vehicular access onto Outlook Drive due to the topography of the area. The restriction of access onto Outlook Drive is still a requirement and therefore the accessway should not be closed.

RECOMMENDATION:

THAT Council does not agree to the closure of the 0.1 metre pedestrian accessway adjoining Lot 451 Osprey Grove, Edgewater.

O G DRESCHER  
City Planner

cd:rp  
pre94720

I20710

CITY OF WANNEROO REPORT NO: I20710

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-2077, 510-2078

WARD: CENTRAL

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY  
BETWEEN MILNE COURT AND STEPHENS STREET, OCEAN  
REEF

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Adjoining Owners/Crown

REPORT WRITTEN: 15 June 1994

INTRODUCTION

The proposed closure of the pedestrian accessway between Milne Court and Stephens Street, Ocean Reef was advertised in the local newspaper and signs were erected at either end of the accessway seeking the public's comments on the proposed closure. At the close of advertising an 18 signature petition objecting to the closure was received.

BACKGROUND

Council has previously received an application to close the accessway, however as three of the adjoining property owners were not interested in purchasing the land, Council resolved not to agree to the closure. When the original application was advertised a petition representing six households was received objecting to the closure. The signatories' grounds for objection were that the accessway provides convenient access to a primary and high school and a bus stop.

ISSUES

The current application to close the accessway is supported by all of the adjoining property owners and the owners of Lots 268 and 273 have agreed to purchase the full width of the accessway adjoining their properties. The adjoining owners want the accessway closed as they are experiencing antisocial behaviour by some users of the accessway. It appears that children from Milne Court misbehave in the accessway and ride their bicycles through it. There have been more serious instances of graffiti and broken fences, however, most of the complaints are about the children.

The proposed closure was advertised in the Wanneroo Times and signs were erected at either end of the accessway. At the close of advertising a 19 signature petition representing ten households was received. Two of the signatories are not within the vicinity of the accessway and closure would have no affect on their pedestrian movement through the suburb. The petitioners object to the closure because their children use the accessway on a daily basis to access both Ocean Reef Primary and High Schools. It is also used as a convenient short-cut to the local shops and parks.

#### EVALUATION

The accessway is not an important link for pedestrian movement through the area, and if closed, the extra walking distance to the schools, parks and shops would be minimal. On the other hand, the antisocial behaviour being experienced seems to be minimal and not of a serious nature. The residents in Milne Court, who would be the most affected by the closure, want to keep the accessway open for its convenience.

In view of the petition and the nature of the antisocial behaviour, I believe that the accessway should remain open.

#### RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Milne Court and Stephens Street, Ocean Reef.

O G DRESCHER  
City Planner

cd:rp

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pre94705

16.6.94

I20711

CITY OF WANNEROO REPORT NO: I20711

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-1449

WARD: SOUTH

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY  
BETWEEN LOTS 550 AND 551 MOFFAT PLACE, WARWICK

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Adjoining Owners/Crown

APPLICATION RECEIVED: 23.9.93 and 11.3.94

APPLICANT CONTACTED: 11.10.93

REPORT WRITTEN: 7.6.94

INTRODUCTION

Application to close this pedestrian accessway which leads to the Warwick Train Station, and performs an important role, has drawn local objection.

APPLICATION

The application, made by the owners of Lots 550 and 551 Moffat Place, is on the grounds of the amount of vandalism and antisocial behaviour by some of the users of the accessway. Youths are congregating in the accessway especially after the last trains on Friday and Saturday nights. There have also been numerous amounts of theft, graffiti and antisocial behaviour such as drinking and fighting in the accessway.

The closure application was also supported by a petition signed by residents from 17 households. The petitioners are marked on the attached map.

The closure application was referred to the servicing authorities Westrail and the Department of Planning and Urban Development (DPUD).

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No services will be affected if the closure proceeds. DPUD and Westrail have both objected to the closure, as the accessway provides a direct and convenient access to Warwick Station for residents in the locality. If the accessway was closed it would lengthen the pedestrian journey considerably.

The accessway is well lit at both ends.

It is acknowledged that the residents may be experiencing difficulties, however, they are caused by behavioural problems and not by the planned function of the accessway which provides a direct link to the Warwick Train Station. I do not believe that closure can be supported.

RECOMMENDATION:

THAT Council does not agree to the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place, Warwick.

O G DRESCHER  
City Planner

cd:rp  
pre94702  
14.6.94



I20712

CITY OF WANNEROO REPORT NO: I20712

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-1287

WARD: SOUTH WEST

SUBJECT: PROPOSED CLOSURE OF A PORTION OF WHITFORDS  
AVENUE, HILLARYS

METRO SCHEME: Urban

LOCAL SCHEME: Special Development "A"

APPLICANT/OWNER: Paltara Pty Ltd/Crown

CONSULTANT: Fugro Survey Pty Ltd

APPLICATION RECEIVED: 17.3.94

APPLICANT CONTACTED: 31.3.94

REPORT WRITTEN: 21.6.94

INTRODUCTION

A portion of the road reserve along Whitfords Avenue is no longer required for access to the proposed subdivision of Pt Lot 7 and can therefore be closed. Under the Local Government Act the proposed closure will be required to be advertised.

SUBDIVISION

The road reserve shown on Attachment No 1 was intended to allow for access into Pt Lot 7 when it was subdivided. The design of the subdivision has been revised and the proposed internal access has been relocated to the north. The Department of Planning and Urban Development (DPUD) approved the subdivision in December 1993. Attachment No 2 details the proposed subdivision.

APPROVALS

The proposed closure was referred to DPUD and the servicing authorities and no objections were received. Telecom has advised that the road reserve contains Telecom/AOTC cables which will

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require relocating at the cost of approximately \$1621.00. The cost of relocation will need to be met by the applicant.

In accordance with the provisions of Section 288A of the Local Government Act the proposed closure will need to be advertised for a period of 35 days to seek the public's comments on the proposed closure. It is unlikely that any objections would be received.

RECOMMENDATION:

THAT Council

34advertisises the proposed closure of an unconstructed portion of Whitfords Avenue Road reserve adjoining Part Lot 7 Hillarys;

35subject to there being no objections received, requests the Hon Minister for Lands in accordance with Section 288A of the Local Government Act to close the unconstructed portion of Whitfords Avenue road reserve adjoining Part Lot 7 Hillarys.

O G DRESCHER  
City Planner

cd:rp  
pre94714  
23.6.94

I20713

CITY OF WANNEROO REPORT NO: I20713

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-1180

WARD: SOUTH

SUBJECT: WIDENING OF WOODVALE DRIVE, WOODVALE -  
COMPENSATION CLAIM BY EMU RESORTS PTY LTD

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: Emu Resorts Pty Ltd

INTRODUCTION

The City is widening Woodvale Drive, Woodvale as shown on Attachment No 1. Lot 1 will be affected by the widening and an area of approximately 1587m<sup>2</sup> will be required for the road. The valuer has quoted recent sales evidence of similar properties in the vicinity to support his valuation. The valuation is fair and reasonable and the affected landowner is satisfied with the valuation. The section of road is in poor condition and urgent action is needed.

ASSESSMENT

Chesterton International have valued the portion of the land required at \$31,740. As the land is being obtained on a compulsory basis, the valuer has suggested an additional 10% solatium in accordance with the Public Works Act. This takes the total compensation figure to \$34,914.

Emu Resorts submitted a development application in October 1989.

As part of the approval conditions, Emu Resorts were required to cede free of cost the land required for the road widening. The development never proceeded and the development approval expired on October 1991. This section of Woodvale Drive is in an

extremely poor condition and the City Engineer is anxious to commence works on the road. He does not believe that the works can wait until such time that Emu Resorts submit another application.

The majority of the land required for the widening of Woodvale Drive is owned by the Department of Planning and Urban Development (DPUD). A valuation of \$18,000.00 has been set by the Valuer General's Office for the land owned by DPUD and even though DPUD has not yet confirmed that they accept the valuation, it is unlikely that it will increase greatly.

An amount of \$100,000.00 was allocated in the Woodvale Drive Land Acquisition Account (No 32672). Approximately \$20,000 has been reallocated to other funds however there are still sufficient funds left to cover the valuations received.

In view of the urgency of the works and the budget situation it would be preferable to purchase the land from Emu Resorts Pty Ltd rather than wait for them to submit another development application.

#### RECOMMENDATION:

THAT Council agrees to pay Emu Resorts Pty Ltd an amount of \$34,914.00 for the 1587m<sup>2</sup> of land required from Lot 1 corner of Woodvale Drive and Wanneroo Road, Woodvale for the upgrading of Woodvale Drive.

O G DRESCHER  
City Planner

cd:rp  
pre94703  
14.6.94

I20714

CITY OF WANNEROO REPORT NO: I20714

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 30/827

WARD: SOUTH

SUBJECT: PROPOSED ADDITIONAL CROSSOVER TO LOT 76 (236)  
GNANGARA ROAD, LANDSDALE

METRO SCHEME: Industrial

LOCAL SCHEME: General Industrial

APPLICANT/OWNER: Tony Richardson

CONSULTANT:

APPLICATION RECEIVED: 18.4.94

REFERRED TO DPUD: 28.4.94

APPLICANT CONTACTED:

ADVICE RECEIVED: 12.5.94

REPORT WRITTEN: 7.6.94

INTRODUCTION

An application has been received for an additional crossover to Gnangara Road for W A Slab City. The application has been referred to the Department of Planning and Urban Development for comment in relation to State Planning Commission Policy to minimise vehicular access points along main roads. The proposal contravenes the policy.

BACKGROUND

The subject lot is zoned General Industrial under Town Planning Scheme No 1 and has road frontage to Gnangara Road which is categorised as an Important Regional Road under the Metropolitan Region Scheme (MRS). An application for additional access between the subject lot and the Regional Road reservation is required to be referred to the Department of Planning and Urban

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Development (DPUD) for comment and recommendation prior to determination by Council.

#### DPUD ADVICE

DPUD's response with regard to the possible impact of the proposed crossover on traffic flow of Gngangara Road is as follows:

Gngangara Road is currently carrying a traffic volume of 15,000 vehicles per day and the Development Control Policy of the State Planning Commission (SPC) requires that creation of new driveways on regional roads be minimised and existing access arrangements be rationalised.

Furthermore, the SPC policy states that the accident rate increases as the number of access points along the road increases and to improve the traffic flow and safety on all regional roads, either new or existing, the number of driveways should be minimised.

As a result of this, the DPUD has stated its objections to the creation of an additional access to Gngangara Road from Lot 76. If Council does not accept DPUD's recommendation the application is required to be referred to the State Planning Commission for determination.

#### ASSESSMENT

The basis of assessment of applications along Gngangara Road should be similar to that adopted under Council's Wanneroo Road Policy G3-37. The policy recognises the high volumes and speed of traffic on Wanneroo Road which is not unlike the volumes and speed of traffic carried by Gngangara Road. It also recognises that the number of access and egress points shall be limited.

The creation of additional crossovers to existing lots on Gngangara Road will no doubt set a precedent for other land owners and eventually increasing the number of conflict points which detract from Gngangara Road providing a fast and safe route.

It is therefore recommended that the application for an additional crossover on Lot 76 Gngangara Road be refused.

Advice has also been received from the City's Engineering Department regarding an additional crossover to the subject lot.

It was advised that in conjunction with the MRS Amendment for

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East Wanneroo, the East Wanneroo District Transport Study indicated that Gngangara Road is predicted to carry around 13,000 VPD and a reserve width of 30-40 metres is suggested, however this has not been finalised.

In view of the function of Gngangara Road and the possible future changes to the road reserve width, the Engineering Department has not supported the proposed additional crossover.

RECOMMENDATION:

THAT Council refuses the application submitted by Mr T Richardson for an additional crossover at Lot 76 (236) Gngangara Road, Landsdale on the following grounds:

36an additional access and egress onto Gngangara Road is contrary to its function as a restricted access Important Regional Road;

37if approved, it will set an undesirable precedent.

O G DRESCHER  
City Planner

sk:gm  
pre94621  
8.6.94

I20715

CITY OF WANNEROO REPORT NO: I20715

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 3705/977/15

WARD: Central

SUBJECT: PROPOSED TELECOMMUNICATIONS TOWER ON LOT 977  
BURLOS COURT, JOONDALUP - LEASE TO OPTUS  
COMMUNICATIONS PTY LTD

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Optus Communications Pty Ltd

APPLICATION RECEIVED: 28.04.94

DAU: Council I20622

APPLICANT CONTACTED: 13.06.94

ADVICE RECEIVED: 20.06.94

REPORT WRITTEN: 24.06.94

INTRODUCTION

Council has agreed (I20622) to the construction of a telecommunications tower on its Community Purpose site in Burlos Court, Joondalup and it must now set a rental for the land and authorise lease formalities.

THE LAND

The total area of land to be used for the telecommunications tower and associated ground level equipment shelters is 120m<sup>2</sup> measuring 20.0 metres in length and 6.0 metres in width.

The application by Optus Communications Pty Ltd covers the tower and one shelter and takes up 75.0 square metres. The remaining 45.0 square metres is to be made available for a second carrier's shelter which will at a later stage utilise the tower to be constructed by Optus.



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## RENTAL

Optus Communications Pty Ltd has offered the Council a ground rental of \$5000.00 for the first year of the term which is to be increased by 5.00 percent compounded annually for the balance of the five year term and any further term. This equates to \$66.66 per square metre for the first year.

When the second carrier wishes to commence operations it will need to negotiate a lease and pay a rental to Council for the 45.00 square metres it will occupy.

The \$5000.00 rental offered by Optus Communications Pty Ltd is similar to that offered to other Councils for the same type of facility. Direct comparison with other ground rentals in the area is difficult.

## TERM

The initial term is for five years with options for three further terms of five years each.

## THE LEASE

The proposed lease is Optus Communications Pty Ltd's standard document and includes the following provisions:

- The rent is to be paid annually in advance.
- The Lessee is to self insure against any loss or damage and be covered for public risk and liability insurance.
- The Lessee is not liable for payment of rates and taxes.
- The Lessee may assign the Lease to a related body corporate and it may sublease or share its right to possession.
- The Lessee is responsible for all maintenance of the premises and must remove all improvements from the site on termination.

## STATUTORY REQUIREMENTS

The Commonwealth Telecommunications Act appears to grant Optus Communications Pty Ltd the right to occupy the site. However, Council is required by the Local Government Act to obtain the

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approval of the Minister for Local Government to a lease by private treaty to a Lessee that is not a State government agency or a sporting association.

## RECOMMENDATION:

THAT Council, subject to the approval of the Minister for Local Government,

38 agrees to lease an area of 75 square metres on the eastern boundary of its Community Purpose site at Lot 977 Burlos Court, Joondalup to Optus Communications Pty Ltd;

39 grants an initial term of five years with options for three further terms of five years each;

40 sets a rental of \$5000.00 for the first year of the term to be increased by 5 percent and compounded annually for each succeeding year.

O G DRESCHER  
City Planner  
twn:rp pre94719

I20716

CITY OF WANNEROO REPORT NO: I20716

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 061-25

WARD: SOUTH WEST

SUBJECT: BARCLAY RESERVE : PADBURY

INTRODUCTION

In March 1994 the Council resolved to canvass the views of residents in the Barclay Reserve area to independently ascertain whether or not they favoured the re-development of this dry park, possibly for group housing purposes. The general resident preference is for the park to be retained but upgraded.

RESIDENTS' ATTITUDES

Fifty-two questionnaires were distributed to the households illustrated on the attached plan. Thirty-nine were returned which may be summarised as follows:

- 24 retain Barclay Reserve as a park
- 14 re-develop Barclay Reserve
- 1 undecided

The majority favour retention of Barclay Reserve. However, from comments made in the space provided on the questionnaire the vast majority of those in favour of retention of a park requested that Barclay Reserve should be upgraded. It is also interesting to note that the reasons given by many favouring re-development were based on the fact that Barclay Reserve was unkempt and detracted from the area.

The overall consensus is therefore that Barclay Reserve should be upgraded. Council may wish to develop a plan to do this in consultation with the local community in a manner similar to what

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it resolved to do in the case of Pentland Park, Duncraig (I20316A).

## RECOMMENDATION:

THAT Council:

41in consultation with local residents, develops a plan to re-vegetate and beautify Barclay Reserve, Padbury, involving the community in tree planting projects, with emphasis on low maintenance;

42following consultation, requires the City Parks Manager to report on the cost of such a proposal for budgetary consideration and time-framing.

O G DRESCHER  
City Planner

acs:gm  
pre94710  
21.6.94

I30700

CITY OF WANNEROO  
FINANCE AND ADMINISTRATIVE RESOURCES SECTION  
REPORTS FOR COUNCIL MEETING  
13 JULY 1994

**I30701****CITY OF WANNEROO REPORT NO: I30701**

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 314-4

WARD: ALL

SUBJECT: FUNDING FOR JOONDALUP COMMUNITY FOUNDATION

At it's meeting of 8 June 1994 Council resolved to defer the matter of the Funding for Joondalup Community Foundation for futher consideration (Item I50501 refers). The original report and resolution are attached for information.

Submitted for discussion as directed.

A ROBSON  
Deputy Town Clerk

NKC:nkc  
are94073

I30702

CITY OF WANNEROO REPORT NO: I30702

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 320-0

WARD: ALL

SUBJECT: RED GROUP - REGIONAL MARKETING TASKFORCE

The Regional Economic Development Group has established a Regional Marketing Taskforce to promote the interests of "the Wanneroo Region". Whilst the exact focus of the Taskforce has yet to be communicated, it is believed that the activities of the group will be confined to the City of Wanneroo area.

Through promotional strategies, the Taskforce seeks to market the facilities of the region and to remove the perception that Wanneroo, like WA, is isolated from the rest of Australia and indeed the world.

Representation on the Marketing Taskforce has been invited from Council and is considered warranted given the level of commitment from other key regional players. Membership is presently comprised of representatives from the Red Group, the Chamber of Commerce, LandCorp, TAFE, Joondalup Business Association, Curtin University, the Australian Institute of Urban Studies, the Arena, the Joondalup Business Association, Joondalup Resorts, the Wanneroo Tourism Association, Lakeside Shopping Centre and the Department of Conservation and Land Management. Meetings are presently held monthly, early morning, on a Wednesday or Thursday, at the offices of the RED Group.

An amount of \$25,000 has been included in Council's draft 1994/95 Budget within the Tourism and Area Promotion programme for the promotion of the City, and participation on the Taskforce should assist in focusing the appropriate expenditure of those funds.

SUBMITTED FOR NOMINATION

A ROBSON  
Deputy Town Clerk

PAH:pah  
are94075



I30703

CITY OF WANNEROO REPORT NO: I30703

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 202-1-4

WARD: ALL

SUBJECT: LOCAL GOVERNMENT WEEK CONFERENCE

An invitation has been received from the Western Australian Municipal Association (WAMA) to attend the Local Government Week Conference to be held in Perth from the 31 July to 2 August 1994.

The theme of the conference is Local Government - Local Solutions and will focus on local solutions to global, national and local issues including land care, regionalism and the family. The conference will also include the opportunity to question the Minister for Local Government. The Local Government Association Annual General Meeting will be held as a part of the conference.

A formal dinner will be held at the Burswood Showroom on the Monday night and the guest speaker is Mr Ian Kiernan.

Costs associated with this conference are

Registration Fee	\$270
+ Dinner	\$65
+ Dinner for partner	\$65

Accommodation has been negotiated with the Quality Langley Hotel at a rate of \$115 per night.

Funds are available under the contingency section of account 20006 - Members' Conferences and account 20151 - Conference Expenses (Town Clerk's Department-Executive).

Submitted for nomination and authorisation of expenditure related to this conference.

A ROBSON  
Deputy Town Clerk

NKC:nkc  
are94068

I30704

CITY OF WANNEROO REPORT NO: I30704

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 312-2

WARD: ALL

SUBJECT: AUSTRALIAN CENTRE FOR LOCAL GOVERNMENT STUDIES  
- ELECTED MEMBERS COURSE NO 39

At its meeting of 22 June 1994 Council resolved to make provision in the 1994/95 budget for 5 Councillors to attend the Australian Centre for Local Government Studies Elected Members Course No 39 (Item I90655 refers). ACLGS has now confirmed that there is 5 places available for this course.

Nominations are now required in order that the 5 places can be confirmed. The cost of the course is \$3 720 per participant.

Submitted for nomination and authorisation by ABSOLUTE MAJORITY the expenditure of \$18 600 for five participants to attend the Elected Members Course No 39 to be held in Canberra from the 28 August to 2 September 1994. Nominated councillors to declare an interest.

A ROBSON  
Deputy Town Clerk

NKC:nkc  
are94074

I30705

CITY OF WANNEROO REPORT NO: I30705

TO: MAYOR  
FROM: TOWN CLERK  
FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION  
MEETING DATE: 13 JULY 1994  
FILE REF: 703-3  
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

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

DATE 1994	FUNCTION	GUESTS	HOST
22 July 1994	A Robson - Retirement Dinner	55	Council

Submitted for consideration.

R F COFFEY  
Town Clerk

prre0125

I30706

CITY OF WANNEROO REPORT NO: I30706

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 018-11

WARD: ALL

SUBJECT: RATES OUTSTANDING 3 YEARS AND OVER

The report details properties on which rates and refuse charges are outstanding for a period of 3 years and over.

There are currently 18 such properties with outstanding rates and charges of \$44,790.24.

By comparison at this time last year there were 18 properties owing rates in excess of 3 years. The amount outstanding was \$43,053.56.

Full details are listed on Attachment A.

Section 582 of the Local Government Act provides for Council to sell land where the rates are outstanding for a period not less than 3 years, and to offset the proceeds against the outstanding rates and charges. This action is only taken in extreme circumstances, on vacant land when the owner cannot be located.

Payment arrangements have been negotiated with all owners except No 4 and 16. In these cases fresh legal action has been commenced. Legal action against the owner of No 17 has failed, with a Warrant of Execution returned to court "Nulla Bona" - no money or goods available to the value of the debt. Due to the lack of co-operation with the owner and her stated intention not to sell the house it is recommended that Council commences proceedings to sell the property for recovery of outstanding rates. These rates have been outstanding for four (4) full years including \$538.83 outstanding from 1990/91. The last payment was \$20.00 on 17/09/93.

RECOMMENDATION

That Council in accordance with the provisions of Section 582 of the Local Government Act proceeds with the sale of 5 Blount Court, Duncraig for the recovery of rates.

J B TURKINGTON  
City Treasurer

VS:JW  
22 June 1994

tre0066

I30707

CITY OF WANNEROO REPORT NO: I30707

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 009-1

WARD: SOUTH WEST

SUBJECT: FINANCIAL ASSISTANCE - NURSING MOTHERS'  
ASSOCIATION OF AUSTRALIA (WHITFORDS GROUP)

A request for financial assistance has been received from the Nursing Mothers' Association of Australia (NMAA), Whitfords Group.

The Western Australia Branch of the NMAA is holding a three day Residential Conference in September 1994 for all Counsellors within Western Australia. This conference is to improve and update their breastfeeding knowledge and counselling skills.

The Group is unable to afford the \$150.00 registration fee for each of the five Counsellors.

The NMAA is a non profit, non government funded organisation whose trained counsellors volunteer their time and commitment. Counsellors undergo extensive training in breastfeeding physiology, breastfeeding problems, counselling skills and group leadership. The NMAA provides a free counselling service to all mothers and as part of that service Counsellors run a 24 hour, 7 day a week telephone counselling service.

RECOMMENDATION

That Council does not donate to the NMAA Counsellors (Whitfords Group) to assist with the registration fees to attend the Residential Conference to be held in Perth.

J B TURKINGTON  
City Treasurer

JW  
29 June 1994

tre0229



I30708

CITY OF WANNEROO REPORT NO: I30708

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 009-1

WARD: SOUTH AND SOUTH WEST

SUBJECT: FINANCIAL ASSISTANCE - WOODVALE SENIOR HIGH SCHOOL AND MERCY COLLEGE

Requests for financial assistance have been received from Woodvale Senior High School and Mercy College, Koondoola.

The Woodvale Senior High School Band has received an invitation to tour the North-West and to perform at Dampier, Karratha, Wickham and Pannawonica in July 1994.

This year's tour includes 34 students from years 9 -13 who will be travelling throughout the Pilbara region playing eight free concerts in ten days to schools and community groups. The cost of this tour is approximately \$30,000.

It should be noted that the Woodvale Senior High School previously made application for a Cultural Development Grant for this tour however was not successful in receiving a grant.

The Mercy College Band, Koondoola will be travelling to Broome during the July 1994 holidays to play at the Cable Beach Resort between 13 - 15 July 1994. The total cost of the trip was not known.

The group consists of seven students who reside within the municipality.

Councillors may recall its Policy in relation to Assistance to School (B5-3) states:-

*"Contributions of cash or goods shall not be made to school fetes or similar events.*

*Persons applying for such donations shall be advised that Council considers its authority to contribute on a dollar for dollar basis towards the improvement of school grounds, where it can be established that the community in the vicinity of the school will derive some benefit from the improvement, as the appropriate means of assistance to schools.*

*Requests for contribution on such a basis shall be determined on their individual merit and any offer of contribution shall be subject to budget limitations".*

In determining these requests Councillors will recall that Council provided a \$300.00 donation to the Churchlands Senior High School Choir to assist with its tour of the USA in July this year. While this school is located outside the municipality it is a specialist school with 34 of its music students located with the City's boundaries.

It has been past practice to donate to individual or groups who are representing the State or Nation and travel either interstate or overseas. Accepting this to contribute to these school tours within Western Australia, even though they are local students, may set an undesirable precedent.

#### RECOMMENDATION

That Council advises both the Woodvale Senior High School and Mercy College that it cannot accede to school requests for financial assistance where the recipients are not travelling interstate or overseas.

J B TURKINGTON  
City Treasurer

JW  
29 June 1994

tre0228

I30709

CITY OF WANNEROO REPORT NO: I30709

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES  
MEETING DATE: 27 JULY 1994  
FILE REF: 009-1  
WARD: ALL  
SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Miss Sarah Castell, 3 Seville Close, Hillarys 6025.  
Miss Sara Gawned, Unit 6, 5 Birdland Court, Edgewater 6027.

Sarah and Sara have been selected to represent Western Australia in the Australian Soccer Championships to be held in Sydney between 28 August - 2 September 1994.

2. Miss Simone Harrop, 8 Rainbow View, Ocean Reef 6027.  
Miss Rebecca Buzzard, 17 Parlet Road, Duncraig 6024.

Simone and Rebecca have been selected to represent Western Australia in the Under 16 Schoolgirls Netball Championships to be held in Adelaide between 8 - 14 August 1994.

3. Junior Soccer Association of Western Australia Inc, c/- P O Box 121.

Daniel, Jeff and Karl have been selected to represent Western Australia in the Under 14 Rugby Union Championships to be held in Alice Springs between 7 - 16 July 1994.

5. Mr Michael Keeley, 14 Nalpa Way, Duncraig 6023.

Michael has been selected to represent Western Australia in the National U/16 Basketball Championships to be held in Perth in October 1994.

RECOMMENDATION

That Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective sports:-

Miss Andrea Phillips  
Mr Andrew Kavanagh  
Mr Matthew Tribble  
Miss Jennifer Dixon  
Mr Daniel Avey  
Mr Jeff Baker  
Mr Karl Perkins  
Mr Michael Keeley

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

J B TURKINGTON  
City Treasurer

JW  
29 June1994

tre0002

I40700

CITY OF WANNEROO  
COMMUNITY SERVICES SECTION  
REPORTS FOR COUNCIL MEETING  
13 JULY 1994

**I40701****CITY OF WANNEROO REPORT NO: I40701**

**TO:** TOWN CLERK

**FROM:** CITY ENVIRONMENTAL HEALTH MANAGER

**FOR MEETING OF:** COUNCIL

**MEETING DATE:** 13 JULY 1994

**FILE REF:** 930-19 C30/2355

**WARD:** CENTRAL

**SUBJECT:** APPLICATION - TRADING IN A PUBLIC PLACE

Council is advised of an application to Trade in a Public Place from Mrs J Puglia, 481 Wanneroo Road, Wanneroo who wishes to sell take-away food and beverages from the Shell Service Station forecourt, Cnr Marmion Avenue and Marina Boulevard, Ocean Reef.

The City Environmental Health Manager has delegated authority to issue such licences, however in this instance it is considered appropriate that the application be considered by Council. In 1988 the site in question was rezoned commercial and development approval for a service station was granted resulting in 203 individual letters objecting to the proposal.

It is the intention of the applicant to operate between midnight - 4.30 am Monday - Saturday and 11.00 pm - 4.30 am on Sundays. The service station currently operates between 6.00 am - midnight.

In considering this application Council is advised that its by-law makes provision for prohibitions and restrictions to be placed on the applicant in regard to noise. There is no provision, however, to make the applicant responsible for clients' noise. The Environmental Health Department is concerned that the general amenity of the area may be affected and wishes Council to be aware of the provisions of by-law 5 which states, inter alia, viz:

**In considering an application for a licence or licence renewal, the Council shall have regard to -**

---

**the desirability of the proposed activity;  
the location of the proposed activity;  
the circumstances of the case.**

Customer vehicle noise, car stereos and raised voices can be expected at this venue at the proposed times of operation and would likely cause concern to adjacent residents. This type of noise could not be controlled by the vendor or Council officers.

#### RECOMMENDATION

That Council refuses the application to Trade in a Public Place received from Mrs J Puglia, 481 Wanneroo Road, Wanneroo in that the proposed activity is undesirable having regard to the proximity of nearby residential premises.

G A FLORANCE  
City Environmental Health Manager

hre06005  
ip:rej

I40702

CITY OF WANNEROO REPORT NO: I40702

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 8 JUNE 1994

FILE REF: 3065/811/6

SUBJECT: PETITION - NOISE COMPLAINT

Council is advised of a three signature petition received from residents in Grantala Close, Ocean Reef regarding music emanating from another residence in that street.

This matter has been actioned by the City Environmental Health Department. A Noise Officer has visited the subject home to advise the occupants of their obligations under the Environmental Protection Act 1986 and confirmed these matters by letter.

Petitioners have also been advised in writing of the foregoing and directed to contact Council's after hours service should the problem recur.

Submitted for information.

G A FLORANCE  
City Environmental Health Manager

hre06001  
ip:rej



I40703                      CITY OF WANNEROO REPORT NO: I40703

TO:                              TOWN CLERK

FROM:                            MANAGER WELFARE SERVICES

FOR MEETING OF:              COUNCIL

MEETING DATE:                13 JULY 1994

FILE REF:                      862 - 1

WARD:                          ALL

SUBJECT:                        DELIVERED MEALS SERVICE  
                                 TENDER 041 - 1994/95

.....

Council at its meeting of 25 May 1994 approved the advertising of tenders for the provision of a Delivered Meals Service for aged and disabled residents of the City of Wanneroo (I50514).

Four agencies submitted tenders. Tenders were assessed on the following criteria:

- .            price per meal
- .            choice of menu
- .            provision of special diets
- .            delivery of meals

The following is a summary of the tenders based on the above selection criteria.

	Delivery	Menu	Special Diet Provision	Cost
Deltower Catering	Weekly	None	No	\$6.50 (2 course)
De Paolis & Co Catering	Twice Weekly	None	Yes	\$8.50 (2 course)
Diet Factory	Weekly	Limited Choice	Yes	\$5.65 (2 course)

				Min. order of 7 meals p/w
Home Chef	Weekly	Comprehensive	Yes	\$6.00 (3 course)

It was felt that only Diet Factory and Home Chef fully met the selection criteria for the project. Of the two, Home Chef offered more flexibility in providing any number of meals per week per client for the same cost. Diet Factory stated that it would need to negotiate a higher price if less than seven meals per client per week were required. Home Chef also offered a more comprehensive menu and was able to cater for special diets.

#### RECOMMENDATION

That Council:

- 1 accepts the tender from Home Chef (Inc) to supply a delivered meals service as detailed in the summary contained in the above report for a period of twelve months.
- 2 authorises the signing of contract documents. (Attachment 1 refers).

P STUART  
Manager Welfare Services

PS:RG  
wre06003

## CONTRACT AGREEMENT

### Description of service:

The provision of a delivered meals service to frail aged and disabled persons who reside within the City of Wanneroo.

This Agreement is made on ..... day of 19.... between the City of Wanneroo, Western Australia, hereafter known as "The Principal" and Home Chef (Incorporated) (hereafter known as "The Contractor").

It is agreed that the period of engagement will be from 1 August 1994 to 31 July 1995 and that the service will be delivered at the dates and places required by the Principal.

The rate of payment shall be \$6.00 per meal, in accordance with the tender submission dated 22 June 1994.

The Contractor agrees that the service will be performed in accordance with the attached Conditions of Appointment.

SIGNATURE OF CONTRACTOR

.....

THE MAYOR

.....

WAS HEREUNTO AFFIXED IN  
PRESENCE OF

.....

TOWN CLERK  
(AS PRINCIPAL)

WITNESS  
(AS CONTRACTOR)

## **SPECIAL CONDITIONS OF CONTRACT**

- 1 All food supplied to clients by the agency to be prepared, packaged and delivered in accordance with the Health Department of WA Code of Practise "Cook Chill- Cook Freeze".
- 2 Clients should be given an interesting and varied choice of meal.
- 3 The agency to make provision for the special dietary and cultural needs of clients.
- 4 Meals should be delivered in an acceptable packaged form.
- 5 Meals should be delivered not less than once per week.
- 6 Provision should be made to deliver meals at short notice providing 24 hours of notice is given.
- 7 All clients accessing the service must be referred by the City of Wanneroo's Welfare Department.
- 8 It is the responsibility of the agency to feed back to the Welfare Department any changes in a client's situation that may necessitate a change in the service.
- 9 The agency must show evidence of insurance cover for worker's compensation and public liability.
- 10 The cost to the client for the service will be \$3.30 per meal. The City of Wanneroo will meet the remaining cost of the meal.
- 11 The agency will be responsible for the collection of all monies from the clients.
- 12 The agency to submit an account to the City of Wanneroo for monies owing every 14 days. All accounts must be itemised to include client's name, date of service, number of meals and cost.
- 13 The agency must provide two written professional references.
- 14 Both parties have the right to terminate the contract by giving 30 days notice in writing to the other party.

I40704

CITY OF WANNEROO REPORT NO: I40704

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 JULY 1994

FILE REF: 312-4

WARD: CENTRAL AND SOUTH WEST

SUBJECT: LIONS CLUB OF WHITFORD - BEACH WALK FOR CANCER

*Lions Club of Whitford Inc* has written to Council requesting permission to hold a "Lions Beach Walk for Cancer" between Hillarys Boat Harbour and Mullaloo Surf Life Saving Club on Sunday, 27 November 1994, between the hours of 8.00am and 1.00pm.

The beach walk is planned to be a major fund raising event for the Lions Cancer Institute at Royal Perth Hospital. The organiser has estimated up to 5000 people may participate in the event.

The Mullaloo Surf Life Saving Club has indicated it will be involved in the event by assisting with first aid and patrols. The Lions Cancer Institute is also planning to work with the Surf Club to hold a cancer screening activity incorporated into the event. The Surf Club will also have its kiosk open for refreshments to be sold. The City Environmental Health Manager has no concerns with the sale of refreshments from the kiosk as the Club currently holds an 'Eating House Licence'.

The organiser plans to erect a marquee at Mullaloo Surf Life Saving Club and Pinnaroo Point as a first aid and communications post.

The organiser has also indicated that the only vehicle on the beach will be the usual Mullaloo Surf Life Saving Club patrol.

The Municipal Law and Fire Services Department has expressed it has no problems with the event, providing it meets with the following recommendations:

- a) appropriate care and consideration is taken in regard to the fragile environment;
- b) all vehicles are parked in the defined parking areas only;
- c) access to the beach is restricted to official vehicles only;
- d) all litter be cleaned up in accordance with beach by-laws; and
- e) no alcohol be consumed on the beach or in the car parks.

Subject to adherence of these conditions, approval of this event is recommended.

#### RECOMMENDATION

That Council grants permission for the *Lions Club of Whitford* to hold the "Lions Beach Walk for Cancer" between Hillarys Boat Harbour and Mullaloo Surf Life Saving Club on Sunday, 27 November 1994, between the hours of 8.00am and 1.00pm conditional upon the following being observed:

- a) appropriate care and consideration is taken in regard to the fragile environment;
- b) all vehicles are parked in the defined parking areas only;
- c) access to the beach is restricted to official vehicles only;
- d) all litter be cleaned up in accordance with beach by-laws; and
- e) no alcohol be consumed on the beach or in the car parks.

R BANHAM  
City Recreation and  
Cultural Services Manager

CI:SS  
rre4704

I40705

CITY OF WANNEROO REPORT NO: I40705

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 JULY 1994

FILE REF: 009-1

WARD: ALL

SUBJECT: SPONSORSHIP REQUEST YMCA NATIONAL YOUTH  
PARLIAMENT

The YMCA Greenwood is requesting sponsorship on behalf of three young people who have been selected to represent the YMCA of Perth and the City of Wanneroo at the National Youth Parliament being held in Canberra from 25-30 September 1994.

The representatives are:

Kenneth Taylor  
6 Stratford Place  
Kingsley WA 6026

Verity Newnham  
20 Warner Place  
Greenwood WA 6023

Steven Humfrey  
72 Cadogan Street  
Kingsley WA 6026

These young people have been selected for the Youth Parliament on the basis of their commitment and service to their local community through the YMCA.

The YMCA National Youth Parliament is an opportunity for young people to make a contribution to Australia's future, debating issues of national importance with representatives from all states.



The delegates will relay information from this project to the City of Wanneroo via the Junior Council, following their return from Canberra.

The delegates are required to meet the expenses associated with this project including air fares, accommodation and other transportation. Several fund raising events have been planned to raise funds as well as funding from the YMCA.

The YMCA is requesting a donation towards the cost of the expenses, estimated at \$650 per delegate.

#### RECOMMENDATION

That Council:

- 1        donates \$50 to each delegate chosen to represent the YMCA of Perth at the National Youth Parliament in Canberra from 25-30 September 1994; and
- 2        allocates these funds from Account No. 29470 Sundry Donations Recreation Control.

R BANHAM  
City Recreation and  
Cultural Services Manager

KB:SS  
rre4707

I60700

CITY OF WANNEROO  
BUSINESS FOR INFORMATION SECTION  
REPORTS FOR COUNCIL MEETING  
13 JULY 1994

I60701

## CITY OF WANNEROO REPORT NO: I60701

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE & ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 208-042-94/95

WARD: ALL

SUBJECT: CATERING SERVICES CONTRACT

Council's 'Catering Services' contract with Beaumonde Catering expires on 31 August 1994. The current agreement commenced on 1 July 1992 and was subsequently renewed for a further period to August 1994.

Tenders have, therefore, been recalled for the provision of catering services over the period 1 September 1994 to 31 August 1995, including an option to renew for twelve months.

Following the closing of tenders on 15 July 1994, a report will be prepared for consideration by Council at its 10 August 1994 meeting.

Submitted for information.

A ROBSON  
Deputy Town Clerk

MWR:HY  
are94065

I60702

CITY OF WANNEROO REPORT NO I60702

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 006-1

WARD: ALL

SUBJECT: PLANT COST REPORT

The Local Government Accounting Directions Section 43 requires that:

- 1 the Clerk shall cause to be kept a record in respect to each item of plant and equipment, showing the operational and maintenance cost of each item. The record shall be kept on an annual basis to coincide with the financial year;
- 2 once in each financial year, at the meeting immediately preceding the meeting at which it is proposed to adopt the Budget, or more often if required by the Council, the Clerk shall cause to be prepared and presented to the Council a detailed report which shall show in respect to the preceding twelve months (or for the year to date) for each item of plant and equipment:
  - a) the total number of hours worked, and/or kilometres travelled, and,
  - b) the aggregate operating, repair and maintenance costs. Such costs shall include mechanics labour, contract repairs, parts on vehicles, fuels, oils and lubricants, registration, insurance and other like items,
- 3 where the Council owns and operates a number of similar items of equipment which are of a minor nature, the items may be grouped by type or by brand and reported upon collectively;

- 4 in every case, the monetary total of the report so submitted to the Clerk or the Council, shall correspond with the operating and repair and maintenance expenditure figures shown in general ledger and upon the financial statements for the period covered by the report.

In accordance with the requirements of Section 43, the Plant Cost Ledger, for the period 1 July 1993 to 21 June 1994, is tabled for Council's information. A second copy of the Plant Cost Ledger has been placed in the Councillors' reading room.

A summary of the totals for the various groups of similar items is included at the front of the Ledger. All figures are listed for comparison purposes as Year to Date (YTD) and Life to Date (LTD).

R T McNALLY  
City Engineer

BD:PRG  
dre0602

160703 CITY OF WANNEROO REPORT NO 160703

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 510-0-1

WARD: ALL

SUBJECT: SPEED HUMPS

At its meeting on 23 February 1994, Council considered a report on the current use of "Watts Profile" and raised "Plateau" speed humps within the Municipality (I60215 refers). Though the report noted that these devices create minimal passenger discomfort, if traversed at appropriate speeds, the issues of adverse findings and the view of ambulance authorities needed to be further clarified.

Accordingly, investigations utilising the resources of the Australian Road Research Board have failed to find any publications relating to patient injuries being aggravated while travelling across speed humps.

Also, comment was sought from the St John Ambulance Association of WA on Council's use of speed humps. The Association has advised that generally the effect of these devices is minimal in terms of response time. However, the more devices in an area, the greater the cumulative effect upon response times. These and other comments were conciliatory in nature and indicated the Association's willingness to co-operate with community aspirations. A copy of the Association's response is shown on Attachment 1.

Submitted for information.

R T McNALLY  
City Engineer

DRB:AT  
Bere0708

I60704

**CITY OF WANNEROO REPORT NO: I60704**

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 201-5

WARD: ALL

SUBJECT: MONTHLY REPORT MAY 1994 - PARKS DEPARTMENT

The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

**PARK MAINTENANCE**

Seasonal maintenance works are progressing with ongoing block turfing of wear areas on ovals.

It will take up to six weeks to completely clear up storm damage.

Street tree planting and planting in reticulated parks has commenced.

Pruning and cleaning around Council building surrounds and car parks is ongoing.

**PLAYGROUND EQUIPMENT**

The mobile play trailers are located at Bardsley Park, Girrawheen and Beelara Park, Wanneroo.

New safety gates have been installed at the Quinns Rocks Playgroup play area.

Maintenance of play equipment and safety inspections are ongoing.

**TURF WICKETS**

Planting of bare areas with couch stolons is completed and grass growth is through the top dressing and a good grass cover is evident.



**TREE PRUNING**

The truck mounted cherry picker is progressing work orders and SECWA lists. The majority of works being progressed at present are as a result of the recent storm. The small cherry picker and wood chippers are clearing storm damage.

**MOWING**

Gang mowers are progressing the winter schedule and assisting parks crews clearing up storm damage.

**CONSTRUCTION**

Clean up after storm is progressing.

Grassing has been completed at Timberlane Park and Enterprise Park and Beldon Sewer Easement has been cleaned up ready for grassing.

Removal of thatch and delivery of mulch is ongoing.

**RETICULATION**

Reticulation has been turned off on parks, with the exception of dirty water parks, which will operate for five minutes a line on Thursdays.

Reticulation has been reinstated at Enterprise Park and trickle irrigation extended at Carramar Park, Woodvale Library, Whitfords Library.

Reticulation has been reinstated and adjusted at Aldersea Park car park, Lexcen Park, Mirror Park and Chichester Park south.

Winter maintenance has been completed at Alexander Heights Park, Churton Park, Vosnacos Park, Ellersdale Park, Kingsley Park, Merrifield Park Chadstone and Oldham Park.

**BORES AND PUMPS**

Pumps have been serviced at the following locations:

Mawson Park, Blue Lake Park No 2 bore, Blackall Park,  
MacDonald Park, Warrigal Park, Kingsway Olympic Soccer,  
Koondoola Park, Carramar Golf Course

Rewiring commenced at Marangaroo Golf Course and solenoids rewired at Craigie Leisure Centre.

**GREEN PLAN**

**Community Planting Program**

The 1994 Green Plan Community Planting Program has been organised and commences on 12 June 1994 at Hepburn Heights Conservation Area.

Degraded areas of Conservation Reserves are being targeted for rehabilitation by community volunteers. Revegetation of these areas will be undertaken utilising indigenous species in tube form.

An additional Community Planting Day will be held on 24 July 1994 at Granadilla Park to restore degraded bush islands on this park.

#### **Schools Planting Program**

Agreements have been reached with 9 schools to date for student involvement in revegetation projects at Council's Conservation Reserves and Natural Bushland Areas. This program commenced on 9 June 1994.

#### **Edith Cowan University Research Projects**

Students from Edith Cowan University will be undertaking 2 research projects as part of the Environmental Management School's final year thesis. One project will assess fuel loadings (qualitative and quantitative) in Conservation Reserves.

This will enable a fire management strategy to be developed for these areas based on detailed analysis of baseline data. The second project will involve students conducting flora and fauna surveys of Conservation Reserves to provide baseline data for formulation of management plans and strategies for these areas.

#### **COMMUNITY SERVICES WORKS UNIT**

Recent works completed by the Corrective Services crews include:

- Storm damage clean up
- Dune stabilisation with branches
- Planting/weeding/mulching at Carramar Golf Course

#### **CONTRACT WEED CONTROL**

Spraying during the month includes Castor Oil Plant control, Lovegrass control and some couch control in garden beds.

F GRIFFIN  
City Parks Manager

FG:JB  
gre0601

I60705

CITY OF WANNEROO REPORT NO: I60705

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 30/3891

WARD: SOUTH

SUBJECT: APPEAL DETERMINATION : PROPOSED EXTENSIONS TO  
CHILD CARE CENTRE AT LOTS 700 AND 424 AMBERTON  
AVENUE, GIRRAWHEEN

METRO SCHEME: Urban

LOCAL SCHEME: Residential

APPLICANT/OWNER: Creston Pty Ltd

CONSULTANT: Oldfield Knott Architects Pty Ltd

APPLICATION RECEIVED: 29.6.93

MINISTER'S ADVICE RECEIVED: 17.5.94

REPORT WRITTEN: 23.6.94

INTRODUCTION

Correspondence has been received from the Minister for Planning advising that he has upheld an appeal for the extensions to a child care centre at Lots 700 and 424 Amberton Avenue, Girrawheen. The applicant has been advised of the Council's requirements for the extensions.

BACKGROUND

Council, at its August 1993 meeting (H20731) resolved to refuse the application received from Oldfield Knott Architects Pty Ltd on behalf of Creston Pty Ltd for extensions to an existing child care centre on Lots 700 and 424 Amberton Avenue, Girrawheen on the following grounds:

1. the extension will further erode the residential character of the neighbourhood and goes beyond the Council's policy on scale and character of child care centres in residential areas;

2. the development will increase the intensity of the land use on the site beyond that expected in a residential environment;
3. the proposal does not meet Council's parking standards for child care centres and has a shortfall of seven bays.

#### CURRENT SITUATION

The Minister had advised that the lots involved in the proposal are "end lots" which back onto lots facing Girrawheen Avenue and Shalford Way and therefore fringe the residential area. Furthermore, it was advised that although there are some traffic conflicts in the area, the Minister believes that the conflicts would not be unduly aggravated by the extended use if the on-site car parking bays required for the development are provided.

The Minister, in upholding the appeal, approved the extensions to the existing child care centre on Lots 700 and 424 Amberton Avenue, Girrawheen, subject to:

1. The provision of 23 on-site car parking bays to be located and constructed in accordance with the Council's requirements and
2. compliance with such other conditions as might reasonably be imposed by the Council on an approval of the class of use concerned.

The applicant has been advised of the standard and appropriate conditions associated with the proposed development.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER  
City Planner

sk:gm  
pre94717

I60706

CITY OF WANNEROO REPORT NO: I60706

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 727-0, 740--93

WARD: CENTRAL

SUBJECT: LOCALITY NAME CHANGE - ILUKA TO BEAUMARIS  
BEACH

INTRODUCTION

Beaumaris Land Sales applied to change the locality name of Iluka to Beaumaris Beach and Council, at its meeting on 8 December 1993 (H21919), agreed to the request, subject to certain conditions. The Council's support for the name change was referred to the Geographic Names Committee of the Department of Land Administration who are the custodians for naming. The Minister for Lands has refused the request to change the name of Iluka.

BACKGROUND

A copy of a 1242 signature petition was brought to Council's attention at its meeting on 25 May 1994 (I90506) and referred to the Town Planning Department. The petition sought to "...incorporate the area bounded by Hodges Drive, Marmion Avenue, Shenton Avenue to the Indian Ocean into the area proposed to be renamed Beaumaris Beach, currently known as Iluka." The original petition which presented to the Minister for Lands at a session of State Parliament by Mr W Smith MLA. The Geographic Name Committee was aware of it.

Another four signature petition by residents of Ocean Reef was received at the meeting of 25 May 1994 and also referred to the Town Planning Department (I90513) . These petitioners objected to having the name Beaumaris removed from their area and used as a new locality name. They requested their area be included in any name change.

---

MINISTER'S DECISION

The Geographic Names Committee sat on 2 June 1994 and made a recommendation to the Minister for Lands who handed down his final decision to refuse the name change, from Iluka to Beaumaris Beach on 13 June 1994. A number of issues were considered by the Minister in reaching his decision and included the following:

- . Broad community support for the change has not been demonstrated, indeed there is considerable adverse reaction to the proposal.
- . The existing extensive use of the name "Beaumaris" for business and facilities in developments outside Iluka in Ocean Reef and estate promotion is nearby Currambine.
- . Community concern at the potential detrimental effect on business and property values in previous "Beaumaris" estates.
- . Geographic Names Committee guidelines recommend avoiding commercial and promotional names, particularly estate names, for locality nomenclature.
- . Words such as "park" and "beach" when applied to a locality name are misleading and confusing and are therefore discouraged.
- . Iluka is an aboriginal word meaning "near the sea". The City of Wanneroo proposed this name for approval in 1979 and re-endorsed its use as recently as July 1993.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER  
City Planner

gjm:gm  
pre94709  
20.6.94

I60707

CITY OF WANNEROO REPORT NO: I60707

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 13 JULY 1994

FILE REF: 30/4618

WARD: CENTRAL

SUBJECT: MINISTER FOR PLANNING, APPEAL DETERMINATION  
- PROPOSED SERVICE STATION AND COMMERCIAL  
DEVELOPMENT, PORTION LOT 4 (380) JOONDALUP  
DRIVE, JOONDALUP

METRO SCHEME: Central City Area

LOCAL SCHEME: Joondalup City Centre

APPLICANT/OWNER: LandCorp

CONSULTANT: Greg Rowe and Associates

ADVICE RECEIVED: 9.6.94

REPORT WRITTEN: 28.6.94

SUMMARY

Council refused development approval to this proposal at its meeting in February 1994 (I90248) and the applicant appealed to the Minister for Planning. The Minister did not uphold the appeal.

BACKGROUND

The proposal included a service station, a fast food outlet, and seven commercial tenancies including a deli and restaurants on the corner of Joondalup and Moore Drives. Council refused the development application because:

.1the proposed development is not in accordance with the Joondalup City Centre Development Plan and Manual incorporated in Council's Town Planning Scheme No 1;



.2the provision for access to and from the proposed development from Joondalup Drive and Moore Drive is not considered acceptable from a traffic safety point of view;

.3there is a risk that the proposed development could affect the provision of services at the nearby Joondalup Neighbourhood Centre and thereby the amenity of the residential area;

.4the proposed development is not in line with community expectations for the area and has not allowed any public participation in the decision making;

.5the proposed development does not provide an adequate amount of parking.

Council also sought deputations with the Minister for Lands and the Minister for Planning regarding this matter.

#### DECISION

The Minister advised by letter dated 2 June 1994.

"I have now carefully weighed all aspects of the development proposed and I have concluded that, because the proposal represents a significant departure from the approved Joondalup Centre Plan, it would not be in the interests of the proper and orderly planning of the City Centre to determine the matter differently.

In the circumstance, therefore, I must advise that the appeal has not been upheld."

In making his determination the Hon Minister took into consideration the importance of the Joondalup City Centre Plan and Manual and the fact that this was a new city where the design and layout ought not to be compromised in the manner proposed.

SUBMITTED FOR INFORMATION.

O G DRESCHER  
City Planner

db:rp  
pre94723

I60708

CITY OF WANNEROO REPORT NO: I60708

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 13 JULY 1994

FILE REF: 018-14

WARD: ALL

SUBJECT: 1994 RATING REVALUATION (RURAL AREA)

Councillors will be aware that the valuation of Land Act requires a general revaluation of properties to be made within each valuation district at such times as the Valuer General shall determine. Recent advice from the Valuer General indicates that while the revaluations of gross rental valuation properties will continue every third year as has been the long-standing practice, unimproved valuation properties will be revalued on an annual basis effective 1 July 1994.

Council will recall that the vast majority (approximately 1,550 properties) of rural zoned properties within the City of Wanneroo, as well as a few larger broadhectare holdings are valued on an unimproved valuation basis.

The Valuer General issued a hard copy printout of the valuations on 17 June 1994. These valuations were input into Council's rating system and used for rate modelling for 1994/95 Budget. Analysis of the valuations indicates the following:-

	Area HA.	From	To	% Increase in UV
Mariginiup				
Lot 51 Adams Road	3.51	95,000	110,000	15.790%
Lot 100 Pinjar Road	5.43	190,000	205,000	7.895%
East Wanneroo				

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Lot 3 Archer Street	1.72	100,000	120,000	20.000%
Lot 16 Mary Street	4.00	160,000	180,000	12.500%
Lot 121 Canna Place	1.50	92,000	105,000	14.130%

## Landsdale

Lot 156 Alexander Drive	4.19	230,000	255,000	10.870%
Lot 5 Kingsway	3.37	192,500	231,000	20.000%
Lot 144 Landsdale Road	2.05	132,000	152,000	15.150%

<b>Area</b>	<b>From</b>	<b>To</b>	<b>% Increase in UV</b>
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## Gnangara

Lot 7 Gnangara Road	3.46	140,000	150,000	7.140%
Lot 17 Knight Road	4.07	145,000	160,000	10.340%
Lot 24 Badgerup Road	6.18	170,000	220,000	29.410%

## Carabooda

Lot 12 Bernard Road	12.20	125,000	140,000	12.000%
Lot 16 Carabooda Road	8.12	90,000	110,000	22.220%
Lot 39 Bailey Road	2.02	70,000	80,000	14.280%

## Nowergup

Lot 7 Gibbs Road	4.90	125,000	145,000	16.000%
Lot 1 Karoborup Road	3.83	100,000	110,000	10.000%

## Neerabup

Lot 12 Wattle Avenue	23.68	290,000	300,000	3.490%
Lot 50 Wanneroo Road	6.60	150,000	190,000	26.660%

Currently, the total annual rate revenue approximately 9.6% is derived from the UV rated sector, with the remaining 90.4% of revenue coming from the GRV rated areas.

Submitted for information.

J B TURKINGTON  
City Treasurer

VS:JW

17 June 1994

tre0225

I60709

CITY OF WANNEROO REPORT NO: I60709

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 JULY 1994

FILE REF: 241-0

WARD: ALL

SUBJECT: HEALTH NOTICES

In accordance with Council's Policy, Council is advised of the issue of the following Health Notices recently:

- 1 Hampson Rodin Realty, Suite 10, 12 Davallia Road, Duncraig. A Notice dated 14 June 1994 was issued to the agent for the owners of Lot 717 (25) Bergalia Mews, Currambine as a result of a blockage of the house sewer line which caused an overflow into the backyard. The works were completed by 16 June 1994.
- 2 Dress Circle Farm Pty Ltd, Lot Pt 2 (79) Dayrell Road, Nowergup. A Notice dated 14 June 1994 was issued following an overflow of effluent from the farm's piggery onto Wattle Avenue. The offensive matter has since been removed.
- 3 Grand International Construction, PO Box 432, Willetton. A Notice dated 20 June 1994 was issued to repair the site toilet. The matter was still outstanding on the date of this report. Follow-up inspections will be made.

Submitted for information.

G A FLORANCE

City Environmental Health Manager

hre07004

ma:rej

I60710

**CITY OF WANNEROO REPORT NO: I60710**

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 JULY 1994

FILE REF: 241-5-2

WARD: ALL

SUBJECT: HEALTHY CITIES PROGRAMME - PROPOSED FOOD  
SURVEILLANCE COMMITTEE - ex I40204

Council considered a further report (I40204) on the progress of the Healthy Cities programme which resulted in a resolution approving in principle the formation of a Food Advisory and Surveillance Committee incorporating members of the food industry and Council representation. Councillors Major and Gilmore were nominated.

The City Environmental Health Department has undertaken steps to introduce the concept of a Committee to the food industry in the City of Wanneroo.

The following items were proposed as an agenda for the Committee:

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

Given the high representation of food industry members required for the formation of an inaugural Committee, gaining the support and interest of the City's diverse food industry was integral to the Committee's success. A consultative approach with a representative sample of the food industry was decided on to facilitate this process.



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The City Environmental Health Department contacted the three professional organisations associated with the food industry and all (74) food premise proprietors in the City's four major shopping centres, with regard to nominations to attend a pre-launch consultation meeting.

The resulting interest from the food industry has proved disappointing. Given this lack of support, the City Environmental Health Department concludes that the formation of a Food Surveillance Advisory Committee is not appropriate at this time and recommends that it be deferred.

Submitted for information.

G A FLORANCE  
City Environmental Health Manager

hre07002  
tj:rej

I60711

CITY OF WANNEROO REPORT NO: I60711

TO:

FROM: TOWN CLERK

FOR MEETING OF: CITY ENVIRONMENTAL HEALTH MANAGER

MEETING DATE: 13 JULY 1994

FILE REF: 241-5-2

WARD: ALL

SUBJECT: HEALTHY CITIES PROGRAMME - HEALTH EXPO

Following the success of the Healthy Choices Award scheme for eating houses, the City Environmental Health Department is proposing to hold a Health Expo on 15 and 16 November 1994 at the Craigie Leisure Centre as part of the Healthy Cities Programme. The Healthy Choices Award scheme focussed attention on some of the health issues concerned with the prevention of lifestyle diseases within the community.

The Health Expo would offer the opportunity to extend the interest generated by the Healthy Choices Award in the community and is planned to include a programme of talks, health screening activities and displays given by a variety of health organisations and relevant Council department.

HBF, the Wanneroo Times and Peters have shown interest in sponsoring the event. Various health organisations which have shown interest in participating include the National Heart Foundation, Cancer Foundation of WA, the Asthma Foundation, Arthritis Foundation of WA, Brain Foundation, Lions Skin Cancer Institute, the WA Alcohol and Drug Authority, and the Health Department of Western Australia.

Proposed community talks, which would focus on specific preventative lifestyle issues include skin cancer, breast cancer and mammography, quit smoking, asthma, and sports injuries.

Health screening activities would include fitness testing, cholesterol testing and health counselling, carbon monoxide monitoring and information on quitting smoking, interactive

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computer assessments on use of sleep medication and alcohol consumption, and blood pressure screening.

Other activities which would be available would be healthy choice food samples and the Cancer Foundation mobile shop with information and prevention products such as sun screen and sunglasses. Displays from Council and health organisations would provide a broad selection of information and resources for the community.

Submitted for information.

G A FLORANCE  
City Environmental Health Manager

hre07003  
tj:rej

I60712

CITY OF WANNEROO REPORT NO: I60712

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 JULY 1994

FILE REF: 635-16

WARD: CENTRAL

SUBJECT: COMMUNITY SPORTING AND RECREATION FACILITIES  
FUND - COMMUNITY HALL CONNOLLY/CURRAMBINE

In October 1992, Council accepted a Community Sporting and Recreation Facilities Fund (CSRFF) grant of \$171,000 to assist in the construction of a community hall in the Connolly/Currambine area. Since that time a community hall was built in Ocean Reef by the developer (Ocean Reef Hall) which serviced those areas previously funded.

At the budget meeting held in July 1993, provision of \$200,000 was made for the development of a community hall facility to service Kinross and the surrounding areas.

Consequently, with the pressing need for a facility further north, a submission was sent to the Minister for Sport and Recreation in October 1993, seeking the relocation of the grant monies to the Kinross area. This request has, subsequently, been denied (Attachment 1 refers).

At this stage, there has been no firm decision made as to either the type of facilities or location in Kinross. Discussions with community lobby groups are continuing on this matter.

Submitted for information.

R BANHAM

City Recreation and  
Cultural Services Manager

DI:SS  
rre4705

Att.

I60713

CITY OF WANNEROO REPORT NO: I60713

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 13 JULY 1994

FILE REF: 323-1

WARD: ALL

SUBJECT: REVIEW OF COMMUNITY SPORTING AND RECREATION  
FACILITIES FUND (CSRFF)

A questionnaire has been received from the Ministry of Sport and Recreation seeking Council's reaction to the future administration of the Community Sporting and Recreation Facilities Fund.

The State Government, through the Ministry of Sport and Recreation, has administered the Community Sporting and Recreation Facilities Fund (CSRFF) since 1976. The purpose of CSRFF is to provide financial assistance to local government authorities and community organisations to develop facilities for participation in sport and recreation.

From its inception to 1990, the CSRFF grants were allocated on an annual basis. Normally, the grant applications became available in October, closed during February and were announced in June.

In 1991, the State Government allocated a triennium of CSRFF funding from 1992/93 to 1994/95, ie grant applications became available in October 1991, were announced in June 1992 and allocated over the next three financial years. No other CSRFF grants are available until this triennium of funding is completed in June 1995.

Recently, the Minister for Sport and Recreation formed a CSRFF Review Panel to evaluate the effectiveness of both the annual and triennium funding systems. As part of this process, Council staff were requested to complete a questionnaire seeking feedback on three proposed systems for allocating funds.

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### *Annual System*

This system comprises annual allocations for both the local authority and community group grant applications. The annual system was used from the inception of the CSRFF programme to 1990 and allocates the total CSRFF budget each year.

### *Triennium System*

The triennium system made funds available over a three year period. Both the community group and local authority grant applications became available in October 1991, were announced in June 1992 and allocated over the next three financial years.

Under a triennium system, no further CSRFF grants are available until the triennium of funding is completed. The triennium system was introduced in 1992 and is currently in place until June 1995.

### *Rolling Triennium System*

This system divides the community group and local authority grant applications into two categories: minor and major projects.

Grant applications for minor projects would be made available annually and subsequently allocated for that year.

While grant applications for major projects (eg indoor aquatic centre) would be submitted annually, the funds would be allocated in three years time, eg apply in 1996, receive grant in 1999.

This allows the facility provider (eg LGA) sufficient time to raise their component of the required funds. The rolling triennium system has not been previously used to allocate CSRFF funds.

In conclusion, this system consists of annual applications for minor and major projects (for both community and local authority categories) with the grants made available in that year for minor projects and in three years for major projects.

Local government authorities could apply for funds from both categories.

The Rolling Triennium System would be most advantageous to Council as it will allow access to funds for minor projects on an annual basis, whilst major projects can be planned and budgeted

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over a three year period. This option was duly endorsed on the questionnaire, which was returned to the Ministry of Sport and Recreation prior to the deadline of 24 June 1994.

It is anticipated that once the final results have been collated, Council will be advised accordingly.

Submitted for information.

R BANHAM  
City Recreation and  
Cultural Services Manager

DI:SS  
rre4706