

CITY OF WANNEROO

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP, ON WEDNESDAY, 14 SEPTEMBER 1994

ATTENDANCES AND APOLOGIES

Councillors:	H M WATERS, JP, 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
	M J GILMORE	South 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 E LYNN, JP	South-West Ward

Acting Town Clerk:	R T McNALLY
City Planner:	O G DRESCHER
Acting City Treasurer:	T ORD
City Building Surveyor:	R G FISCHER
Deputy Building Surveyor:	L CANDIDO
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Security Administrator:	T M TREWIN
Manager Welfare Services:	P STUART
City Librarian	N CLIFFORD
Executive Assistant	P HIGGS
Publicity Officer	W CURRALL
Committee Clerk:	J CARROLL
Minute Clerk:	V GOFF

In Attendance

Mr Bob Dymock - Deputy Town Clerk (Elect)

There were 34 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.30 pm.

CONFIRMATION OF MINUTES

I90901 MINUTES OF COUNCIL MEETING, 24 AUGUST 1994

Corrections

- 1 Item I90852, Point 1 be amended to read:
 - "1 approves the use of Whitford West Park by Whitford Shopping Centre Management as a temporary car parking facility from 3 October to 15 October 1994, subject to:
 - (a) parking be provided for a total of 340 staff cars from Monday 3 October 1994 through to Saturday 15 October 1994;
 - (b) a fee of \$1,000.00 be levied by Council's Recreation Department in lieu of bond requirement;
 - (c) all security to be the responsibility of the Centre Management;
 - (d) all entries and exits via Dampier Avenue."
- 2 Cr Lynn advised that Page 67 omitted to record her return to the Chamber and requires the Minutes to be amended as follows:
 - (a) Page 1, Attendances and Apologies:
 following "M E LYNN, JP", deletes "to 9.25 pm";
 - (b) Page 67, following Public Question Time, includes
 "Cr Lynn entered the Chamber at this point, the time being 9.30 pm";
 - (c) Page 69, "Close of Business" includes "LYNN" on
 list of Councillors present at that time.

MOVED Cr Curtis, **SECONDED** Cr Dammers that the Minutes of Council Meeting held on 24 August 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

WHITFORDS LEO'S CLUB

Councillor Lynn deputised for me last month at the official formation night of the Leo's Club of Whitford.

I believe this was the fourth such Club to be formed in WA.

A Leo Club does much the same work as a Lions Club.

The only difference being that Leo Club members are aged between 14 and 28.

I would like to add my congratulations to Councillor Lynn's, and wish the Leo Club in Whitford all the best for the future.

VISIT - INTERSTATE AND OVERSEAS EXCHANGE TEACHERS

Last month Council hosted a visit by a group of interstate and overseas exchange teachers.

This was a first for Council, as we've certainly hosted a number of functions for exchange students over the years, but never for the teachers.

It was a great opportunity to meet teachers from different countries and to also show off the City of Wanneroo.

RED CROSS SOCIETY RALLY

Earlier this month, I was invited to open the Wanneroo Regional Rally for the Red Cross Society.

The get together gave all local members of the Australian Red Cross Society the opportunity to have an informal chat and make plans for the next 12 months.

We are fortunate that here in the City of Wanneroo there are so many people prepared to give up their time to help people less fortunate than themselves.

LITTLE FEET FESTIVAL

I had the pleasure of officially opening the Little Feet Festival earlier this month.

This is the third time that the festival has been held and judging by the response by families in the area, the festival was a resounding success.

AUSTRALIAN INSTITUTE OF BUILDING SURVEYORS CONFERENCE

Council hosted a lunch and tour of the local district for Conference delegates to the Australian Institute of Building Surveyors 7th National Conference on Sunday, 4 September 1994.

The Conference delegates enjoyed seeing the sights of the area, particularly the formation of the Joondalup City Centre.

ROYAL WESTERN AUSTRALIAN HISTORICAL AFFILIATED SOCIETIES CONFERENCE

Last Sunday, I had the pleasure of officially opening the 1994 Annual Conference of the Royal Western Australian Historical Affiliated Societies Conference.

It was the first time that an Historical Society Conference had been held in the City of Wanneroo.

Former Wanneroo Mayor and President of the Wanneroo Historical Society, Bill Marwick, gave an interesting address entitled "Wanneroo: Then and Now" and our City Planner, Oscar Drescher, gave an interesting talk on the formation of the Joondalup City Centre.

WA YUGOSLAV BOWLING CLUB

This morning I had the honour of bowling the first ball at Warwick Bowling Club Opening Day for the WA Yugoslav Bowling Club.

It was an enthusiastic opening, with many members in attendance.

INQUIRY INTO SALE OF LAND - GRIFFITHS ROAD

I was advised last night by the Minister for Local Government that the results of the Inquiry into the sale of land, Lots 12 and 13 Griffiths Road would be released today.

A copy will be sent to all Councillors and the matter discussed at the Policy and Special Purposes Committee Meeting scheduled for 21 September 1994.

PETITIONS, MEMORIALS AND DEPUTATIONS

**I90902 PETITION SEEKING EXPANSION OF RANGE OF CONVENIENCE FOODS
SOLD BY MARKET GARDEN SALES OUTLETS - [30/611, 30/165,
30/626, 30/2363]**

Cr MacLean presented a 5-signature petition requesting Council to consider expanding the range of convenience goods permitted to be sold by holders of Market Garden Sales Permits. He requested that this matter be considered in conjunction with Item I20913.

MOVED Cr Wood, **SECONDED** Cr Lynn that the petition requesting Council to consider expanding the range of convenience goods permitted to be sold by holders of Market Garden Sales Permits be received and considered in conjunction with Item I20913.

CARRIED

**I90903 LETTERS OPPOSING PROPOSED DENTAL SURGERY - CNR GLENMERE
ROAD AND DUGDALE STREET, WARWICK (LOT 229) - [30/3498]**

Cr Hall tabled two letters from residents opposing the proposal for a paramedical surgery on corner Glenmere Road and Dugdale Street, Warwick.

MOVED Cr Wood, **SECONDED** Cr Lynn that the correspondence opposing the proposed dental surgery on the corner of Glenmere Road and Dugdale Street, Warwick be received and referred to Town Planning Department for a report to Council.

CARRIED

**I90904 PETITION EXPRESSING CONCERN AT TRAFFIC PROBLEMS JUNCTION
MONTCLAIR AVENUE AND WESTHAVEN DRIVE, WOODVALE -
[510-2169, 510-2172]**

Cr Hall tabled a 12-signature petition from residents requesting Council to address traffic problems at the T-junction of Montclair Avenue and Westhaven Drive, Woodvale.

MOVED Cr Wood, **SECONDED** Cr Lynn that the petition concerning traffic problems at the T-junction of Montclair Avenue and Westhaven Drive, Woodvale be received and referred to Engineering Department for a report to Council.

CARRIED

**I90905 LETTERS OPPOSING GROUPED DWELLINGS ON LOT 40 WEST COAST
DRIVE, MARMION - [40/2648]**

Cr Major tabled three letters opposing the rezoning of Lot 40 West Coast Drive, Marmion to grouped dwellings.

MOVED Cr Wood, **SECONDED** Cr Lynn that the letters opposing grouped dwellings on Lot 40 West Coast Drive, Marmion be received and referred to Town Planning Department for a report to Council.

CARRIED

I90906 PETITION EXPRESSING CONCERN AT PARKING - EDGEWATER
RAILWAY STATION - [727-9-2]

A 35-signature petition has been received from local residents expressing concern at the parking of motor vehicles by commuters using Edgewater Railway Station.

The petitioners are concerned that use is not being made of the current car parking provisions and request No Parking Signs be placed in Conidae Drive adjacent to the Freeway/Railway Reserve.

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

MOVED Cr Wood, **SECONDED** Cr Lynn that the petition from local residents expressing concern at the parking of motor vehicles by commuters using Edgewater Railway Station be received and referred to Engineering Department for a report to Council.

CARRIED

I90907 PETITION OBJECTING TO PROPOSED AMBULANCE STATION AT
EDDINGTON ROAD, WARWICK - [30/4829]

A 47-signature petition has been received objecting to the proposed ambulance station at Eddington Road, Warwick.

The petitioners object on the grounds that this proposal will create serious traffic safety problems in a residential area.

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

MOVED Cr Wood, **SECONDED** Cr Lynn that the petition objecting to the proposed ambulance station at Eddington Road, Warwick be received and referred to Town Planning Department for a report to Council.

CARRIED

LAUNCH OF CLEANAWAY PROGRAMME

Cr Curtis advised that on Friday 9 September he deputised for the Mayor at the launch of the Cleanaway School Information Programme at the Bayswater Recycling and Sorting Plant. He reported that he

had a tour of the operation and recommended that interested persons view the premises.

I90908 PETITION OPPOSING PROPOSED DENTAL SURGERY - CNR GLENMERE ROAD AND DUGDALE STREET, WARWICK (LOT 229)- [30/3498]

A 69-signature petition has been received opposing the application for proposed dental surgery on the corner of Glenmere Road and Dugdale Street, Warwick.

The petitioners object to the proposal on the grounds of traffic hazards, security risk and property values being adversely affected.

They also state the application will set a precedent and there is ample space available in nearby commercial complex.

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

MOVED Cr Major, **SECONDED** Cr Hall that the petition opposing the application for proposed dental surgery on the corner of Glenmere Road and Dugdale Street, Warwick be received and be referred to Town Planning Department for a report to Council.

CARRIED

I90909 PETITION REQUESTING CLOSURE OF BELTANA ROAD, CRAIGIE [510-0606]

A 54-signature petition has been received from residents of Beltana Road, Craigie requesting the closure of their street from Camberwarra Drive.

The petitioners have experienced motor vehicle problems since 1977 and whilst they are aware of the changes this action will make, they are anxious to overcome the problems they are experiencing.

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

MOVED Cr Wood, **SECONDED** Cr Lynn that the petition from residents of Beltana Road, Craigie requesting the closure of their street from Camberwarra Drive be received and referred to the Engineering Department for a report to Council.

CARRIED

BUSINESS DEFERRED FROM THE PREVIOUS MEETING OF COUNCIL, REQUIRING DECISION

Nil

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

GIFT TO KASTORIA FROM COUNCIL - ex I90429

"a report be submitted to Council on the costs involved of transportation of a pair of black swans to Kastoria as a gift from Council."

Advice is presently awaited from the Greek Consulate as to whether the owners/operators of the Kastorian receiving facility currently hold or have sought accreditation as an acceptable enclosure by the Australian nature Conservation Agency. A report will be submitted in due course.

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

"defers approval of an electrified fence at Lot 14 (28) Avery Street, Neerabup until the proposed amendments to Council's By-laws Relating to Fencing and Private Tennis Court Floodlighting are promulgated and advises the applicant accordingly".

Details have been received from Council's solicitors addressing 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 has been advertised and a report will be submitted on 28 September 1994.

PROPOSED MERRIWA COMMUNITY CENTRE - ex I90721

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

This matter is currently being pursued through the project control group. A report will be submitted in due course.

PETITION OBJECTING TO CHANGES TO OLDHAM RESERVE - ex I90804

"the petition objecting to changes to Oldham Reserve be received and referred to Building Department for a report to Council."

This matter has been advertised and a report will be submitted on 28 September 1994.

PETITION OBJECTING TO CONSTRUCTION OF CHANGEROOM/TOILET BLOCK - OLDHAM PARK - ex I90805

"the petition opposing the construction of a changeroom/toilet block and carpark at the northern end of Oldham Park be received and referred to Building Department for a report to Council."

This matter has been advertised and a report will be submitted on 28 September 1994.

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."

CITY TREASURER'S REPORT I60914

PETITION OBJECTING TO CONSTRUCTION OF TOILET/CHANGEROOM FACILITIES - OLDHAM PARK, YANCHEP - ex I90831

"the petition objecting to the construction of toilet/changeroom facilities at Oldham Park, Yanchep be received and referred to Building and Engineering Departments for a report to Council."

This matter is 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.

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.

CITY ENGINEER'S REPORT I10902

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 has been referred direct to the shopping centre owners for investigation.

PETITION COMPLAINING OF PARKING PROBLEMS - KOONDOOLA PRE-PRIMARY
SCHOOL - ex I90703

"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."

A report on this matter will be presented to the 28 September meeting of Council.

PETITION REGARDING EXTENSION OF EDGEWATER DRIVE ONTO JOONDALUP
CAMPUS - ex I90727

"the petition received from staff of Joondalup Campus, Edith Cowan University be received and referred to Engineering Department for a report to Council."

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

PETITION REQUESTING INSTALLATION OF ROUNDABOUT - VENTURI DRIVE,
OCEAN REEF - ex I90728

"the petition from residents of Ocean Reef, requesting the installation of a roundabout on Venturi Drive, at either

its intersection with Diamond Drive or Cockpit Street 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.

PETITION OBJECTING TO CLEARING AND BURNING OF VEGETATION - ex H10912

"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".

The final draft of the Smoke Control Guidelines is complete and a report on this matter will be presented to the Council meeting on 28 September.

PETITION OBJECTING TO CONSTRUCTION OF TOILET/CHANGEROOM FACILITIES - OLDDHAM PARK, YANCHEP - ex I90831

"the petition objecting to the construction of toilet/changeroom facilities at Oldham Park, Yanchep be received and referred to Building and Engineering Departments for a report to Council."

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

TWO ROCKS/YANCHEP RECYCLING LEVY - ex I90855

"RESOLVED that a report be submitted to Council on:

- 1 why Two Rocks/Yanchep are charged a recycling levy at the same rate as the rest of the City of Wanneroo, when they have no recycling collection;
- 2 can this levy be lifted;
- 3 can the district receive proper recycling facilities."

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

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 due course.

PETITION OBJECTING TO THE SALE AND/OR CONVERSION OF 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 28 September 1994.

PETITION REQUESTING UPGRADING OF FINNEY RESERVE, MARMION - ex I90706

"the petition requesting Council take action to upgrade Finney Reserve, Marmion be received and referred to Parks Department for a report to Council."

This matter is currently being investigated; a report will be submitted to Council in October 1994.

BARCLAY RESERVE, PADBURY - ex I20716

"following consultation, requires the City Parks Manager to report on the cost of such a proposal for budgetary consideration and time-framing."

CITY PARKS MANAGER'S REPORT I60902.

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 September 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.

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.

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

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

A report will be submitted to the Policy and Special Purposes Committee Meeting of 21 September 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.

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.

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY - HAINSWORTH AVENUE TO TENDRING WAY, GIRRAWHEEN - ex I90705

"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."

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

PROPOSED ADDITIONAL DWELLING, LOT 508 (9) CORMORANT COURT, HEATHRIDGE - ex I50719

"consideration of proposed additional dwelling, Lot 508 (9) Cormorant Court, Heathridge, be deferred;

the City Planner be authorised to negotiate the possibility of development on the site."

A report will be submitted after completion of negotiations regarding development on the site.

POSSIBLE NON-ORGANIC WASTE DISPOSAL SITE - OCEAN REEF - ex I90756

"a report be submitted to Council regarding the illegal dumping of building materials on vacant blocks and the possible liaison with the Water Authority of WA for the pipe assembly area at Ocean Reef boat launching facility being used as a non-organic waste disposal site to assist in improvement of the area for recreation purposes."

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

COURT DECISION REGARDING SERVICE STATION - ex I90757

"a report be submitted to Council on the court decision regarding the Service Station at the intersection of Charles Street, Wanneroo Road and Scarborough Beach Road."

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

PETITION OBJECTING TO AMENDMENT NO 555 TO TOWN PLANNING SCHEME NO 1 TO REZONE AND RECODE LOT 24 (207) WANNEROO ROAD FROM RURAL TO RESIDENTIAL DEVELOPMENT R40 - ex I90803

"the petition and letter objecting to the proposal for a road and carparks within Yellagonga Regional Park be received and referred to Town Planning Department for a report to Council."

A deputation will present its case regarding this proposal at the Policy and Special Purposes Meeting of 21 September 1994.

PROPOSED FENCING ON PUBLIC ACCESSWAYS, LOT 976 (11) BURLOS COURT, JOONDALUP - ex I20807

"a further report be presented to Council investigating the possibility of closing the public accessway located to the north of Lot 976 Burlos Court, Joondalup."

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

PETITION RELATING TO REZONING PT ST ANDREWS DRIVE, YANCHEP FOR GROUP HOUSING - ex I90828

"that the petition and correspondence opposing the rezoning of Portion Lot 10 St Andrews Drive, Yanchep be received and referred to Town Planning Department for a report to Council."

A report will be submitted to Council following completion of advertising for the amendment.

PETITION FOR CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN REDFIN CRESCENT & SAILFISH CLOSE, BELDON - ex I90828

"that the petition requesting Council to reconsider its decision not to close the pedestrian accessway between Redfin Crescent and Sailfish Close, Beldon be received and referred to Town Planning Department for a report to Council."

CITY PLANNER'S REPORT I20917

PETITION SEEKING ACCESS BY 4-WHEEL DRIVE CLUBS TO SELECTED BEACHES - ex I90830

"that the submission seeking access to selected beaches by responsible 4-wheel drivers be received and referred to Town Planning Department for a report to Council."

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

LAKE PINJAR STRATEGY: SUBDIVISION PROPOSAL FOR LOTS 1, 2 AND 3
PERRY ROAD, PINJAR (MR COX) - ex I20836

"defers consideration of the application submitted by Mr N Cox for subdivision for Lots 1, 2 and 3 Perry Road, Pinjar."

This matter is being deferred till the Environmental Protection Authority has re-assessed its lot size criteria for Lake Pinjar.

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.

FUNDING FOR CALISTHENICS CENTRE, WEST SWAN - ex I90754

"a report be submitted to Council on the funding background for the calisthenics centre in West Swan and whether this funding would be available to groups within the City of Wanneroo."

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60913.

FEASIBILITY OF ESTABLISHMENT OF COMMITTEE FOR CARE OF ANIMALS -
ex I90856

"a report be submitted to Council on the feasibility of a Committee being established to look at ways Council may assist in educating the community, particularly children, in the responsible care of animals; particularly in the urban environment."

This matter is being investigated and a report will be submitted to Council 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.

DONATION - LOW COST FOOD CENTRE - ex I50715

"a report be submitted to Council giving consideration to a donation of \$20,000 to The Wanneroo Community Projects Association Inc to assist in the operating costs of a low-cost food centre."

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

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

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE
 Meeting held 3 August 1994
- B YANCHEP/TWO ROCKS COMMUNITY BUS MANAGEMENT COMMITTEE
 Meeting held 11 August 1994
- C GIRRAWHEEN/KOONDOOLA SENIOR CITIZENS CENTRE MANAGEMENT
 COMMITTEE Meeting held 23 August 1994
- D WANNEROO SENIOR'S COMMUNITY CENTRE MANAGEMENT COMMITTEE
 Meeting held 25 August 1994

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

CARRIED

ADVISORY COMMITTEES

A CHILDREN'S SERVICES ADVISORY COMMITTEE
Meeting held 1 August 1994

B HISTORICAL SITES ADVISORY COMMITTEE
Meeting held 17 August 1994

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

CARRIED

OTHER COMMITTEES

A BURNS RATEPAYERS & RESIDENTS ASSOCIATION (INC)
Meeting held 6 August 1994

B JUNIOR COUNCIL
Meeting held 9 August 1994

C LOTTERIES HOUSE STEERING COMMITTEE
Meeting held 18 August 1994

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

Nil

DECLARATIONS OF PECUNIARY INTEREST

Cr Magyar declared an interest in I10904.

The City Parks Manager declared an interest in I10916.

Cr Lynn declared an interest in Item I30911.

Cr Curtis declared an interest in Items I40901, I90920 and I90923.

Cr Cooper declared an interest in Items I90920 and I90921.

Cr Waters declared an interest in Items I90920 and I90921.

Cr Freame declared an interest in Item I90920.

BUSINESS REQUIRING ACTION

I90910 TECHNICAL SERVICES

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

CARRIED

REPORTS

I10901 REQUEST FOR BUS SHELTER ERECTION ADJOINING 97 KINGSLEY DRIVE, KINGSLEY - [1334/719/97, 503-3, 510-1334]

CITY ENGINEER'S REPORT I10901

Council, at its meeting of 8 June 1994, received a renewed request for the erection of a bus shelter adjoining 97 Kingsley Drive, (opposite the Kingsley Shopping Centre). A previous request had been unsuccessful due to opposition from the property owners.

Patronage figures were obtained from Transperth, boarding passengers interviewed and adjoining property owners again contacted and their comments requested.

The City Engineer reports on the results of these investigations and considers that the installation of a bus shelter in this location would severely impede vision of any vehicles trying to exit the driveway of 97 Kingsley Drive, Kingsley and would compromise road safety.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council resolves not to install a bus shelter at the existing stop adjoining 97 Kingsley Drive, Kingsley.

CARRIED

I10902 VEHICULAR SPEEDS - CALECTASIA STREET/MARLOCK DRIVE, GREENWOOD - [510-92, 510-89]

CITY ENGINEER'S REPORT I10902

Two petitions have been received regarding vehicle speeds in Calectasia Street and Marlock Drive, Greenwood (Item I90439 refers). Both streets form part of the north/east route, through south east Greenwood. Some households in Leschenaultia Street, near the junction with Calectasia Street, have also supported the petitioners' concerns.

The City Engineer reports on the results of a traffic survey and the number of recorded accidents and considers some traffic management is warranted.

He suggests that installation of a traffic island at the junction of Calectasia Street and Sandalwood/Marlock Drive and additional road bend delineation would reduce vehicle speeds and reinforce existing intersectional priorities.

Correction:

Paragraph 5 of Report I10902 should read "discussion would need to be undertaken with the Greenwood Shopping Centre."

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

- 1 lists for consideration in Council's Five Year Traffic Management Programme, the installation of a roundabout at the Calectasia Street/Leschenaultia Street junction;
- 2 approves the construction of a traffic island at the junction of Calectasia Street and Sandalwood/Marlock Drives at an estimated cost of \$12,000 with funding from Account No 33066 - Traffic Treatments - Various Locations;
- 3 requests Main Roads WA to delineate all road bends in Calectasia Street, Leschenaultia Street and Marlock Drive with painted double white lines;
- 4 advises petitioners accordingly.

CARRIED

**I10903 TRAFFIC CONGESTION - CURRAJONG CRESCENT CAMBERWARRA
PRIMARY SCHOOL, CRAIGIE - [510-592]**

CITY ENGINEER'S REPORT I10903

The Camberwarra Primary School P & C Association has expressed concern about traffic congestion and pedestrian safety in Currajong Crescent, Craigie.

Camberwarra Primary School has a student population of 405 with a further 90 students in pre-primary. Currajong Crescent is the principal set down/pick up area for the majority of parent motorists. Some 70-90 parent vehicles enter the street twice a day with 85% coming from the east.

The City Engineer provides details of a proposal to construct an embayment towards the eastern section of Currajong Road with the Education Department contributing 50% of the cost and proposes

the installation of prohibition signs along the eastern bend of Currajong Crescent and at the junction of Currajong Crescent and Argus Close to improve safety for school children.

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

- 1 approves the construction of a parking embayment on the south side of Currajong Crescent, Craigie at an estimated cost of \$7,000 with a 50% contribution from the Education Department;
- 2 authorises, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$3,500 from Account No 33066 - Traffic Improvements - Various Locations for Council's contribution to the construction of a parking embayment in Currajong Crescent, Craigie;
- 3 installs "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs adjacent to the northern boundary of Lot 978 Currajong Crescent, Craigie as shown on Attachment 1 to Report I10903;
- 4 installs "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs at the Currajong Crescent/Argus Close junction, as shown on Attachment 1 to Report I10903;
- 5 revokes the "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY - FRIDAY" signs along the south side of Currajong Crescent as shown on Attachment 2 to Report I10903;
- 6 revokes the "NO PARKING ANY TIME, BUS STAND" signs on Camberwarra Drive as shown on Attachment 2 to Report I10903.

CARRIED BY AN

ABSOLUTE MAJORITY

Appendix I refers

I10904 PARKING PRACTICES - EDDINGTON ROAD, WARWICK POLICE STATION - [910-4]

CITY ENGINEER'S REPORT I10904

In response to a request from the Officer-in-Charge, Warwick Police Station, Council considered a report into parking around the Station at its February 1994 meeting (Item I10211 refers). Council resolved to install verge prohibitions on the south side of Eddington Road to monitor the parking trends for a period of six months and provide a further report on this matter.

It was further resolved that the Police Department be advised of the inadequate parking facilities that exist on site.

The City Engineer reports on problems which exist at this location and the difficulty in effective enforcement of the parking prohibitions due to the transient nature of parking patterns.

He has suggested to the Officer-in-Charge, Warwick Police Station, that bollard restrictions be installed along the verge of Warwick Police Station and proposed the extension of parking prohibitions along the Erindale Road perimeter.

RECOMMENDATION;

That Council:

- 1 installs "NO STANDING ON VERGE" signs along the western side of Erindale Road, adjacent to the Warwick Police Station, as shown on Attachment 2 to Report I10904;
- 2 advises Warwick Police accordingly.

Cr Magyar declared an interest in this item.

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

- 1 installs "NO STANDING ON VERGE" signs along the western side of Erindale Road, adjacent to the Warwick Police Station, as shown on Attachment 2 to Report I10904;
- 2 advises Warwick Police accordingly;
- 3 requests the Police Department to provide additional parking facilities at the Warwick Police Station.

CARRIED

Cr Magyar abstained from voting.

Appendix II refers.

I10905 INFANT HEALTH CLINICS - [625-16]

CITY BUILDING SURVEYOR'S REPORT I10905

Council annually provides a contribution towards costs incurred by Centres from which Infant Health Clinics operate. Council is responsible for the costs associated with the Infant Health Clinics.

The Joondalup Family Centre Inc Management Committee has requested a contribution from Council for the operating and maintenance costs incurred by the Centre for the Joondalup Infant Health Clinic facilities which commenced to operate from their building in July 1993.

The costs for the Infant Health Clinic has been accommodated within Council's Building Operating budget for 1994/95.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council authorises a contribution to the Joondalup Family Centre Inc of \$1,181.70 from Account 22117 for costs associated with the Joondalup Infant Health Clinic.

CARRIED

**I10906 PROPOSED DWELLING: LOT 2 (50B) SOUTHERN CROSS CIRCLE,
OCEAN REEF - [2245/2/50B]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10906

The owners of Lot 2 (50B) Southern Cross Circle, Ocean Reef are seeking Council approval to construct a three storey residence.

The Deputy City Building Surveyor reports that the residence is predominantly two storey with only the front elevation giving the three storey appearance. The average height is 5810 over its four elevations. Although objections have been received from adjoining owners he gives reasons why this application is supported.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council approves the proposed dwelling to be constructed at Lot 2 (50B) Southern Cross Circle, Ocean Reef.

CARRIED

**I10907 PROPOSED DWELLING: LOT 908 (25) MIDLAND ELBOW, MINDARIE
- [3324/908/25]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10907

The owners of Lot 908 (25) Midland Elbow, Mindarie are seeking Council approval to construct a dwelling with a reduced setback.

The Deputy City Building Surveyor gives details of the proposal and advises that the owners have submitted the written favourable comments of Lot 907.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council approves the proposed dwelling to be constructed at Lot 908 (25) Midland

Elbow, Mindarie, with a 1528 building set back from the front boundary.

CARRIED

I10908 PROPOSED DWELLING: LOT 157 (116) ARISTRIDE AVENUE, KALLAROO - [1157/157/116]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10908

The owners of Lot 157 (116) Aristride Avenue, Kallaroo are seeking Council approval to construct a dwelling where the front section is three storeys.

The Deputy City Building Surveyor reports that the proposed dwelling complies with the requirements of the Residential Planning Codes. The average height over the four elevations of the dwelling is 5410. An objection has been submitted by the owners of Lot 158 on the grounds that the building will be overbearing and will devalue their home which they are in the process of building.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council approves the proposed dwelling to be constructed at Lot 157 (116) Aristride Avenue, Kallaroo.

CARRIED

I10909 PROPOSED WORKSHOP/GARDEN SHED: LOT 251 (85) FLINDERS AVENUE, HILLARYS - [631/251/85]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10909

The owners of Lot 251 (85) Flinders Avenue, Hillarys are seeking Council approval to construct a workshop/garden shed in the left hand rear corner of the Lot. The brickwork of the proposed outbuilding is 4950 high tapering down on both rear and side boundaries to a height of 1800.

A letter of objection has been received from the owner of Lot 237 whose rear boundary adjoins Lot 251.

The Deputy City Building Surveyor does not support the application and believes the proposed building is oversized for its designated use.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council does not give approval for the proposed workshop/garden shed to be constructed at Lot 251 (85) Flinders Avenue, Hillarys, and that the applicant be advised to submit a more conventional design or exercise his right of appeal to the Minister for Planning.

CARRIED

**I10910 REQUEST FOR REFUND OF BUILDING LICENCE FEES: DWELLING
LOT 430 (12) SHALIMAR RISE, CURRAMBINE - [3593/430/12]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10910

The owners of a dwelling under construction at Lot 430 (12) Shalimar Rise, Currambine have requested a refund of building licence fees.

The Deputy City Building Surveyor provides background details to the subject matter and supports a 75% refund being granted to the owners as the original application submitted in their names as owner/builders was never approved.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council approves the refund of \$210.00 to the owners of the property at Lot 430 (12) Shalimar Rise, Currambine, being 75% of the original building licence fees.

CARRIED

**I10911 REQUEST FOR REFUND OF BUILDING LICENCE FEES: DWELLING
LOT 134 (23) ENGLEFIELD RETREAT, LANDSDALE -
[3648/134/23]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10911

The owners of a dwelling under construction at Lot 134 (23) Englefield Retreat, Landsdale have requested a refund of building licence fees.

The Deputy City Building Surveyor provides background details of this request and supports the refund of the second building licence fees to the owners.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council refunds the amount of \$280.00, being the second building licence fees for the dwelling at Lot 134 (23) Englefield Retreat, Landsdale.

CARRIED

**I10912 BUILDING INFRINGEMENT PROSECUTIONS - [731/147/15 &
747/447/15]**

DEPUTY CITY BUILDING SURVEYOR'S REPORT I10912

The Deputy City Building Surveyor seeks Council approval to instigate prosecution proceedings against the builder of a games room at Lot 147 (15) Colgrave Way, Duncraig and the builder of

reconstructions works at Lot 447 (15) Arkwell Way, Marmion for proceeding without the authority of a building licence.

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

- 1 instigates prosecution proceedings against the builder of the games room at Lot 147 (15) Colgrave Way, Duncraig, for proceeding with construction works without the authority of a building licence;
- 2 instigates prosecution proceedings against the builder of the reconstruction works at Lot 447 (15) Arkwell Way, Marmion for proceeding with construction works without the authority of a building licence.

CARRIED

I10913 MONTHLY REPORT FOR AUGUST 1994 - PARKS DEPARTMENT - [201-5]

CITY PARKS MANAGER'S REPORT I10913

The City Parks Manager reports on the major works carried out by the Department's groundstaff during August 1994.

MOVED Cr Magyar, **SECONDED** Cr Lynn that CITY PARKS MANAGER'S REPORT I10913 be received.

CARRIED

I10914 TENDER NO 45-94/95 - SUPPLY OF GENERAL PLANTS, LOW SHRUBS/GROUNDCOVER PLANTS AND GREEN PLAN PLANTS - [208-8]

CITY PARKS MANAGER'S REPORT I10914

Tenders were called in July for the supply of general plants, low shrubs, groundcover plants and green plan plants.

The City Parks manager reports on the tender submissions received and advises that no supplier has tendered for the provision of green plan plants.

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

- 1 accepts the tender as submitted by Benara Nurseries for \$34,900 for the supply of general plants, low shrubs and groundcover plants;
- 2 authorises quotations for the supply of Green Plan Plants to be sourced by Council officers;

3 authorises signing of the tender documents.

CARRIED

**I10915 SECWA - VEGETATION CONTROL AND POWERLINES - PROPOSED
LEGISLATION AMENDMENT BILL 1994 - [312-2]**

CITY PARKS MANAGER'S REPORT I10915

The Parks Department has received a copy of the proposed Code of Practice for the Establishment and Maintenance of Clearances between Vegetation and Powerlines.

The current situation in residential areas is that SECWA assesses all verge trees and undertakes special circumstance pruning, ie high pruning around wires and all pruning near high voltage wires.

SECWA proposes that control of all natural vegetation and responsibility for cultivated vegetation rests with the Local Authority.

The City Parks Manager advises that this variation to existing practice will incur significant costs to Council.

The Western Australian Municipal Association has distributed an information sheet outlining recommendations which are current practices and procedures within the City of Wanneroo.

MOVED Cr Magyar, **SECONDED** Cr Lynn that Council advises SECWA that the current practices and procedures in place within the City of Wanneroo should remain.

CARRIED

**I10916 TENDER NO 52-94/95 FOR MAINTENANCE AND GENERAL UPKEEP OF
ALL GRASSED AND GARDEN AREAS - CARRAMAR PUBLIC GOLF
COURSE, GOLFLINKS DRIVE, NEERABUP - [208-8]**

CITY PARKS MANAGER'S REPORT I10916

Tenders have been called for the maintenance and general upkeep of all grassed and garden areas at Carramar Public Golf Course.

The City Parks Manager reports on the tender submissions received.

The City Parks Manager declared an interest in this item.

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

1 accepts the tender as submitted by Australian Turf Industries for Tender No 52-94/95 for the maintenance and general upkeep of all grassed and garden areas at Carramar Public Golf Course for \$274,800;

2 authorises signing of the tender documents.

CARRIED

I90911 TOWN PLANNING

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

CARRIED

REPORTS

I20901 FORESHORE MANAGEMENT PLANS FOR TWO ROCKS AND YANCHEP - [765-20]

CITY PLANNER'S REPORT I20901

The City has received several requests regarding establishment of particular types of beaches in the City. Proposals for a possible dog beach and free (nudist) beach have been referred to Council for consideration. A request to establish a horse exercise beach at Two Rocks has now also been received. Consideration of these matters at Two Rocks and Yanchep requires more thorough investigation for which a foreshore management plan is an appropriate mechanism.

The City Planner provides background details to the subject matter and considers it appropriate for Council to undertake a foreshore management plan for the Two Rocks and Yanchep Coastal Reserves.

RECOMMENDATION;

That Council:

1 authorises the City Planner to invite appropriately qualified consultants to submit proposals and quotes for the preparation of Foreshore Management Plans for the Two Rocks and the Yanchep Coastal Reserves;

2 delegates authority to the Mayor, the Town Clerk and the City Planner to assess the submissions received and appoint consultants to undertake the study;

3 engages consultants to prepare Foreshore Management Plans for the Two Rocks and the Yanchep Foreshore Reserves with the funds to come from Account No 27753;

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

- 1 authorises the City Planner to invite appropriately qualified consultants to submit proposals and quotes for the preparation of Foreshore Management Plans for the Two Rocks and the Yanchep Coastal Reserves;
- 2 delegates authority to the Mayor, the Town Clerk and the City Planner to assess the submissions received and appoint consultants to undertake the study;
- 3 engages consultants to prepare Foreshore Management Plans for the Two Rocks and the Yanchep Foreshore Reserves with the funds to come from Account No 27753;
- 4 sends a courtesy copy of the Foreshore Management Plan to State Government's Coastal Management Advisory Committee.

CARRIED

I20902 METROPOLITAN REGION SCHEME AMENDMENT - EAST WANNEROO - [319-7-1]

CITY PLANNER'S REPORT I20902

Council is advised that a modified Metropolitan Region Scheme (MRS) Amendment for East Wanneroo was gazetted on 9 August 1994.

This amendment has now been forwarded to both Houses of Parliament where it must remain for twelve sitting days during which time either House may, by resolution, disallow the amendment. Should, however, the amendment go unchallenged during this period it will then take effect, with the twelfth sitting day occurring on 28 September 1994.

The City Planner provides background details to the subject matter and expresses concern that the whole of the arterial road network as recommended in the East Wanneroo District Transport Study was not included in the amendment as Important Regional Roads.

RECOMMENDATION:

That Council advises the State Planning Commission that it remains of the firm view that all roads in the East Wanneroo Area proposed as Regional Roads in the Sinclair Knight East Wanneroo District Transportation Study should be reserved for that purpose under the Metropolitan Region Scheme and it

therefore requests the Commission to initiate a further amendment to the Metropolitan Region Scheme to do this.

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

- 1 advises the State Planning Commission that it remains of the firm view that all roads in the East Wanneroo area, proposed as Regional Roads in the Sinclair Knight East Wanneroo District Transportation Study, should be reserved for that purpose under the Metropolitan Region Scheme and it therefore requests the Commission to initiate a further amendment to the Metropolitan Region Scheme to do this;
- 2 requests the State Planning Commission to initiate amendments to the Metropolitan Region Scheme to increase the size of parks and nature reserves around all wetlands listed in the M6 study found within the areas affected by the East Wanneroo amendments to a minimum of 100 metres or 500 metres where possible.

CARRIED

I90912 TRANSPORT OF HAZARDOUS WASTES ALONG NEAVES ROAD TO FLYNN DRIVE INDUSTRIAL ESTATE - [510-475, 730-4]

MOVED Cr Magyar, **SECONDED** Cr Dammers that a report be submitted to Council on the control of hazardous wastes being transported on Neaves Road to access Flynn Drive Industrial Estate.

CARRIED

I20903 PROPOSED THERAPY CONSULTING ROOMS, LOT 702 (35) EMERALD WAY, EDGEWATER - [30/4827]

CITY PLANNER'S REPORT I20903

An application has been received from the Disability Services Commission seeking Council approval for a change of use of Lot 702 (35) Emerald Way, Edgewater from a residential dwelling to therapy consulting rooms.

The City Planner provides background details to the subject matter and gives reasons why the application is not supported.

RECOMMENDATION

That Council refuses the application by the Disability Services Commission for Therapy Consulting Rooms on Lot 702 (35) Emerald Way, Edgewater, on the following grounds:

- 1 the application does not meet the objectives of Council's Medical Facilities/Consulting Rooms Policy;
- 2 the application would constitute an ad hoc non-residential use in this area which would create an undesirable precedent for further uses of a similar nature.

MOVED Cr Lynn, **SECONDED** Cr Freame that consideration of the application for therapy consulting rooms at Lot 702 (35) Emerald Way, Edgewater be deferred and referred to Policy and Special Purposes Committee.

CARRIED

I20904 DISPOSAL OF A PORTION OF RESERVE 37188 REGATTA DRIVE, EDGEWATER - [755-37188]

CITY PLANNER'S REPORT I20904

The Little Muppets Child Care Centre has applied to lease portion of Quarry Reserve, which adjoins their existing child care centre on Lot 521 Regatta Drive, Edgewater, for a playground. The portion of the reserve applied for is separated from the main body of the reserve by Regatta Drive and to rationalise the reserve boundary it would be preferable to sell the portion of the reserve to the Child Care Centre.

The City Planner provides background details to the subject matter and considers it appropriate to offer for sale approximately 993m² of the reserve to the Little Muppets Child Care Centre, subject to advertising of the proposal.

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

- 1 seeks the Hon Minister for Local Government's approval for the sale by private treaty of a portion of Reserve 37188 to the Little Muppets Child Care Centre;
- 2 agrees to sell a portion of Recreation Reserve 37188 east of Regatta Drive, Edgewater to the Little Muppets Child Care Centre;
- 3 requests the Department of Land Administration to excise a portion of Reserve 37188 east of Regatta Drive and amalgamate the land with the adjoining School Site Reserve 38223;
- 4 advertises the proposal to reduce the size of Reserve 37188.

CARRIED

I20905 MODIFIED SERVICED APARTMENT COMPLEX, ST IVES RETIREMENT VILLAGE: LOCATION 9699 DAMPIER AVENUE, KALLAROO - [30/3356, 790-700]

CITY PLANNER'S REPORT I20905

Greg Rowe & Associates on behalf of St Ives Development Pty Ltd are seeking modifications to the serviced apartment complex at St Ives Retirement Village, Loc 9699 Dampier Avenue, Kallaroo.

The City Planner provides an assessment of the subject matter and advises that the significantly larger scale and self contained nature of the individual apartments will require a recoding of Location 9699 Dampier Avenue from R20 to R40.

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

- 1 supports and progresses Amendment No 700 to its Town Planning Scheme to recode Location 9699 Dampier Avenue, Kallaroo from R20 to R40;
- 2 approves the modified serviced apartment complex as proposed by Greg Rowe & Associates on behalf of St Ives Development Pty Ltd for Location 9699 Dampier Avenue, Kallaroo, subject to:
 - (a) the finalisation of Amendment No 700 to Town Planning Scheme No 1 prior to the completion of construction works;
 - (b) standard and appropriate conditions of development;
- 3 requests the Hon Minister for Planning to allow a reduced period of re-advertising from 42 days to 21 days.

CARRIED

I20906 TRANSFER OF THE CRAIGIE PRESCHOOL'S LEASE TO THE EDUCATION DEPARTMENT OF WA - [895-3]

CITY PLANNER'S REPORT I20906

The Craigie Preschool Committee recently voted to join the Education Department's Pre-Primary Education by transferring administration of the centre to the Education Department. The Education Department has accepted the transfer subject to Council's consent.

The City Planner provides details of the subject matter and advises that the Education Department has offered an annual rental of \$1,250.00 with CPI adjustments and has requested a lease term of five years, with an option to renew for a further five years.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council agrees to the transfer of operations of the Craigie Pre-School to the Education Department, and to lease the site to the Minister for Education for a term of five years at a rental of \$1250.00 per annum adjusted by movement in the Consumer Price Index.

CARRIED

I20907 GATE LICENSE ACROSS GLENFERN PLACE, HILLARYS - [740-510-2748]

CITY PLANNER'S REPORT I20907

Whitfords Beach Pty Ltd has sold several lots in Stage 15 of the development to builders who are proposing to create a display village. To create the village concept, they wish to close the area to vehicles allowing only pedestrian movement in the display centre.

The City Planner advises that under Section 333 of the Local Government Act, a gate license could be issued to the applicants allowing them to install unlocked swing gates across Glenfern Place between Lots 136 and 125. However, a notice will need to be placed in the local newspaper seeking public consent.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council requests the Governor to issue an order authorising Council to grant a license to Whitfords Beach Pty Ltd for gates across Glenfern Place, Hillarys, for a period of two (2) years subject to there being no objections received within the prescribed advertising period.

CARRIED

I20908 PROPOSED EXTENSIONS TO NURSERY, LOT 303 (173) WANNEROO ROAD, KINGSLEY - [30/229]

CITY PLANNER'S REPORT I20908

Bollig Abbot Architects on behalf of Nursery Australia Ltd are seeking approval for alterations to Waldecks Nursery on Lot 303 (173) Wanneroo Road, Kingsley to incorporate a coffee lounge, landscape supplies and structural modifications.

The City Planner provides details of the subject matter and gives an assessment of the proposal which he considers can be supported.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council approves the application for extensions to the retail nursery located on Lot 303 (173) Wanneroo Road, Kingsley as submitted by Bollig Abbott Architects subject to:

- 1 comments supporting the proposal from the Department of Planning and Urban Development being received;
- 2 standard and appropriate development conditions.

CARRIED

I20909 PROPOSED SAWMILL, LOT 5 (326) GNANGARA ROAD, LANDSDALE - [30/278]

CITY PLANNER'S REPORT I20909

Hamilton Sawmills has applied to develop a sawmill plant on Lot 5 (326) Gngangara Road, Gngangara and seeks Council discretion to vary car parking and landscaping requirements.

Approval could be granted for this proposal subject to Council exercising discretion under Clause 5.9 of Town Planning Scheme No 1 for the variations.

The City Planner provides background details of the subject matter and supports the proposal with the reduced number of car bays and deletion of one crossover on Gngangara Road.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council exercises its discretion under Clause 9.1 of Town Planning Scheme No 1 to relax the parking requirement and approves the application for the sawmill on Lot 5 (326) Gngangara Road, Landsdale, submitted by A Gismondi subject to:

- 1 the provision of 49 car bays and additional car parking bays being provided should it be considered necessary in the future, to the satisfaction of the City Planner and the City Engineer;
- 2 the westernmost proposed crossover and driveway being deleted and the driveway being converted to landscaping;
- 3 storage of materials visible from the street shall be screened in a manner specified by and to the satisfaction of the Council;
- 4 standard and appropriate development conditions.

CARRIED

I20910 PROPOSED SETBACK RELAXATION FOR WINDMILL ON LOT 244 (23) ROSETTA RISE, GNANGARA - [30/4050]

CITY PLANNER'S REPORT I20910

C E & J D Turner are seeking a reduced side setback for an approved windmill on Lot 244 (23) Rosetta Rise, Gngangara.

The City Planner provides background details and an assessment of the subject matter. He considers the request valid and is supported as it would not adversely affect the amenity of this Special Rural area.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council approves the application to locate a windmill at 10 metres from the side boundary on Lot 244 (35) Rosetta Rise, Gngangara.

CARRIED

I20911 REQUEST FOR A CONTRIBUTION TOWARDS THE COST OF REPAIRING A STORM DAMAGED FENCE: LOT 988 RODERICK COURT, HEATHRIDGE - [2014/988/17]

CITY PLANNER'S REPORT I20911

The owner of Lot 988 Roderick Court, Heathridge has requested Council approval to contribute to the costs associated with repairing a fence damaged by storm. The City owns the adjoining property in freehold title.

The City Planner provides details of this application and states that under the Dividing Fencing Act, the City is responsible for meeting half the costs in replacing the fence.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council authorises the payment of \$292.50 to Nopal Pty Ltd for the City's share in repairing the dividing fence between Lots 810 Poseidon Road and 988 Roderick Court, Heathridge upon completion of the subject repairs.

CARRIED

I20912 HERITAGE PLACE ON LOT 1 (274) PINJAR ROAD, MARIGINIUP - [050-2]

CITY PLANNER'S REPORT I20912

Alan and Ingrid Boar are seeking permission to demolish a building situated on Lot 1 (274) Pinjar Road, Mariginiup. This

building is included on the City of Wanneroo Inventory of Heritage Places.

The City Planner provides background details of the subject matter and an assessment of the proposal.

He considers the building to be in very poor condition and is probably beyond repair.

RECOMMENDATION:

That Council subject to the approval of the Historical Sites Advisory Committee:

- 1 removes Delamare House from the City's Municipal Inventory of Heritage Places;
- 2 permits the demolition of the building subject to the owner allowing the Council to make a photographic record of it prior to the demolition.

MOVED Cr Magyar, **SECONDED** Cr Dammers that Council subject to the approval of the Historical Sites Advisory Committee:

- 1 removes Delamare House from the City's Municipal Inventory of Heritage Places;
- 2 permits the demolition of the building subject to the owner allowing Council to make an architectural survey and photographic record of it prior to the demolition;
- 3 requests the Historical Sites Advisory Committee to consider the installation of an appropriate plaque on this site.

CARRIED

I20913 MARKET GARDEN SALE PROVISIONS - [30/611, 30/165, 30/626, 30/2363]

CITY PLANNER'S REPORT I20913

Four market gardeners are selling foodstuffs in excess of what is permitted under Town Planning Scheme provisions relating to Market Garden Sales. The offenders are aware of the restrictions that apply but ignore requests to comply with scheme requirements.

The City Planner provides background details to the subject matter and advises that letters were sent to the Market Garden sales proprietors requiring them to restrict the sale of goods commensurate with the Town Planning Scheme interpretation.

He considers the instigation of prosecution proceedings is warranted.

RECOMMENDATION:

That Council prosecutes the following persons for failing to comply with the market garden sales provisions of the City of Wanneroo Town Planning Scheme, namely:

- 1 Mr G Macri, Lot 32 (10) Cnr Menchetti/Wanneroo Roads, Neerabup;
- 2 Mr M Kapuralic, Lot 41 (1910) Wanneroo Road, Neerabup;
- 3 Mr C Frichot, Lot 5 (1187) Wanneroo Road, Wanneroo;
- 4 Messrs F & A Antulov, Pt Lot 6 (187) Wanneroo Road, Kingsley.

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

- 1 consideration of this matter be deferred and referred back to Policy and Special Purposes Committee;
- 2 Council defers the instigation of prosecution proceedings against persons failing to comply with the market garden sales provisions for a period of 90 days.

MOVED Cr Gilmore, **SECONDED** Cr Lynn that the motion be now put.

CARRIED

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

- 1 consideration of this matter be deferred and referred back to Policy and Special Purposes Committee;
- 2 Council defers the instigation of prosecution proceedings against persons failing to comply with the market garden sales provisions for a period of 90 days.

LOST

A Division was called with the following result:

In Favour of the MOTION: Crs Waters, MacLean and Wood.

Against the MOTION Crs O'Grady, Magyar, Dammers, Cooper, Hall, Ewen-Chappell, Moloney, Curtis, Lynn, Gilmore, Freame and Major.

The Mayor declared the MOTION

**LOST BY
DIVISION**

MOVED Cr Dammers, **SECONDED** Cr O'Grady that Council prosecutes the following persons for failing to comply with the market garden sales provisions of the City of Wanneroo Town Planning Scheme, namely:

- 1 Mr G Macri, Lot 32 (10) Cnr Menchetti/Wanneroo Roads, Neerabup;
- 2 Mr M Kapuralic, Lot 41 (1910) Wanneroo Road, Neerabup;
- 3 Mr C Frichot, Lot 5 (1187) Wanneroo Road, Wanneroo;
- 4 Messrs F & A Antulov, Pt Lot 6 (187) Wanneroo Road, Kingsley.

CARRIED

Cr MacLean dissented.

I20914 PROPOSED SUBDIVISION, LOT 12 MARIGINIUP ROAD, MARIGINIUP
- [740-94838]

CITY PLANNER'S REPORT I20914

G S Chhachhi is seeking Council approval to subdivide Lot 12 Mariginiup Road, Mariginiup into two lots.

The City Planner gives an assessment of the subject matter and states that the subdivision would not comply with the minimum lot size requirements of Council's Rural Subdivision Policy and is affected by the East Wanneroo District Transport Study which has not been finalised.

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

- 1 does not support the application submitted by G S Chhachhi for the subdivision of Lot 12 Mariginiup Road, Mariginiup, for the following reasons:
 - (a) the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares in the locality;
 - (b) the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;

(c) support for this proposal will establish an undesirable precedent for further subdivision in the locality;

2 writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lot 12 Mariginiup Road, Mariginiup, provided that such an application is submitted to Council on the following basis:

- (a) multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- (b) a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

3 advises the Department of Planning and Urban Development of Point 2 above.

CARRIED

I20915 PROPOSED SUBDIVISION, LOT 7 HONEY ROAD, LOT 51 CAPORN STREET AND LOTS 50 AND 10 MARIGINIUP ROAD, MARIGINIUP - [740-94887]

CITY PLANNER'S REPORT I20915

G A Lullfitz, F & R J Farr, L Fischer and B Zulberti have applied to Council for the subdivision of Lot 7 Honey Road, Lot 51 Caporn Street and Lots 50 and 10 Mariginiup Road, Mariginiup to create eight 1 hectare lots and four slightly smaller lots ranging from 8922m² to 9186m².

The City Planner provides background details of the subject matter and an assessment of the proposal. He states that as the proposal does not comply with Council's Rural Subdivision Policy and is affected by the East Wanneroo District Transport Scheme which is yet to be finalised, the application should be refused.

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

1 does not support the application submitted by G A Lullfitz, F & R J Farr, L Fischer and B Zulberti for the subdivision of Lots 7 Honey Road, 51 Caporn Street and 50 and 10 Mariginiup Road, Mariginiup for the following reasons:

- (a) the proposal is inconsistent with Council's rural Subdivision Policy which specifies a minimum lot size of 4 hectares;
- (b) support for the proposal will establish an undesirable precedent for further subdivision in the locality;
- (c) the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- (d) support for the proposal would be premature because the East Wanneroo District Transport Study, and therefore future widening requirements for Caporn Street, have not been finalised;

2 writes to the landowners suggesting that Council may be prepared to consider Special Rural rezoning of Lots 7 Honey Road, 51 Caporn Street and 10 and 50 Mariginiup Road, Mariginiup, provided that such an application is submitted to Council on the following basis:

- (a) multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- (b) a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

3 advises the Department of Planning and Urban Development of Point 2 above.

CARRIED

I20916 AMENDMENT NO 699 TO TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF LOT 4 PRIEST ROAD TO R40 - [790-699]

CITY PLANNER'S REPORT I20916

Feilman Planning Consultants on behalf of Mr and Mrs Priest have applied to Council for the recoding of Portion of Lot 4 Priest Road to R40. The applicants have requested that the existing Amendment No 599 to Town Planning Scheme No 1 which was initiated to rezone the whole of Lot 4 and Lot 2 Priest Road, Landsdale, be modified to incorporate the recoding and subsequently be readvertised.

North Whitfords Estates, being the new owners of Lot 2 Priest Road, do not support the modification to the amendment as it may hold up the rezoning of Lot 2.

The City Planner provides background details to the subject matter and an assessment of the proposal.

He gives reasons why he supports the recoding of Portion of Lot 4 Priest Road to R40.

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

- 1 supports Amendment No 699 to Town Planning Scheme No 1 to recode Portion of Lot 4 Priest Road, Landsdale to R40;
- 2 forwards the documentation for Amendment No 699 to the Minister for Planning for preliminary approval to advertise.

CARRIED

I20917 REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN REDFIN CRESCENT AND SAILFISH CLOSE, BELDON - [510-0945, 510-0946]

CITY PLANNER'S REPORT I20917

Council, at its meeting on 10 August 1994, resolved not to agree to the closure of the pedestrian accessway between Redfin Crescent and Sailfish Court, Beldon.

A 50-signature petition representing 28 households from Redfin Crescent and Sailfish Drive has been received in support of the closure. The adjoining residents have also provided Council with a detailed list of the incidents they have experienced as a result of living next to the accessway.

The City Planner provides an assessment of the subject matter and supports the petitioners' request for closure of the pedestrian accessway.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council agrees to the closure of the pedestrian accessway between Redfin Crescent and Sailfish Close, Beldon subject to the benefiting landowners agreeing to meet all of the costs involved in accordance with Council's policy.

CARRIED

I20918 PROPOSED CATTLE FEED LOT ON LOCATION 1395 (111) LAKEVIEW STREET, MARIGINIUP - [30/4700]

CITY PLANNER'S REPORT I20918

S F Neville is seeking Council approval to intensify cattle feeding on Lot 1395 (111) Lakeview Street, Mariginiup.

The City Planner gives an assessment of the subject matter and considers high intensity rural use of the land is inappropriate in this environmentally sensitive area.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council refuses the application submitted by S F Neville to establish Location 1395 (111) Lakeview Street, Mariginiup as a cattle feed lot accommodating 400-500 cattle for the following reasons:

- 1 the subject site is environmentally sensitive and the proposed intensification of existing grazing practices is likely to cause environmental degradation of Little Mariginiup Lake and possibly Mariginiup Lake;
- 2 the proposed use is contrary to the purpose and intent of the East Wanneroo (North West Corridor) Metropolitan Region Scheme amendment soon to be finalised;
- 3 groundwater contamination may result from the intensification of cattle grazing as proposed.

CARRIED

I20919 COMPENSATION PAYMENT FOR THE WIDENING OF PERRY ROAD, PINJAR - MR AND MRS IOPPOLO - [510-471]

CITY PLANNER'S REPORT I20919

Council, at its meeting on 9 February 1994, resolved to pay Mr and Mrs Ioppolo \$10,000 compensation for their land which is affected by the widening of Perry Road. The City Planner advises that the valuer had in fact suggested a compensation figure of \$10,500.00 for the affected land and therefore the Ioppolo's should be paid the additional \$500.00 compensation.

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

- 1 rescinds Point 5 of Item I20237, viz:

"agrees to pay Carmelo and Rosina Ioppolo an amount of \$10,000.00 for the 3848m² of land required from Lot 2928 corner of Ziatus Road and Old West Road and Lot 1979 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar";

- 2 resolves to agree to pay Carmelo and Rosina Ioppolo an amount of \$10,500.00 for the 3848m² of land required from Lot 2928 corner of Ziatius Road and Old West Road and Lot 1979 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar.

CARRIED

I20920 CLOSE OF ADVERTISING - AMENDMENT NO 675 TO TOWN PLANNING SCHEME NO 1 TO REZONE LOTS 32 AND 25 WANNEROO ROAD AND LOTS 33, 27, 200, 201, 29 AND 30 EAST ROAD, WANNEROO FROM RURAL TO RESIDENTIAL DEVELOPMENT (R20) - [790-675]

CITY PLANNER'S REPORT I20920

Council has supported a rezoning of Lots 32 and 25 Wanneroo Road and Lots 33, 27, 200, 201, 29 and 30 East Road, Wanneroo from Rural to Residential Development R20. Amendment No 675 to Town Planning Scheme No 1 was advertised for a period of 30 days during which time three letters of support were received.

The City Planner provides background details of the subject matter and an assessment of the three supporting submissions.

He states that the issue of developer contributions for the provision of infrastructure has yet to be resolved and considers these issues be dealt with prior to Amendment No 675 being forwarded to the Minister for final approval.

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

- 1 finally adopts Amendment No 675 to Town Planning Scheme No 1 to rezone Lots 32 and 25 Wanneroo Road and Lots 33, 27, 200, 201, 29 and 30 East Road, Wanneroo from Rural to Residential Development R20;
- 2 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 675;
- 3 prior to affixation of the Common Seal to the amending documents, requires arrangements, to the satisfaction of the City and the State Planning Commission being in place to ensure an equitable contribution is made by the landowner towards the provision of arterial roads and their associated underpasses and dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the neighbourhood cell of which this application forms part;
- 4 subject to 3 above:

- (a) authorises affixation of the Common Seal to, and endorses the signing of, the amending documents;
- (b) forwards Amendment No 675 to the Hon Minister for endorsement of final approval and publication in the Government Gazette.

CARRIED

I20921 MODIFICATIONS TO TOWN PLANNING SCHEME NO 552 - [790-552]

CITY PLANNER'S REPORT I20921

Amendment No 552 proposes to rezone Lot 11 Marmion Avenue, Merriwa which is owned by Town & Country Bank, from Rural to Residential Development and Service Industry.

The Department of Planning and Urban Development (DPUD) requests that a proposed Service Industrial zone be deleted from Amendment No 552 prior to the amendment being finalised. This is because of a number of uncertainties about where the Service Industry should be located. Whilst there is no objection to the deletion of the zone from the amendment which should be finalised to facilitate development, the need for a detailed study is emphasised to assess, as soon as possible, the most appropriate location of the Service Industry. In particular, the location of the Service Industry zone should be considered in conjunction with other complementary uses, including the proposed Butler District Shopping Centre, the proposed Railway Station, Regional Recreation Centre, Schools and medium density housing.

The City Planner provides background details to the subject matter and an assessment of the proposal.

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

- 1 modifies Amendment No 552 to Town Planning Scheme No 1 by deleting the proposed Service Industrial zone;
- 2 forwards modified Amendment No 552 to the Hon Minister for Planning for endorsement of final approval and publication in the Government Gazette;
- 3 advises the Department of Planning and Urban Development that it has resolved to modify Amendment No 552 in the interests of facilitating development in the Clarkson/Butler area but considers it most important that an assessment about the size and location of the future Service Industry in conjunction with other land uses (ie the District Centre, Railway Station, Regional Recreation Centre, High Schools and medium density

housing) take place as soon as possible to avoid any future residential opposition towards Service Industry in the area.

CARRIED

I90913 FINANCE & ADMINISTRATIVE RESOURCES

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

CARRIED

REPORTS

I30901 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]

TOWN CLERK'S REPORT I30901

The Town Clerk submits the 1994-95 calendar of Civic Receptions and Functions for Council approval.

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

- 1 approves the 1994/95 Calendar of Civic Receptions and Functions as shown on Attachment 1 to report I30901;
- 2 approves the inclusion of the following functions in the 1994/95 Calendar:

<u>DATE</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
1994			
8 Aug 1994	Rates' Incentive Draw - afternoon tea	27	Council
1 Oct 1994	U16 Basketball afternoon tea - at Joondalup Stadium	200	Council

CARRIED

I30902 CATERING SERVICES CONTRACT - [208-042-94/95]

TOWN CLERK'S REPORT I30902

At its 13 July 1994 meeting (Item I60701 refers) Council was informed that the 'Catering Services' contract with Beaumonde Catering expired on 31 August 1994 and tenders were being recalled for the period to 31 August 1995, including an option to renew for an additional twelve months.

The Town Clerk reports on the six tender submissions received.

Wanneroo Social Planning Inc has expressed an interest in providing Council with the morning/afternoon tea service. As this is a small component of the overall catering services requirement, its deletion from the 'Catering Services' contract would not present a problem.

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

- 1 accepts the tender from De Paolis and Company Catering for the provision of catering services less morning/afternoon teas component, over the period 19 September 1994 to 31 August 1995, with an option to extend for twelve months;
- 2 invites Wanneroo Social Planning Incorporated to supply morning/afternoon tea requirements on an as required basis for an unspecified term.

CARRIED

I30903 AMENDMENT TO ENGINEERING CONFERENCE PROGRAMME - [202-1]

TOWN CLERK'S REPORT I30903

Funds were approved in the Budget for a Senior Engineering Department Officer to attend the Fourth Australian Parking Convention in Hobart during September 1994.

The Town Clerk reports that the OZRI8 - ESRI and ERDAS User Conference was held in Hobart from 31 August to 2 September 1994 and was primarily involved with geographical information systems (GIS).

He gives reasons why it was considered of benefit to send an Engineering Department Representative to this Conference, rather than attendance at the Parking Conference.

MOVED Cr O'Grady, **SECONDED** Cr Magyar that Council endorses the Town Clerk's authorisation of the following:

- 1 the 4th Australian Parking Convention be replaced in the Engineering Department Conference Programme with the OZRI8 - ESRI and ERDAS User Conference;
- 2 the attendance of the Principal Engineering Technical Officer (Design) Mr Tony Pyke at this Conference.

CARRIED

I30904 ADJUSTMENT TO BALANCE SHEET - ASSET REGISTER - [004-2]

CITY TREASURER'S REPORT I30904

Previously Council was required by regulation to maintain a register of fixed assets in the manner prescribed by Local Government Accounting Directions 1985, Clause 26.

With the introduction of the Local Government Accounting Directions 1994 the Principal Accounting Officer is required to "create and maintain appropriate records of the local governments non current assets and their depreciation together with information designed to facilitate the location and identification of assets".

In accordance with this, the City Treasurer (the duly appointed Principal Accounting Officer of the Council) sets out assets purchased and recorded as additions and those assets sold, scrapped, traded in, stolen or written off and recorded as a disposal for the financial year ended 30 June 1994.

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

- 1 authorises the recording of assets, with a purchase value exceeding \$300 in Council's Fixed Asset Register, as summarised in Report I30904;
- 2 authorises the write off of disposed assets as summarised in Report I30904.

CARRIED

Appendix III refers.

I30905 ORDERS FOR GOODS AND SERVICES - APPROVING/REQUISITIONING OFFICERS - [010-1]

CITY TREASURER'S REPORT I30905

Report I30805 for the Council meeting of 24 August 1994, outlined the new Local Government Accounting Directions as they relate to the requisitioning of goods and services. The report stated that it is no longer a requirement to assign the duty of requisitioning goods and services to specific officers, but that it is prudent to continue to obtain Council's authority as a means of control.

The position of Administration Officer exists in the Libraries Department. The City Librarian has requested that this position be authorised to requisition goods and services, to a limit of \$500.

MOVED Cr O'Grady, **SECONDED** Cr Magyar that Council includes the Libraries Department, Administration Officer on the register of

officers authorised to requisition goods and services, to a limit of \$500.

CARRIED

I30906 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]

CITY TREASURER'S REPORT I30906

The City Treasurer reports on various requests for authorisation to reallocate funds within the 1994/95 Budget and gives details of the necessary adjustments to the Budget estimates.

The net result of these reallocations and adjustments is a Budget deficit of \$2,400.

MOVED Cr Gilmore, **SECONDED** Cr Hall that Council authorises, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 14 September 1994.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix IV refers.

I30907 CRAIGIE LEISURE CENTRE REPORT - [680-1]

CITY TREASURER'S REPORT I30907

The City Treasurer gives details of the financial aspects and attendances at Craigie Leisure Centre for 1993/94.

Comparing attendances with the corresponding period last year, saw an increase of 8,232 or 56.5%, which has led to an 86% increased income with only a relatively small increase in expenditure.

MOVED Cr O'Grady, **SECONDED** Cr Magyar that CITY TREASURER'S REPORT I30907 be received.

CARRIED

I30908 AQUAMOTION MONTHLY REPORT - JUNE 1994 - [690-1]

CITY TREASURER'S REPORT I30908

The City Treasurer gives details of the financial aspects of operations at Aquamotion for the twelve months ended June 1994.

Attendances compared to the corresponding period last year increased by 9,153 or 5.3%.

MOVED Cr O'Grady, **SECONDED** Cr Magyar that CITY TREASURER'S REPORT I30908 be received.

CARRIED

I30909 DONATIONS - [009-1]

CITY TREASURER'S REPORT I30909

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

Miss Rachael Mander of Edgewater
(Women's Senior National Soccer Championships - Melbourne)

Miss Erica Bursey of Hillarys
Miss Rebecca Buzzard of Duncraig
Miss Kelly Illingworth of Woodvale
Miss Rebecca Toneman of Duncraig
(National Basketball Championships - Mt Gambier, SA)

Mr Sydney Coleman of Beldon
(World Masters Veteran Games - Brisbane)

MOVED Cr O'Grady, **SECONDED** Cr Magyar that Council donates \$50.00 to the following:

Rachael Mander
Erica Bursey
Rebecca Buzzard
Kelly Illingworth
Rebecca Toneman
Sydney Coleman

to assist with costs to participate in their respective sports.
Such donation to be from Account No 29470 - Sundry Donations - Recreation Control.

CARRIED

I30910 FINANCIAL ASSISTANCE - CHRISTIAN OUTREACH CENTRE - [009-1]

CITY TREASURER'S REPORT I30910

The City Treasurer reports on a request for financial assistance from the Christian Outreach Centre, Wanneroo.

The Centre is a non profit organisation and is seeking to raise funds to purchase a bus.

Correction:

Report I30910, paragraph headed "King Commandos" should read "King Commandos meet weekly and provide crafts, activities for children, both Christian and non-Christian, aged 5 - 17 years."

MOVED Cr O'Grady, **SECONDED** Cr Magyar that Council declines to contribute towards the purchase of a bus for the Christian Outreach Centre, Wanneroo as funds were not included in the 1994/95 budget.

CARRIED

I30911 URBAN ANIMAL MANAGEMENT CONFERENCE - [901-1]

TOWN CLERK'S REPORT I30911

The Town Clerk reports on the third Annual Urban Animal Management National Conference to be held in Canberra from the 16 - 18 November 1994. Costs associated with this Conference total approximately \$2,260.

He advises that provision has not been made in the 1994/95 Budget for this Conference, however, sufficient funds are available in the contingency amount of Account 20006 to send a Councillor.

Cr Curtis nominated Cr Lynn.

Cr Lynn declared an interest in this item.

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

- 1 authorises the attendance of Cr Lynn at the Third Annual Urban Animal Management National Conference to be held in Canberra from the 16 - 18 November 1994;
- 2 authorises the expenditure of approximately \$2,260 associated with attendance at this conference to be debited to Account No 20006 (Members Conference Expenses).

CARRIED

Cr Lynn abstained from voting.

I30912 RATES EXEMPTION - WA LAND AUTHORITY - [1665/ 420; 018-6]

CITY TREASURER'S REPORT I30912

Councillors would be aware that the land, known as Lot 453 (420) Joondalup Drive, Joondalup, where Stage 1 of Lakeside Joondalup Shopping Centre is currently nearing completion is owned and being developed as a joint venture between the WA Land Authority (Landcorp) and Perpetual Trustees.

The WA Land Authority enjoys total exemption from rates and taxes under the provisions of Section 32 of WA Land Authority Act 1992.

The City Treasurer gives reasons why he considers the rate exempt status of Landcorp is unfair and seeks Council approval to seek an amendment to the WA Land Authority Act to remove the rates and charges exemption clause for trading undertakings.

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

- 1 advises the Minister for Lands, the Hon G Cash of its concerns relating to the rating exemption of Landcorp in the Lakeside Shopping Complex - Lot 453 (420) Joondalup Drive;
- 2 seeks an amendment to the WA Land Authority Act to remove the rates and charges exemption clause for trading undertakings;
- 3 seeks an ex gratia payment in lieu of rates effective from the date of occupancy of the complex.

CARRIED

I90914 COMMUNITY SERVICES

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

CARRIED

REPORTS

I40901 1994 NATIONAL ENVIRONMENTAL HEALTH CONFERENCE - [202-1-2]

TOWN CLERK'S REPORT I40901

The Town Clerk submits details of the 1994 National Environmental Health Conference to be held in Melbourne from 9 - 14 October.

The estimated cost of the Conference is \$2650 and budgetary allowance has been made for a Councillor to accompany the City Environmental Health Manager.

Cr Cooper nominated Cr Curtis.

Cr Curtis declared an interest in this item.

MOVED Cr Cooper, **SECONDED** Cr Hall that Council nominates Cr Curtis to attend the National Environmental Health Conference to be held in Melbourne between 9 and 14 October 1994 at a cost of \$2650, subject to the authorisation of such expenditure in the 1994/95 Budget.

CARRIED BY AN

ABSOLUTE MAJORITY

Cr Curtis abstained from voting.

I40902 SUBSTANDARD FOOD - SAMPLE NO. 5806 - [851-1, 30/3676-1]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40902

The City Environmental Health Manager reports an incident of substandard food, namely BBQ sausages which contained 479g/kg meat content, on a fat free basis. The minimum prescribed meat content for a sausage is 500g/kg.

He seeks Council approval to instigate legal proceedings in accordance with the provisions of the Health Act 1911, against the retailer and/or manufacturer.

MOVED Cr Curtis, **SECONDED** Cr Freame that Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against:

- 1 Action Food Barns, Woodvale Boulevard, Whitfords Avenue, Woodvale and/or;
- 2 Supreme Smallgoods, 26 Weatherburn Way, Kardinya 6163, in respect of sample 5806.

CARRIED

I40903 IMMUNISATION DUTIES - APPOINTMENT OF MEDICAL PRACTITIONER - [859-2]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40903

Council has been advised by Dr E Wong that she will not be renewing the annual contract for immunisation duties for the forthcoming twelve months.

Council tenders have been advertised for provision of the immunisation service.

The City Environmental Health Manager reports on the tender submissions received.

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

- 1 accepts the submission of Dr G Courtney for an annual contract to provide immunisation duties for the City of Wanneroo at an hourly rate of \$60 per hour;
- 2 accepts the resignation of Dr E Wong of the Candlewood Medical Centre Joondalup for the provision of immunisation duties for the City of Wanneroo effective from 7 September 1994.

CARRIED

I40904 BIKEPORT APPLICATION - [30/62]

CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I40904

Mr B Pilditch, Bay 50 Quinns Rocks Caravan Park, is seeking Council approval to erect a structure to house his three wheeler bicycle.

The City Environmental Health Manager provides details of the proposed bikeport which is in accordance with the provisions of the By-Laws relating to Caravan Parks and Camping Grounds.

MOVED Cr Curtis, **SECONDED** Cr Freame that Council approves the erection of a colourbond bikeport to Bay 50 Quinns Rocks Caravan Park for Mr B Pilditch.

CARRIED

I40905 LOAN OF COMPUTER EQUIPMENT TO BURBRIDGE SCHOOL, KOONDOOLA - [703-1-6]

MANAGER WELFARE SERVICES' REPORT I40905

In April 1993, Council authorised the loan of an ACORN computer to a family for use by their children who both have multiple disabilities. The computer was purchased from the Gala Ball Charity Fund.

The family no longer requires the equipment and it has been returned to the Kingsley Community Services Centre.

The Manager Welfare Services seeks Council approval to loan this equipment to Burbridge School, Koondoola which caters for the needs of children with a disability.

MOVED Cr Curtis, **SECONDED** Cr Freame that Council authorises the loan of the ACORN computer equipment, purchased through the Gala Ball Charity Fund, to the Burbridge School, Koondoola.

CARRIED

I40906 GREENWOOD CRICKET CLUB INC - APPLICATION FOR CLUB RESTRICTED LIQUOR LICENCE - [930-17, C061-284-5]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40906**

Greenwood Cricket Club is seeking Council approval to apply for a Club Restricted Liquor Licence. The licence is for the Penistone Clubrooms, Penistone Park, Greenwood.

The City Recreation and Cultural Services Manager advises that the Club has exclusive use of the clubroom throughout the cricket season and will not be storing alcohol on the premises.

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

- 1 approves the application by the Greenwood Cricket Club (Inc) to apply for a Club Restricted Liquor Licence for Penistone Clubrooms, Penistone Park, Greenwood on Thursdays (5.00pm to 10.00pm), Saturdays (1.00pm to 12.00am) and Sundays (11.00am to 10.00pm) throughout the summer sporting season each year;
- 2 informs the applicant that:
 - (a) no structural alterations are to be made to the building without Council approval;
 - (b) in the event of any non-compliance with council's policy relating to the storage of alcohol on council owned premises, permission to hold a club Restricted Liquor Licence may be withdrawn.

CARRIED

I40907 "AUSTRALIA REMEMBERS 1945 - 1995" - COMMEMORATION AND CELEBRATION OF 50TH ANNIVERSARIES OF WORLD WAR II EVENTS - [050-11]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40907**

1995 will be the 50th Anniversary of the cessation of hostilities in the European and Pacific campaigns during the Second World War; therefore, it will be a wonderful opportunity for the Australian public to show its gratitude to fellow Australians who sacrificed so much in the defence of Australia, in the free world and peace.

Victory in Europe (8 May 1945), and victory in the Pacific (15 August 1945), have been identified by the Federal Government as the most significant dates to commemorate, with the latter date being considered the pre-eminent date because of its historic significance to Australia.

Through the Office of the Minister for Veterans' Affairs, a Ministerial Advisory Committee has been formed and State Committees are being established to plan local progress of commemorative and celebratory activities.

The City Recreation and Cultural Services Manager provides details of proposals for special events and activities and suggests that the City of Wanneroo hosts a War Time Music Hall Concert on the Wanneroo Showground; the Showground and Townsite being the focal point of activities during this era.

ADDITIONAL INFORMATION

The City Recreation and Cultural Services Manager advises that correspondence has now been received from the Minister for Veterans' Affairs in connection with this national programme.

The Minister has written to each of the 147 Federal Members of Parliament asking them to establish local "Australia Remembers" committees. These committees will tap into local ideas and local issues and lead to the development of local calendars of events that have particular meaning for those communities.

Each electorate will have the potential to access up to \$20,000 of seeding grants from the Federal Government to assist in the development of projects and act as a spur to local community groups and businesses to support the calendar of events that will be developed.

Approaches will, therefore, be made to Federal members within the City of Wanneroo to progress the ideas outlined in Report I40907.

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

- 1 holds a "War Time Music Hall Concert" on the Wanneroo Showground in September 1995 to commemorate this important occasion;
- 2 liaises with local RSL groups concerning the Concert;
- 3 approaches the Wanneroo City Entertainers Community Concert Group to produce a "War Time Music Hall Concert";
- 4 lists funds in the 1995/96 draft budget to host the Concert;
- 5 encourages Churches in the City of Wanneroo to hold special commemorative Church Services;
- 6 encourages Conservation and Land Management Department, Keymart, Yanchep/Two Rocks RSL, and the Gloucester Lodge Museum Management Committee to incorporate an event/ceremony in the annual Earthcare Market Day.

CARRIED

I40908 REQUEST FOR PERPETUAL TROPHY EVENT SPONSORSHIP - WARWICK DISTRICTS SPORTING ASSOCIATION - [430-1 C260-0]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40908**

The Warwick Districts Sporting Association has written to Council requesting sponsorship of a perpetual trophy for the "Outright Winners" on an annual basis. The Warwick Districts Sporting Association consists of four associate schools: East Greenwood, East Hamersley, Hawker Park; and Warwick.

The City Recreation and Cultural Services Manager provides details of Council's policy in relation to sponsorship of perpetual trophies.

In view of the fact that four schools are involved in this competition, it is suggested that it would be appropriate for Council to sponsor the "Outright Winners" shield.

MOVED Cr Curtis, **SECONDED** Cr Freame that Council agrees to sponsor a perpetual trophy for the "Outright Winners" of the Warwick Districts Sporting Association, subject to Council's Policy in this regard, such funds to be provided from Account Number 29470 Recreation - Sundry Donations.

CARRIED

**I40909 REQUEST FOR PERPETUAL TROPHY EVENT SPONSORSHIP - YANCHEP
SPORTS CLUB (INC) - [323-3]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I40909**

The Ladies Bowls Section of the Yanchep Sports Club (Inc) has written to Council requesting sponsorship of a perpetual trophy for the "mixed fours" competition, held on an annual basis.

The City Recreation and Cultural Services Manager provides details of Council's policy in relation to sponsorship of perpetual trophies and considers this request is appropriate for consideration.

MOVED Cr Curtis, **SECONDED** Cr Freame that Council agrees to sponsor a perpetual trophy for the "mixed fours" to be conducted on an annual basis by the Ladies Bowls Section of the Yanchep Sports Club (Inc), subject to the Council's policy in this regard, such funds to be provided from Account Number 29470 Recreation - Sundry Donations.

CARRIED

**I40910 DOG ACT APPEAL - MRS A HEY, 14 BETTLES STREET, MARMION -
[10/11/14]**

MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I40910

On 25 May 1994 Council refused an application by Mrs A Hey of 14 Bettles Street, Marmion to keep three dogs at her residence.

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

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

CARRIED

**I40911 DOG ACT APPEAL - MS G CRONE, 37 ALLINSON DRIVE,
GIRRAWHEEN - [202/897/37]**

MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I40911

On 12 April 1994 Council refused an application by Ms G Crone of 37 Allinson Drive, Girrawheen to keep four dogs at her residence.

The Manager, Municipal Law and Fire Services advises that the Minister for Local Government has upheld an appeal and directed Council to grant an exemption to Ms Crone under Section 26 (5) of the Dog Act, to keep four dogs at her premises, subject to specified conditions.

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

CARRIED

I40912 RECOMMENDATIONS OF THE BUSH FIRE ADVISORY COMMITTEE
MEETING HELD ON 21 JULY 1994 - [902-1]

MANAGER MUNICIPAL LAW & FIRE SERVICES' REPORT I40912

At the Bush Fire Advisory Committee meeting held on 21 July 1994, Council's Chief Bush Fire Control Officer, Mr K Smith, advised that the Bush Fires Board are changing their Radio Band Plan. This change will enable Council fire units to communicate in a fire situation with units from the Bush Fires Board, Department of Conservation and Land Management, Department of Planning and urban Development and the WA Fire Brigades Board. Previously there has been no radio communications between these organisations in a fire situation.

Council has allowed \$8,000 in the 1994/95 Budget for the new radios to be purchased and installed in Council's fire units and base stations, however the Bush Fires Board are offering a 50% subsidy on the two way radios. This subsidy means the Bush Fires Board will be half owners of the radios, and will allow Council to obtain the equipment in every fire fighting vehicle.

Council's current VHF low band equipment is not effectively capable of accepting the Bush Fires Board new radio wave band due to commence in October 1994.

The Manager, Municipal Law and Fire Services submits the Chief Bush Fire Control Officer's Report and recommendations for consideration by Council.

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

- 1 adopts the Chief Bush Fire Control Officer's 1993/94 Annual Report as outlined on Attachment 1 to Report I40912;

- 2 appoints those people named on Attachment 1 to Report I40912 as Bush Fire Control Officers, Brigade Officers, Fire Weather Officers and Brigade members for 1994/95;
- 3 adopts the proposal from the Bush Fires Board entering into an agreement for 50% subsidy for two way radios to be fitted to vehicles and base stations of Council's fire fighting organisation;
- 4 adopts the same firebreak inspection procedure as in previous years.

CARRIED

Appendix V refers.

I40913 AMENDMENT TO REPRESENTATION ON THE MANAGEMENT COMMITTEE FOR WHITFORD SENIOR CITIZEN'S CENTRE - [335-1]

MANAGER WELFARE SERVICES REPORT I40913

Whitford Senior Citizen's Management Committee seeks Council endorsement of Mr R Hales and Mr E Bennett of the Whitford Branch of the RSL as additional members of the Committee.

MOVED Cr Curtis, **SECONDED** Cr Freame that Council endorses the appoint of Mr R Hales and Mr E Bennett as his Deputy to the Whitford Senior Citizen's Centre Management Committee.

CARRIED

I90915 BUSINESS FOR INFORMATION

MOVED Cr Dammers, **SECONDED** Cr Magyar that the Business for Information Reports be received.

CARRIED

REPORTS

I60901 PINNAROO/MULLALOO POINT, HILLARYS: TOILET CHANGEROOM BUILDING - [208-044-93/94, 765-23-1]

CITY BUILDING SURVEYOR'S REPORT I60901

In April 1994, Council accepted the tender sum of \$162,611.00 from Pacific Building Company for the erection and completion of the toilet changeroom building within the Coastal Recreation Reserve 39497 off Whitfords Avenue, Hillarys.

Within the contract sum was a provisional sum of \$21,000.00 to cover the cost for installation of an off-site sewer drain; in

this case a pressurised rising main connection to the WA Water Authority person hole (T9185) some 250 metres to the north of the site in Fairhaven Terrace, Hillarys.

The City Building Surveyor reports that an alternative sewer connection point has become available which will result in a saving of \$10,000. However, this sewer main will not come into use until some time in November 1994.

He considers it is reasonable to delay opening of the toilet changeroom building in this instance to gain the cost savings.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY BUILDING SURVEYOR'S REPORT I60901 be received.

CARRIED

I60902 BARCLAY PARK, PADBURY (EX I20716) - [061-25]

CITY PARKS MANAGER'S REPORT I60902

On Wednesday 13 July 1994, Council resolved that in consultation with local residents a plan be developed to revegetate and beautify Barclay Park, Padbury involving the community in tree planting projects, with emphasis on low maintenance and that the City Parks Manager report on the cost of such a proposal.

The City Parks Manager has submitted a draft concept plan for additional planting and the costs involved in providing plants and trickle-fed reticulation fittings.

It is proposed to consult with local residents prior to next winter planting season to finalise the revegetation plan with community support.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY PARKS MANAGER'S REPORT I60902 be received.

CARRIED

I60903 APPEAL DETERMINATION - PROPOSED SUBDIVISION OF LOT 78 GRISKER ROAD, WANNEROO - [740-91417]

CITY PLANNER'S REPORT I60903

Correspondence has been received from the Minister for Planning regarding the appeal lodged by Mr and Mrs Whisson against the State Planning Commission's refusal to permit the subdivision of Lot 78 Grisker Road, Wanneroo. The Minister has dismissed the appeal.

The City Planner provides background details to the subject matter and advises that the Minister dismissed the appeal because of the prevailing lot size and subdivision patterns in the immediate area and the precedent it would set for other landowners to pursue similar subdivisions.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY PLANNER'S REPORT I60903 be received.

CARRIED

I60904 APPEAL DETERMINATION - SUBDIVISION OF LOCATION 1747
ANDERSON ROAD, PINJAR - [740-90683]

CITY PLANNER'S REPORT I60904

The City Planner reports on correspondence received from the Minister for Planning regarding an appeal lodged by Mr J P Stratton against four conditions imposed by Department of Planning and Urban Development (DPUD).

He advises that the Minister has upheld the appeal and imposed an amended condition requiring only 50% contribution to the cost of upgrading a portion of Anderson Road.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY PLANNER'S REPORT I60904 be received.

CARRIED

I60905 PROSECUTION: UNAUTHORISED DEVELOPMENT, LOTS 11 AND 12
(360) CORNER WINDSOR ROAD, WANGARA, NORANDA HILLS
NURSERY - [30/564]

CITY PLANNER'S REPORT I60905

Council at its meeting of 10 November 1993 resolved to prosecute the owners/occupiers of Lots 11 and 12 corner Windsor Road, Wangara, Noranda Hills Nursery (Item H51110 refers).

Jarpel Pty Ltd trading as Noranda Hills Nursery pleaded guilty on all three charges and were fined \$1,200 on each of the three charges and awarded costs of \$3,000 - total \$6,600.

Urbanstone Landscaping Supplies were granted a further adjournment until 13 December 1994, while an appeal has been lodged with the Minister for Planning.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY PLANNER'S REPORT I60905 be received.

CARRIED

I60906 DEVELOPERS' COVENANTS - [210-6]

CITY PLANNER'S REPORT I60906

On 10 August 1994 Council resolved to request representation on any working party formed to consider the enforcement of restrictive covenants.

The City Planner advises that Council's request was submitted to the Department for Local Government on 15 August 1994. The Department has referred a brief to the WA Law Reform Commission to examine and prepare a report on the control/enforcement of restrictive covenants.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY PLANNER'S REPORT I60906 be received.

CARRIED

I60907 LOCAL GOVERNMENT GRANTS COMMISSION VISIT - [012-6]

CITY TREASURER'S REPORT I60907

Council is in receipt of advice from the Local Government Grants Commission that it intends to visit the City on Monday, 28 November 1994 as part of its programme of public hearings and inspections for 1994/95.

The Commission has detailed the following programme:

Public Hearing	9.00 am - 11.00 am
Inspection	11.00 am - 1.00 pm

The City Treasurer suggests that the City provides a luncheon for the guests and to rearrange the visit as follows:

Inspection	9.00 am - 10.30 am
Public Hearing	10.30 am - 12.30 pm
Luncheon	12.30 pm - 1.15 pm

He considers that this visit will give Council the opportunity to apprise the Commission of the special problems facing the City with a major focus on the provision of regional facilities in the Joondalup area.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY TREASURER'S REPORT I60907 be received.

CARRIED

I60908 1994/95 LOCAL GOVERNMENT GRANT COMMISSION GRANTS - [012-6]

CITY TREASURER'S REPORT I60908

The Federal Minister for Local Government has now provided the 1994/95 grant allocations as recommended by the Grants Commission to the State Minister for Local Government, the Honourable Paul Omodei.

The national allocations received in June/July 1994/95 for Budget compilation purposes were calculated on the basis that funding to Western Australian Local Governments would total \$123,179,077. As the final amount of funds (including road funds) is \$124,776,465 a small upward adjustment has been made to all notional grants.

Council's final grant allocation is as follows:

Financial Assistance Grant

\$2,450,074 - 9.8% increase on 1993/94

Local Road Grant

\$1,327,532 an increase - 10.87% increase on 1993/94

Total = \$3,777,606

The City Treasurer provides details of the final grant allocations which will be paid on a quarterly basis.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY TREASURER'S REPORT I60908 be received.

CARRIED

I60909 PERMANENT BUILDING SOCIETY (IN LIQUIDATION) - [005-2-4]

CITY TREASURER'S REPORT I60909

The Permanent Building Society went into liquidation on 19 December 1991. Council had substantial funds invested with this Society at that time and its current investment is \$238,164.05 representing 5 cents in the dollar.

The City Treasurer reports on the progress of the liquidation of the Society and advice received from the Liquidator, Anthony Woodings, that he will be making a third dividend payment of 3 cents in the dollar on 30 September 1994 and a fourth and final dividend of 1 cents to 3 cents during the latter half of 1995.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY TREASURER'S REPORT I60909 be received.

CARRIED

I60910 COMMUNITY HERITAGE GRANT APPLICATION - [240-12]

CITY LIBRARIAN'S REPORT I60910

The National Preservation Office (NPO) of the National Library of Australia has advised Council that it has been unsuccessful with its Community Heritage Grant Application.

The City Librarian advises that funds were sought to commence organisation and preservation work on the photographic collection ahead of the scheduled move to Joondalup Library.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY LIBRARIAN'S REPORT I60910 be received.

CARRIED

I60911 OPEN MUSEUM AND EARTHCARE MARKET DAY - GLOUCESTER LODGE MUSEUM - 25 SEPTEMBER 1994 - [307-1]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60911

Gloucester Lodge Museum Management Committee, in conjunction with Conservation and Land Management Department, is staging an Open Museum and Earthcare Market Day on Sunday, 25 September 1994, in the area adjacent to the Museum at Yanchep Park.

The City Recreation and Cultural Services Manager reports on the progress of the event and advises that posters and flyers have been distributed throughout Recreation Centres and Libraries.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60911 be received.

CARRIED

I60912 WELLNESS DAY - WEDNESDAY 26 OCTOBER 1994 - [262-5]

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60912

The launch of International Wellness Day in Western Australia took place two years ago on 27 May 1992. Council has been involved from the beginning with a steady growth rate in community awareness and participation rate on the day.

The City Recreation and Cultural Services Manager provides background details of the subject and the proposed format for Council's involvement in this year's event.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60912 be received.

CARRIED

I60913 FUNDING FOR CALISTHENICS CENTRE - WEST SWAN - [260-0]

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT
I60913**

At its meeting on 27 July 1994, Council requested a report on the funding background for the State Calisthenics Centre at Swan Park, Midvale, and whether this funding would be available to groups within the City of Wanneroo (Item I90754 refers).

The City Recreation and Cultural Services Manager provides background details to the subject and reports that funding sources included a self supporting loan of \$90,000 from the Swan Shire and a grant of \$80,000 from the State Community Sporting and Recreation Facilities Fund, with parents of members providing a great deal of voluntary labour.

The 680 seat facility is currently valued at \$1.25 million. Operational costs and repayments to the Shire of Swan are met through hire charges to compatible community groups, canteen profits and income received from club concerts.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT I60913 be received.

CARRIED

I60914 MISSING COSTUME ACCESSORIES - THIRD FLOOR FOYER - [013-5]

CITY TREASURER'S REPORT I60914

Council sought a report on the value and insurance coverage of the clothing items which have been reported as missing from the display units in the third floor foyer.

The City Treasurer advises that accessory items of clothing associated with the Kastorian costumes donated to the City were missing following construction of display cabinets in which the costumes were to be displayed.

A value of \$300 was placed on the missing items which was below the \$1,000 excess Council had on its Industrial Special Risk

insurance policy. The local Macedonian community has subsequently found suitable replacements for the accessories.

MOVED Cr Dammers, **SECONDED** Cr Magyar that CITY TREASURER'S REPORT I60914 be received.

CARRIED

I60915 RELOCATION OF ASBESTOS CEMENT HOUSES - [241-7]

DEPUTY CITY BUILDING SURVEYOR'S REPORT I60915

In 1993 following the dismissal of an appeal to retain a transported asbestos cement clad house at Lot 218 Gretel Court, Two Rocks, Council requested the Minister for Local Government to investigate the relocation of Asbestos Cement Houses in residential areas.

The Deputy City Building Surveyor provides details of the Building Note released by the Department of Local Government.

In summary the Health (Asbestos) Regulations do not prohibit the relocation of asbestos cement clad dwelling houses, providing they are not substantially dismantled.

MOVED Cr Dammers, **SECONDED** Cr Magyar that DEPUTY CITY BUILDING SURVEYOR'S REPORT I60915 be received.

CARRIED

I90916 POLICY AND SPECIAL PURPOSES COMMITTEE

MOVED Cr Gilmore, **SECONDED** Cr Dammers that the Reports of the Policy and Special Purposes Committee Meeting held on 7 September 1994 be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS, JP - Mayor	North Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	M J GILMORE	South Ward
	G A MAJOR	South-West Ward
	L A EWEN-CHAPPELL - Observer from 5.32 pm	Central Ward
	S P MAGYAR - Observer	Central Ward
	K H WOOD - Observer	South Ward
	I D MACLEAN - Observer	South Ward
	A B HALL - Observer	South Ward
	G W CURTIS - Observer	South-West Ward
	M E LYNN, JP - Observer	South-West Ward

Town Clerk:	R F COFFEY
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 from 6.03 pm
Manager - Welfare Services:	P STUART
Resources Engineer:	R ELLIOTT to 6.10 pm
Committee Clerk:	J CARROLL
Minutes Clerk:	V GOFF

In Attendance

Mr Bob Dymock - Deputy Town Clerk (Elect)
Mr John King - BSD Consultants

APOLOGIES

Apologies for absence were tendered by Crs Cooper, Freame and Moloney.

CONFIRMATION OF MINUTES

The Minutes of Policy and Special Purposes Committee Meeting held on 17 August 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.30 pm

Closed: 7.37 pm

I50901 FINANCIAL MANAGEMENT STRUCTURE FOR MINDARIE REGIONAL COUNCIL - [508-5-5]

CITY ENGINEER'S REPORT I50901

In recent years there has been considerable discussion between the three member Councils concerning the appropriate financial management structure for operating the Mindarie Regional Council.

The Cities of Perth and Wanneroo firstly commissioned BSD Consultants to prepare, research and document the history of the Regional Council, provide comment on the financial management structure for operating the Mindarie Regional Council and to address the excavation issue.

The Town Clerk submits the recommendations of the study for consideration by Council.

MOVED Cr Freame, **SECONDED** Cr Gilmore that Council requests the Mindarie Regional Council:

- 1 to implement the funding arrangements for capital expenditure by the Regional Council detailed in the report "Refuse disposal Facility Lot 17 Mindarie - Management Options and Development Costs" dated January 1987 and agreed to by the Cities of Perth, Stirling and Wanneroo in February 1987 and which encompasses the following principles:
 - (a) All capital items that increase the equity of the Council are funded by loans.
 - (b) That the principal and interest payments of all loans raised by the Regional Council are funded equally by the Cities of Perth, Stirling and Wanneroo through their annual contributions in accordance with Section 6 of the Constitution Agreement of the Mindarie Regional Council.
 - (c) The tipping fees paid by constituent Councils should include an allowance for the depreciation of assets (at current costs), the utilisation of tipping airspace and provision for future site rehabilitation and monitoring, but should not include provision for principal and interest payments for loans, nor interest on capital contributions made by constituent Councils.

- (d) The tipping fees paid by other parties should be at commercial rates.
- (e) Constituent Councils which do not use the Tamala park facility should not be required to contribute to any loss that can be attributed to the operations of Tamala Park (with the exception of interest costs referred to in (a) above or receive any benefits from profits that can be attributed to the receipt of tipping fees from constituent Councils.

- 2 requests the Secretary/Manager to undertake a reconciliation of the accounts of the Mindarie Regional Council from its inception. This should include a review of tipping fees and annual contributions payable by constituent Councils over that period to determine the amount of financial adjustments that need to be made between the constituent Councils and the Regional Council so that the financial transactions reflect the original financial agreement;
- 3 requests the Secretary/Manager to prepare a revised budget for 1994/95 that is based on the above, agreed principles;
- 4 requires that any surplus that can be attributed to the receipt of tipping fees from other parties should be retained by the Regional Council and used for future capital expenditure;
- 5 requests the Secretary/manager to prepare an estimate of future cash requirements for capital expenditure to determine future loan requirements on the basis that provisions for depreciation, site rehabilitation and site monitoring are utilised for capital expenditure purposes as appropriate;
- 6 advises the Commissioners of Perth that, as the structure and feasibility of the Mindarie Regional Council was premised on the understanding that the then Cities of Perth and Wanneroo, and eventually the City of Stirling, would be full participating members, the Mindarie Regional Council would welcome discussions to negotiate membership of the Towns of Cambridge, Vincent and Shepperton;
- 7 supports the replacement of the utilisation of tipping airspace in the original management model with a lease fee based on the principles outlined in the McHarrie report provided the lease agreement is amended by:

- (a) reducing the lease area to reflect the minimum, physical area required for the tip operations or this area be agreed for calculation of the lease fee and the Regional Council maintain the whole area currently fenced;
 - (b) the lease fee calculation to make due allowance for:
 - (i) the effects zoning has on the value of the portion of land being leased;
 - (ii) Marmion Avenue constructions costs to be calculated on the basis of half cost of full earthworks and one carriageway for the frontage of the lease area;
 - (iii) the fact that the landfill operations will not adversely affect the future use of the tipping area as Regional Open Space to a significant degree;
- 8 the total cost of excavation for Stage 1 should be recovered as a cost per cubic metre for the total tipping capacity within Stage 1 (ie to RL 56m);
- 9 requires the Secretary/Manager to distribute to the constituent Councils prior to 30 June each financial year the surplus shown in the Operating Statement on the basis of tonnage deposited and with the casual tipping portion distributed equally between the Cities of Perth, Stirling and Wanneroo.

CARRIED

I50902 ACLGS STUDY TOUR OF NEW ZEALAND - [202-1-3]

TOWN CLERK'S REPORT I50902

The then Mayor, Cr Graeme Major and the Town Clerk attended the ACLGS New Zealand Study Tour over the period 5 - 11 December 1993.

The Town Clerk reports on the wide range of areas of local government operation/administration which was covered, including:

- The effect of amalgamation and restructuring
- Strategic Planning
- Delegation
- Community consultation

Role and accountability of Committees
Corporation/privatisation/contracting out/service
delivery/trading
Industrial relations/human relations
Development vs environmental issues.

He gives an overview of the Study Tour and suggests that some of the principles of the New Zealand system are worthy of consideration/introduction in the City of Wanneroo.

MOVED Cr Freame, **SECONDED** Cr Gilmore that TOWN CLERK'S REPORT I50902 be received.

CARRIED

I50903 UNIVERSAL POSTAL VOTING - [801-1]

TOWN CLERK'S REPORT I50903

As a result of the possible introduction of universal postal voting for local government WAMA has issued a position paper of this subject for consideration by all local authorities and a survey to be returned to WAMA.

The position paper presents four issues that local governments should consider in relation to postal voting:

- voter turnout;
- security of ballot;
- cost;
- conduct of these elections by State Electoral Commission.

The Town Clerk presents an overview on the paper with particular reference to the City of Wanneroo.

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

- 1 supports the principle of a universal postal voting system for Local Government Elections in WA;
- 2 does not support a universal postal voting system being conducted by the State Electoral Commission;
- 3 advises WAMA accordingly.

CARRIED

I50904 REZONING AND SUBDIVISION - EAST WANNEROO - [780-21]

The State Planning Commission (SPC) has recently issued its approval to the Stage 5 subdivision of the North Whitfords Estates land in Landsdale. This approval sets out in detail the

nature of developer infrastructure contributions that are required to be made by the landowner. The basis for such contributions is generally in accordance with the philosophy as set out in the Commission's letter to the Council dated 3 May 1994.

The City Planner provides background details to the subject matter and states that whilst Council has not formally accepted the Minister's and State Planning Commission's stance in relation to East Wanneroo developer infrastructure contributions, he believes it will be difficult for Council to vary this position.

Consultants were commissioned by Council to determine the infrastructure contribution applicable to east Wanneroo.

The City Planner expresses concern that infrastructure contributions will not be sufficient to meet all costs and it may be difficult for Council to recoup the shortfall.

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

- 1 endorses the report and estimates as shown in Attachment No 2 to Report I50904 for the purposes of levying developer infrastructure contributions for Cell 5 - Landsdale. These figures being valid until superseded by the estimates to be determined by consultants for East Wanneroo, or until 30 September 1994, when they will be the subject of a quarterly review;
- 2 advises the State Planning Commission of the preliminary estimated infrastructure contribution for Cell 5 - Landsdale and provides it with a copy of the accompanying endorsed report forming Attachment 2 to Report I50904;
- 3 liaises with officers of the Department of Planning and Urban Development to provide for an additional form of security that will be acceptable to the Minister for Planning and SPC to cover the possibility that the infrastructure contribution determined by the consultants for East Wanneroo exceeds the Council's interim estimate;
- 4 accepts a letter of undertaking from each respective landowner/developer (subject of an amendment) stating that they undertake to make the developer contributions

proposed in the State Planning Commission letter of 3 May 1994 prior to subdivisional clearances being issued, as a satisfactory arrangement to fulfil the different conditions previously imposed as described in Report I50904 and thereby allow those amendments to be finalised where these conditions are the only outstanding matters to be finalised;

- 5 endorses the imposition of a condition on subdivisions (within Cell 4 - South Wanneroo) toward developer infrastructure contributions for arterial roads, as outlined in Report I50904.

CARRIED

Appendix VI refers.

I50905 1995 MUNICIPAL ELECTIONS - [801-1]

The Town Clerk referred to the decision of Council on 8 June 1994 to commence proceedings to achieve 4 X 2 term of office for Councillors, coupled with the introduction of ten (10) Wards with two Councillors in each Ward which had been referred back to the Policy & Special Purposes Committee for further discussion. This decision was reaffirmed by Council at a Special meeting of Council on 24 June 1992.

Since the early 80's consideration had been given to Ward boundaries, representation and the need for legislation to provide for the conduct of municipal elections within Wanneroo on the basis of a four-year term of office with elections to be held every two years to fill vacancies caused by the retirement of one half of the members of Council.

In late 1991 the then Minister for Local Government clearly demonstrated the Government's resolve to achieve some equality of representation and to have the necessary adjustments in place for the 1992 elections. The Minister also prescribed a preferred ratio for representation of 1 elected member per

10,000 electors with a Ward population of no more than 20,000 electors.

As a result of this direction Council appointed a Ward Boundaries Occasional Committee which determined that a division of the municipal district into ten (10) Wards comprising 20,000 electors and represented by two elected members offered the most equitable solution.

The attached map outlines the Wards and the population estimates within the Wards.

Based on population projections (June 1992) and the representation ratio of 1 : 10,000, the total number of elected representatives commencing 1993 was as follows -

1993	15 members	1997	19 members
1994	15 members	1998	19 members
1995	17 members	1999	19 members
1996	18 members	2000	20 members

(Assumed the additional member sought when number of electors reached 13,000 - 15,000 in each Ward).

Despite Council's best endeavours legislative amendment to provide for the 4 X 2 election at the May 1993 elections was not successful.

As the decision of Council on 29 June 1992 proposing the division of the municipality into 10 Wards and the conduct of elections on the basis of four (4) year terms was still current, opportunity was taken since that time to press for the necessary legislative amendment; also Councillors are aware of announcements from time to time which indicated legislation would be in place for the 1995 elections.

By letter dated 24 August 1994, advice was received from WAMA that the Minister for Local Government had announced his intention to provide all Councils in WA with the option of four year terms for elected members with Council elections (4 X 2) commencing in the 1995 elections.

WAMA also pointed out it is worthwhile noting the proposal of the Minister that under the new Local Government Act to be introduced in 1994/1995 all Councils will be required to commence phase in arrangements for new electoral terms in 1996 with all terms for elected members being four years from 1997.

Whilst details of the electoral provisions to be contained within the new Local Government Act are not known it is

understood that the number of elected members permitted will be restricted to fifteen (15) although some discretion will rest with the Minister for Local Government if a greater number exists prior to the promulgation of the new Act or a local authority seeks dispensation.

Accordingly this is an important aspect to be taken into account in any consideration of this matter.

In addition, and again whilst details are not known to allow for the transfer from the existing (3 X 3) to the new 4 X 2 system, transitional legislation will be necessary. As it is extremely doubtful such legislation will provide for an extension of an existing member's term of office it would appear that in the event of no alteration being made to existing ward boundaries, approximately two-thirds (2/3) of the members of a Council would be required to seek re-election.

If this view is correct then in the case of the City of Wanneroo, a change to the 4 X 2 system for the May 1995 elections under the existing ward boundaries would require ten (10) of the fifteen (15) seats to be declared vacant.

In any consideration to be given by Council to this matter, the question of splitting the municipality is an important consideration. However, as Councillors are aware, this particular aspect has been around since the early 80's and whilst still "topical", "representation" for the community could be argued as more important pending the size of the City of Wanneroo being determined.

RECOMMENDATION:

That Council in accordance with the provisions of Section 12 of the Local Government Act and with its decisions of 29 June 1992 and 8 June 1994, implements for the May 1995 municipal elections:

- 1 a division of the municipal district into Ten (10) wards each comprising approximately 20,000 electors and represented by two elected members such division to be in accordance with the plan forming Appendix I to Report I50905;
- 2 conducts the May 1995 municipal elections on the basis of a four (4) year term of office with elections to be held every two years to fill vacancies caused by the retirement of one half of the members of Council;
- 3 increases the numbers of members of Council from fifteen (15) to seventeen (17) for the May 1995 elections;

- 4 authorises the Mayor and Town Clerk to take necessary action to implement 1 to 3 inc above;
- 5 seeks a deputation with Hon Minister for Local Government to present to the Minister a submission to implement Council's decision.

MOVED Cr Freame, **SECONDED** Cr Dammers that Council in accordance with the provisions of Section 12 of the Local Government Act and with its decision of 29 June 1992 and 8 June 1994, implements for the May 1995 municipal elections:

- 1 a division of the municipal district into Ten (10) wards each comprising approximately 20,000 electors and represented by two elected members such division to be in accordance with the plan forming Appendix I to Report I50905;
- 2 conducts the May 1995 municipal elections on the basis of a four (4) year term of office with elections to be held every two years to fill vacancies caused by the retirement of one half of the members of Council;
- 3 seeks advice from the Hon Minister for Local Government as to the appropriate adjustment to the term of office of those members whose current term expires in 1996 in order to maintain stable and experienced representation during the transition to biennial elections;
- 4 increases the numbers of members of Council from fifteen (15) to seventeen (17) for the May 1995 elections;
- 5 authorises the Mayor and Town Clerk to take necessary action to implement 1 to 3 inc above;
- 6 seeks a deputation with Hon Minister for Local Government to present to the Minister a submission to implement Council's decision.

CARRIED

A Division was called with the following result:

In Favour of the MOTION:

Crs Hall, Cooper, Major,
Gilmore, MacLean, Dammers,
Moloney, Curtis, O'Grady,
Waters, Freame, Wood, Magyar,
and Ewen-Chappell

Against the MOTION:

Cr Lynn.

The Mayor declared the MOTION

CARRIED

Appendix VII refers.

I50906 COUNCIL MEETING STRUCTURE - [702-0]

MOVED Cr Freame, **SECONDED** Cr Gilmore that consideration of this item be deferred and referred to Policy and Special Purposes Committee.

CARRIED

I50907 PROPOSED LIMESTONE QUARRY AT LOT 50 AND RESERVE 24637 BERNARD ROAD, CARABOODA - [30/4633]

Steffanoni Ewing & Cruickshank have applied for a Limestone Quarry for Lot 50 and Reserve 24677 Bernard Road, Carabooda.

The City Planner reports that advertising of the proposal commenced on 15 August and following a 30-day period, the sign was to be removed on 15 September 1994. The Mayor has requested an extension of the advertising period to 28 September to provide surrounding residents sufficient time to prepare a submission.

MOVED Cr Freame, **SECONDED** Cr Gilmore that Council supports an extension to the advertising of the proposed Limestone Quarry at Lot 50 and Reserve 24637 Bernard Road, Carabooda of two weeks, ending 28 September 1994.

CARRIED

I50908 PROPOSED COMMUNITY CENTRE: MERRIWA DISTRICT - [890-16]

This recommendation to be dealt with behind closed doors as a confidential item.

MOVED Cr Freame, **SECONDED** Cr Moloney that consideration of this item be dealt with behind closed doors.

CARRIED

I90917 TOWN CLERK'S REPORT

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

CARRIED

I90918 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document: Deed of Release
 Parties: City of Wanneroo and Richard Farago
 Description: Lot 1 Cockman Road, Greenwood
 Date: 19 August 1994

Document: Deed
 Parties: City of Wanneroo and N P & T Stazzonelli
 Description: Lots 23 & 500 Wanneroo Road, Kingsley
 Date: 24 August 1994

Document: Deed
 Parties: City of Wanneroo and Concor Pty Ltd
 Description: Lot 39 Turnbull Road, Neerabup
 Date: 25 August 1994

Document: Deed
 Parties: City of Wanneroo and F & A M Sibbel
 Description: 849 Perry Road, Pinjar
 Date: 1 September 1994

Document: Withdrawal of Caveat
 Parties: City of Wanneroo and W G & M A Browne
 Description: Lot 37 Neaves Road, Mariginiup
 Date: 5 September 1994

Document: Caveat
 Parties: City of Wanneroo and A M Stampalia
 Description: Lot 25 Elliot Road, Wanneroo
 Date: 7 September 1994

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

CARRIED

I90919 HUMAN RESOURCES MATTERS - [404-0]

This report gives details of staff appointments and resignations; in accordance with the provisions of Section 160A of the Local Government Act, seeks approval of secondary employment and seeks authorisation of an Officer in accordance with the Dog Act.

STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Stenographer - Treasury	Karen LAURENDET	22.08.94
Cashier - Treasury	Tracey JACOB	05.09.94
Drafting Assist - Engineering	Scott LAMBIE	05.09.94

RESIGNATIONS

Cost/Budget Officer - Treas	Rob AUGUSTIN	16.09.94
Shelver - Whitford Library	Amanda HUNT	03.09.94
Lib Clerk Gr 2 - Wanneroo Lib	David BARTLETT	19.08.94
Env Health Officer - Health	Robert MANNING	16.09.94
Planning Officer - T/Planning	Louise KOROVESHI	23.09.94

REQUEST FOR SECONDARY EMPLOYMENT

Scott Lambie, newly appointed Drafting Assistant within the Engineering Department, seeks Council approval under the provisions of Section 160A of the Local Government Act, to undertake secondary employment with WA Newspapers.

The City Engineer has confirmed that this employment will not conflict with Mr Lambie's Council duties.

DEPARTMENT HEADS' LEAVE - CITY PLANNER AND CITY TREASURER

The City Planner, Oscar Drescher, will be on Annual Leave from 30 September to 7 October.

The City Treasurer, John Turkington, will be on Long Service/Annual Leave from 12 September to 28 October 1994.

AUTHORISATION OF AN OFFICER - DOG REGISTRATION

In accordance with the provisions of Section 16 of the Dog Act 1976, Council is requested to appoint Ms Tracey Jacob, Cashier - Treasury Department as an Authorised Registration Officer.

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

- 1 in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report;
- 2 in accordance with the provisions of Section 160A of the Local Government Act, approves secondary employment for Mr S Lambie;
- 3 in accordance with the provisions of Section 16 of the Dog Act 1976, approves the appointment of Tracey Jacob as an Authorised Registration Officer.

CARRIED

I90920 SISTER CITIES CONFERENCE - [701-5]

At the Council meeting of the 24 August 1994 it was resolved to send a councillor to the Sister Cities Conference in Belmont (Item I90845 refers). The conference is \$445 for the whole conference and \$120 for one day. Funds are available in the contingency amount of account 20006 (Members conference expenses). An absolute majority resolution is required to authorise this expenditure.

Crs Waters, Cooper, Curtis and Freame declared an interest in this item.

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

- 1 authorises the attendance of Cr Cooper, Waters and Freame at the Sister Cities Conference to be held in Belmont;
- 2 authorises the expenditure of \$445 associated with attendance at the conference to be debited to Account No 20006 (Members Conference Expenses).

**CARRIED BY AN
ABSOLUTE MAJORITY**

Crs Waters, Cooper, Curtis and Freame abstained from voting.

**I90921 GENERAL ASSEMBLY OF AUSTRALIAN LOCAL GOVERNMENT
ASSOCIATION - [202-2-4]**

At its meeting of the 10 August 1994, Council resolved to nominate Crs Waters and Cooper to attend the General Assembly of Local Government in Canberra (Item I30801 refers). Section 513(1)(ga) of the Local Government Act allows for the expenses of accompanying partners to be paid by the Council. Cr Cooper would like his wife to attend this conference as an accompanying partner. The cost of the partners program is \$225.

Crs Cooper and Waters declared an interest in this item.

MOVED Cr Freame, **SECONDED** Cr Gilmore that Council authorises the attendance of Cr Cooper's wife at the General Assembly of the Australian Local Government Association, with all associated costs being borne by Cr Cooper.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Crs Cooper and Waters abstained from voting.

**I90922 VISIT BY CITY OF GOSNELLS' COUNCILLORS AND OFFICERS -
[703-1]**

The City of Gosnells has approached this office advising that a number of Councillors and officers intend to undertake a bus tour of the new urban development areas in this City. They have invited Wanneroo representatives to participate on the tour to advise on the various points of interest.

In the past Gosnells has experienced urban development predominantly in the form of small rural landholdings (of around 4ha) being subdivided. Now it is planning for the development of several very large "greenfield" urban sites, similar to the form of development experienced in the North West Corridor. Gosnells regards this as an opportunity to implement "best practice" principles and techniques in its new urban development. They therefore wish to see how things are being done in Wanneroo.

At this stage, Gosnells anticipate four to six Councillors and four to five officers attending. It is anticipated that officers of this Council's Engineering, Parks and Town Planning Departments would participate. When details are finalised a memorandum will be sent to all Wanneroo Councillors, inviting their participation.

The tour is likely to be arranged for late September/early October and will be a morning tour. Gosnells will be providing the bus. Authorisation is sought for a luncheon (following the morning bus tour) to be provided for the visiting Gosnells Councillors and officers.

MOVED Cr Dammers, **SECONDED** Cr Moloney that Council authorises the provision of a luncheon for the City of Gosnells' Councillors and officers who are to visit this City in approximately a month's time, such luncheon to cater for approximately 20 people.

CARRIED

190923 AUSTRALIAN INSTITUTE OF ENVIRONMENTAL HEALTH NATIONAL CONFERENCE 1994 - [202-1-2]

The Australian Institute of Environmental Health National Conference will be held from the 9 - 14 October, 1994 in Melbourne.

The conference theme is Environmental Health - Realistic or Visionary and the conference will explore all the issues raised by this theme. The conference examines a range of concerns relating to environmental health such as food technology, environmental management, infectious diseases and community based health programs.

One of the aims of the conference is to offer all environmental health professionals and those interested in public health the opportunity to explore new concepts and enhance their professional development. All delegates will be instructed in ways in which to implement these changes through Total Quality Management and Change Management.

Costs associated with this conference are:

Registration	\$ 650
Air fares	\$1 350 (approx.)
Accommodation	\$ 750
Daily Allowance (6 days)	\$ 300
TOTAL	\$3 050

Budget funds have been allowed for a councillor to accompany the City Environmental Health Manager on this conference.

The City Environmental Health Manager has requested that he be allowed to visit City of Wollongong after the conference has finished. The City of Wollongong is one of the recognised leaders in the Healthy Cities Programme in Australia and it would highly beneficial to the Health Department if contact with this municipality could be made. The City Environmental Health Manager would like his wife to accompany him on the Environmental Health Conference. The partners programme costs \$275.

Cr Curtis declared an interest in this item.

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

- 1 nominates Cr Curtis to attend the Australian Institute of Environmental Health National Conference;
- 2 authorises the expenditure of \$250 associated with the City Environmental Health Manager visiting the City of Wollongong;
- 3 deems it appropriate in the circumstances to pay reasonable expenses to a maximum amount of \$275 being costs associated with the City Environmental Health Manager's partner attending the Australian Institute of Environmental Health National Conference 1994.

**CARRIED BY
AN ABSOLUTE MAJORITY**

Cr Curtis abstained from voting.

I90924 MULTICULTURAL WEEK COMMITTEE NOMINATION - [880-9-3]

The Minister for Multicultural and Ethnic Affairs has invited Council to nominate a representative to serve on a Multicultural Week Committee.

Multicultural Week will be held during the week 2 - 9 April 1995. The role of the Committee will be threefold.

- . It will assist in the overall planning of the week, in relation to themes, specific events and organisational matters.
- . It will be a forum to provide feedback and advice on issues and ideas put before it.
- . Members may suggest ways in which their own organisations could contribute to the week.

The Committee will be chaired by Mr Mike Board, MLA, Member for Jandakot and will be held at the Office for Multicultural Interests on Havelock Street, West Perth. The first meeting will be held on Friday, 16 September at 3.00 pm and at this stage the committee will meet fortnightly.

Cr Dammers nominated Cr Lynn.

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

- 1 nominates Cr Lynn to the Multicultural Week Committee;
- 2 in this instance sets aside its policy in respect of "Communication of Council Resolutions" to allow for immediate action on this matter.

CARRIED

I90925 COMMUNITY ADVISORY COMMITTEE FOR YELLAGONGA REGIONAL PARK - [061-408]

The Department of Conservation and Land Management (CALM) is about to establish the Community Advisory Committee for Yellagonga Regional Park and has invited Council to nominate representatives for this Committee.

CALM is seeking three nominees, including the Mayor, which will be forwarded to the Honourable Minister for the Environment for his endorsement.

MOVED Cr Cooper, **SECONDED** Cr Dammers that Council nominates Crs Waters, Curtis and Magyar to the Hon Minister for the Environment for his endorsement as Council's representatives on the Community Advisory Committee for Yellagonga Regional Park.

CARRIED

I90926 CONSULTANT ENVIRONMENTAL OFFICER - [PERSONAL]

At its meeting on 25 November 1992 (Item G31129), Council authorised the negotiation of a consultancy arrangement with environmental consultant, Mr Paul Holmes, for the provision of advisory services related to environmental matters. Such matters were the preparation of a local conservation strategy, conclusion of the Lake Pinjar Planning and Management Strategy, servicing of the Environmental Advisory Committee and advising the City on environmental aspects in strategic and statutory planning. A consultancy contract was subsequently entered into between the City and Mr Holmes.

The Australian Taxation Office has advised that the nature of Mr Holmes' contract with the City is such that the City must make Pay As You Earn (PAYE) taxation payments in respect of Mr Holmes. This has necessitated the re-negotiation of Mr Holmes' contract.

Bearing in mind that Council has allocated \$50,000 in its current budget for the Consultant Environmental officer, following discussions between both parties, the following basic arrangement is now proposed:

- . the contract to run from 1 July 1994 to 30 June 1995;
- . the consultant to be \$50,000 per annum on a monthly basis, less the amount to be paid by this City as PAYE tax;
- . the consultant to work a four day week, generally in the City's offices, except for a period of 20 working days (unpaid) for the purpose of leave;
- . the contract to be renegotiated at the end of the contract period if the tasks have not been completed.

The tasks required of the consultant (preparation of local conservation strategy and other major studies still require a considerable amount of work to be done. Council's interests in this matter are considered to be best served by retaining Mr Holmes' services for the undertaking of these tasks.

MOVED Cr Dammers, **SECONDED** Cr Moloney that Council authorises the Mayor and Town Clerk to renew the contract with Mr Paul Holmes for the provision of Consultant Environmental Officer services in accordance with the basic terms set out in the above Town Clerk's Report.

CARRIED

I90927 VENUE FOR LOCAL GOVERNMENT WEEK CONVENTION 1995 - [312-2]

At the 1994 Local Government Week Conference it was announced that the Conference Venue for 1995 would be Bunbury. The Local Government Association (LGA) Executive supported this motion and the Country Urban Councils Association (CUCA) has also endorsed the decision. However concern was expressed by the Country Shire Councils Association (CSCA) at having to travel to Bunbury. In light of this concern the Western Australian Municipal Association (WAMA) has set aside the decision to convene the conference in Bunbury.

The LGA has submitted a report to Council (Appendix VIII refers) on the Venue Selection for the Local Government Week Conference.

Council has been asked to provide comments to WAMA in the form of a questionnaire to be answered by the 30 September.

The questions are as follows and require Yes/No answers and comments.

- 1 Do you support the holding of the 1995 Convention in Bunbury?
- 2 Do you consider Bunbury should be considered as a possible venue for the 1996 convention?
- 3 Do you believe the Local Government Week Committee should consider bids from country venues for the staging of the convention in future years?

In the past City of Wanneroo Councillors and staff have attended single days or sessions of the Local Government Week Conference.

Holding the conference in a country shire has some merits however, the practice of attending single days of the conference could not continue if the conference venue were to be outside the metropolitan area.

MOVED Cr Dammers, **SECONDED** Cr Moloney that in view of the apparent inconvenience Council does not support convening the Local Government Week Conference outside the metropolitan area.

CARRIED

Appendix VIII refers

I90928 WANNEROO TOWNSITE REJUVENATION TASKFORCE - COUNCIL REPRESENTATION - [740-104-1]

The Wanneroo Townsite Rejuvenation Taskforce, initiated by Wayne Smith JP MLA in furtherance of objectives detailed in the Liberal Party's "Wanneroo into the 21st Century" pre-election policy document, now seeks representation by the City of Wanneroo.

Current membership includes, in addition to residents Patrick Healy, Alan and Shirley Carstairs, Paul Kadak of Woodvale and Hugh Soord of Wanneroo, representatives of the RED Group, the Wanneroo Chamber of Commerce, Landcorp, Main Roads, Telstra, CALM, and Sallmanns Consultants of Parliament Place, West Perth.

The deputy chairperson of the Taskforce, Rosemary Charsley, advises that the Taskforce is "a strong community based group of Wanneroo residents dedicated to the recognition of the Wanneroo Townsite." Accordingly, it is considered that local authority representation on such a community based taskforce may be appropriate, on the proviso that such representation is not in an advisory capacity to the taskforce. The taskforce should be encouraged to pursue its objectives and make submission to Council for comment, action or assistance at the appropriate time.

A copy of notes from the Taskforce meeting held on 1 August 1994, indicating the issues under consideration, is attached for information (Appendix IX refers).

Council has been asked for elected member and/or officer representation.

MOVED Cr Dammers, **SECONDED** Cr Cooper that Council does not submit a nomination for Wanneroo Townsite Rejuvenation Taskforce.

CARRIED

Appendix IX refers

I90929 JOONDALUP FEEDER BUS SERVICE - [404-18]

Council is in receipt of a request from the Wanneroo Goes for Jobs Taskforce to assist with the funding of a free bus feeder service throughout the Joondalup City Centre - Appendix X refers.

The proposal has been promoted as a consequence of public requests by elderly individuals who cannot walk for long distances to the Business Park, Joondalup Arena, City of Wanneroo offices and other local attractions. While planning for this is in the early stages it is envisaged the bus will be an eye-catching novelty form of transport such as an open topped double decker bus which would run on an hourly basis, six days per week. The bus would also provide advertising opportunities for sponsors.

Preliminary discussions have indicated a cost per annum for the service of approximately \$50,000. The Wanneroo Goes for Job Taskforce is seeking expressions of interest from a number of

organisations in the Joondalup area which would be willing to make a financial contribution to the service.

Council's 1994/95 Budget did not provide provision for this expenditure. As such, for Council to proceed with this proposal would require a reallocation of substantial funds from another source, or an over budget allocation being authorised.

Whilst the proposal has merit, it is considered premature and it is suggested that this matter be considered prior to compilation of the 1995/96 Draft Budget.

MOVED Cr Dammers, **SECONDED** Cr Moloney that Council advises the Wanneroo Goes for Jobs Taskforce that:

- 1 while the Joondalup feeder bus service proposal has merit funds were not provided in the 1994/95 Budget to accommodate the expenditure;
- 2 it proposes to consider its involvement in this service when compiling its 1995/96 Draft Budget.

CARRIED

Appendix X refers

MOTIONS FOR FURTHER ACTION

I90930 LOCAL GOVERNMENT WEEK INITIATIVES/PROMOTIONS - [202-1-4]

MOVED Cr Dammers, **SECONDED** Cr Cooper that the Memorandum from the Publicity Officer regarding Local Government Week Initiatives/Promotions be referred to Policy and Special Purposes Committee.

CARRIED

MOTIONS FOR REPORT

I90931 REQUEST FOR FUNDS - QUINNS ROCKS SENIOR CITIZENS ASSOCIATION - [340-5]

Cr O'Grady reported that Quinns Rocks Senior Citizens Association was allocated funds within the 1993/94 Budget for the purchase of a billiard table, however due to building extensions being in progress, this item was not purchased within that period. The purchase has now been made but funds are not available within the 1994/95 budget.

Cr O'Grady requested that Council gives consideration to assisting the Quinns Rocks Senior Citizens Association with this unfortunate situation.

RESOLVED that a report be submitted to Council on the feasibility of Council reimbursing Quinns Rocks Senior Citizens Association for the purchase of a billiard table.

I90932 ERECTION OF PLAQUE FOR STOCKMEN AND SHEPHERDS - [050-0]

Cr Waters requested a report on the feasibility of the erection of a plaque for the stockman and shepherds on the stock route from Toodyay to Wanneroo.

RESOLVED that the Historical Sites Advisory Committee be requested to consider the erection of a plaque for the stockmen and shepherds on the stock route from Toodyay to Wanneroo.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

Cr Dammers left the Chamber at this point, the time being 9.15 pm.

Cr Magyar left the Chamber at this point, the time being 9.16 pm.

PUBLIC QUESTION/COMMENT TIME

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

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

MOVED Cr Gilmore, **SECONDED** Cr Wood that the meeting be held behind closed doors, the time being 9.20 pm.

CARRIED

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

Cr Lynn left the Chamber at this point, the time being 9.20 pm.

CONFIDENTIAL BUSINESS

I50908 PROPOSED COMMUNITY CENTRE: MERRIWA DISTRICT - [890-16]

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

- 1 endorses the sketch plan for the proposed Merriwa Community Centre;
- 2 agrees to the preparation of working drawings and the calling of tenders;
- 3 accepts the proposal for grant funding from the Department for Community Development;
- 4 advises the Minister it is unable to accede to his request for free usage for the Department for Community Development Welfare Services, but is willing to offer a reduced fee of \$3 per hour to be reviewed after two years of operation;
- 5 seeks a report on alternative funding arrangements should the application for a Lotteries Commission grant be unsuccessful;
- 6 endorses the draft letter of agreement between the Minister for Community Development; the Family, and the City of Wanneroo at Attachment B to Report I50908;
- 7 adopts the name "Jenolan Way Community Centre: for the development;
- 8 seeks a further report concerning the feasibility of an Administration Centre to service the Merriwa District;
- 9 sets aside its policy in respect of the communication of Council resolutions in order that a joint Council and Minister for Community Development media release can take place prior to 3.00 pm on Friday 17 September 1994.

**CARRIED BY AN
ABSOLUTE MAJORITY**

MOVED Cr Dammers, **SECONDED** Cr Cooper that the meeting be held with the doors open.

CARRIED

Cr Lynn entered the Chamber at this point, the time being 9.25 pm.

I10900

CITY OF WANNEROO

TECHNICAL SERVICES SECTION
REPORTS FOR COUNCIL MEETING
14 SEPTEMBER 1994

I10901 CITY OF WANNEROO REPORT NO I10901

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 1334/719/97, 503-3, 510-1334

WARD: SOUTH

SUBJECT: REQUEST FOR BUS SHELTER ERECTION ADJOINING 97
KINGSLEY DRIVE, KINGSLEY

Council, at its meeting held on 8 June 1994, tabled a letter from a Kingsley resident (Item I09602 refers) renewing a request for the erection of a bus shelter adjoining 97 Kingsley Drive, (opposite the Kingsley Shopping Centre). A previous request had been unsuccessful due to opposition from the property owners.

Patronage figures were obtained from Transperth, boarding passengers interviewed and the adjoining property owners again contacted and their comments requested.

Transperth conducted a survey of passengers boarding and alighting at this stop in June 1994. The average daily figures were:

Passengers Boarding : 20
Passengers Alighting : 15

This indicates significant usage. It should be noted, however, that only one passenger has requested the provision of a shelter. It was therefore considered relevant to seek the opinion of other boarding passengers.

Eight boarding passengers were interviewed on site during the morning peak period and a further passenger returned the survey form by mail (bus services at 7.30am, 8.23am and 8.47am). Participants were of varying ages selected randomly. One passenger believed the erection of a shelter unnecessary while the remaining eight endorsed the proposal.

The original request for shelter erection was made on the basis that, with the inception of the northern railway line, most people now board buses on the western side of Kingsley Drive. This service connects at Whitfords Station. The writer states "because of inclement weather in winter and excessive heat in summer, it is unreasonable that passengers should wait there without adequate protection". This Transperth passenger is elderly and outlines that other elderly people living in retirement units in Twickenham Drive also utilise this stop.

Usage trends indicate that people, when presented with the choice, will avoid exposure to extremes of weather by re-scheduling travel arrangements to a more opportune occasion. The elderly are most likely to take this option.

A two page letter citing the objections was received from the affected property owners of 97 Kingsley Drive, Kingsley.

Depreciation of Property Value

The property owners have consulted a Real Estate Agent in regards to depreciation. The owner's letter states that it was intimated that the structure will not only depreciate the value of their home but will not lend any appreciation when they come to sell.

Congregation of Young People

The owners have observed that young people "congregate either in the shopping centre or at the bus shelter across the road". They often hear them shouting and swearing in the early hours of the morning. The owners are concerned that erecting a shelter adjoining their home will provide young people with another place to congregate at the bottom of their driveway.

A City employee has confirmed that a number of youths frequent this area for purposes other than catching public transport.

Litter

The owners contend that litter will increase as a result of shelter placement. At present, they collect rubbish from the stop before leaving for work every morning and the occurrence of litter increases over the weekend.

Merely erecting a shelter will not increase litter. However, if the shelter is used by youths as a meeting place (as outlined above) it is feasible that litter would increase.

Graffiti

All bus shelters are subjected to varying degrees of graffiti. The owners have expressed concern that shelter placement will attract graffiti.

While this fear is factual, Council's policy of ensuring that graffiti is removed within 24 hours of a report being received minimises the visual impact.

Traffic Hazard

Concern was expressed by the owners that the shelter would severely impede vision when exiting their driveway.

The Engineering Department has confirmed that a shelter would severely impede vision. A vehicle would need to be positioned partly into the road before the driver is able to see oncoming traffic. This would not only endanger the driver of a vehicle exiting 97 Kingsley Drive, Kingsley but also motorists and pedestrians travelling along Kingsley Drive or accessing Kingsley Shopping Centre. The shelter placement would compromise road safety.

RECOMMENDATION

It is recommended that Council resolves not to install a bus shelter at the existing stop adjoining 97 Kingsley Drive, Kingsley.

R T McNALLY
City Engineer

HAS:AT
Bere0904

I10902 CITY OF WANNEROO REPORT NO I10902

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 510-92, 510-89

WARD: SOUTH

SUBJECT: VEHICULAR SPEEDS - CALECTASIA STREET/MARLOCK DRIVE, GREENWOOD

Two petitions have been received regarding vehicle speeds in Calectasia Street and Marlock Drive, Greenwood (Item I90439 refers). Both streets form part of the north/east route, through south east Greenwood. Some households in Leschenaultia Street, near the junction with Calectasia Street, have also supported the petitioner's concerns.

The location of the petitioners and a summary of the results of a recent (May 1994) traffic survey is shown on Attachment 1.

The survey data indicates that motorists are travelling at or below the legal speed limit. Notwithstanding this, there have been a number of mid-block and intersectional accidents recorded. Of particular concern is the alignment of the roads at the intersections of Calectasia Street with Leschenaultia Street and Marlock/Sandalwood Drives.

A safety audit of these junctions indicated few directional lane markings or intersectional controls. As the predominate flow of traffic is north/south, motorists appear to be cutting across the Tee junctions.

With regard to traffic improvements, a roundabout at the junction of Calectasia Street and Leschenaultia Street would significantly reduce vehicular speeds. However, discussion would need to be undertaken with the Glengarry Shopping Centre Management and nearby residents on the design of the treatment and encroachment into the verges.

The priority for a roundabout at the junction is of a low-median need in relation to other requests. This project can be listed for consideration in the Traffic Management Forward Plan.

A traffic island at the junction of Calectasia Street and Sandalwood/Marlock Drive would regulate north/south bound motorists. A reduction in vehicular speeds could be expected and this treatment would reinforce the existing intersectional priorities. The estimated cost of this treatment is \$12,000 and this work can be undertaken in this year's traffic treatment programme.

It is also considered that additional road bend delineation is required and accordingly, Main Roads WA approval would be sought for these changes. A review of subsequent traffic flow characteristic should also be undertaken after a sufficient period of time.

RECOMMENDATION

That Council:

1lists for consideration in Council's Five Year Traffic Management Programme, the installation of a roundabout at the Calectasia Street/Leschenaultia Street junction;

2approves the construction of a traffic island at the junction of Calectasia Street and Sandalwood/Marlock Drive at an estimated cost of \$12,000 with funding from Account No 33066 - Traffic Treatments - Various Locations;

3requests Main Roads WA to delineate all road bends in Calectasia Street, Leschenaultia Street and Marlock Drive with painted double white lines;

4advises petitioners accordingly.

R T McNALLY
City Engineer

DP:AT
Bere0906

I10903 CITY OF WANNEROO REPORT NO I10903

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 510-592

WARD: SOUTH WEST

SUBJECT: TRAFFIC CONGESTION - CURRAJONG CRESCENT
CAMBERWARRA PRIMARY SCHOOL, CRAIGIE

The Camberwarra Primary School P & C Association has expressed concern about traffic congestion and pedestrian safety in Currajong Crescent, Craigie.

Camberwarra Primary School has a student population of 405 with a further 90 students in pre-primary. Currajong Crescent is the principal set down /pick up area for the majority of parent motorists. Some 70-90 parent vehicles enter the street twice a day with 85% coming from the east.

The majority of parent motorists have adopted an east to west circulating flow pattern around the school allowing usage of an existing embayment. The incidence of "U" turning motorists has also reduced.

The P & C Association has sought a further embayment towards the eastern section of Currajong Road, as shown on Attachment 1. The construction of this embayment is estimated to cost \$7,000 and the Education Department has concurred to a 50/50 funding arrangement for the construction of the embayment. Council's contribution to this project can be funded from Account No 33066 - Traffic Improvements Various Locations. This embayment project will require an existing parking prohibition to be revoked as shown on attachment 2.

Also, some 90 children cross the eastern bend of Currajong Crescent, from two public accessways, and as parent vehicles regularly park around the bend, there is a need to establish clear sight lines. It is proposed to install "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibition signs at the corner, as shown on Attachment 1.

Similarly, parked vehicles at the Currajong Crescent/Argus Close junction reduce the sight lines for children crossing at this point. A "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibition, as shown on Attachment 1, is recommended at this location to improve the safety for school children.

A review of other parking restrictions around the school indicated that there is also no longer a need for the bus stand prohibition in Camberwarra Drive. The proposed revocation of this parking prohibition is shown on Attachment 2.

RECOMMENDATION

That Council:

5approves the construction of a parking embayment on the south side of Currajong Crescent, Craigie at an estimated cost of \$7,000 with a 50% contribution from the Education Department;

6authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act, the reallocation of \$3,500 from Account No 33066 - Traffic Improvements - Various Locations for Council's contribution to the construction of a parking embayment in Currajong Crescent, Craigie;

7installs "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs adjacent to the northern boundary of Lot 978 Currajong Crescent, Craigie as shown on Attachment 1 to Report No

8installs "NO STANDING ANY TIME, CARRIAGEWAY OR VERGE" signs at the Currajong Crescent/Argus Close junction, as shown on Attachment 1 to Report No

9revokes the "NO PARKING 8.15AM - 9.15AM, 3.00PM - 4.00PM MONDAY - FRIDAY" signs along the south side of Currajong Crescent as shown on Attachment 2 to Report No

10revokes the "NO PARKING ANY TIME, BUS STAND" signs on Camberwarra Drive as shown on Attachment 2 to Report No

R T McNALLY
City Engineer

DP:AT
Bere0901

I10904 CITY OF WANNEROO REPORT NO I10904

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 910-4

WARD: SOUTH

SUBJECT: PARKING PRACTICES - EDDINGTON ROAD, WARWICK
POLICE STATION

In response to a request from the Officer-in-Charge, Warwick Police Station, Council considered a report into parking around the Station at its February 1994 meeting (I10211 refers). Council resolved to install verge prohibitions on the south side of Eddington Road as shown on Attachment 1. It was further resolved that the Police Department be advised of the inadequate parking facilities that exist on site. It was also resolved to monitor the parking trends for a period of six months and provide a further report on this matter.

Since the prohibitions were installed a number of infringements have been issued. However, the transient nature of parking patterns have made effective enforcement difficult. Random surveys had indicated both car parks are regularly at capacity with a further 3 to 5 vehicles parked on the verge. The verge parking is restricting sightlines for access into and out of the car parks.

As a consequence of these findings, the option of physical bollard restrictions along the verge was suggested to the Officer-in-Charge, Warwick Police Station. The installation of bollards around the road perimeter of the Warwick Police Station has been confirmed as the preferred method of prohibiting verge parking. This treatment will, however, require the extension of verge parking prohibitions along the Erindale Road perimeter. The Officer-in-Charge has also advised that extending the size of the visitor car park would involve considerable expense and is considered unwarranted at this time.

RECOMMENDATION

That Council:

11installs "NO STANDING ON VERGE" signs along the western side of Erindale Road, adjacent to the Warwick Police Station, as shown on Attachment 2 to Report No

12advises Warwick Police accordingly.

R T McNALLY
City EngineerBere0902

DP:AT

I10905

CITY OF WANNEROO REPORT NO: I10905

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 625-16

WARD: ALL

SUBJECT: INFANT HEALTH CLINICS

Council annually provides a contribution towards costs incurred by Centres from which Infant Health Clinics operate. Council is responsible for the costs associated with the Infant Health Clinics.

The Joondalup Family Centre Inc Management Committee has requested a contribution from Council for the operating and maintenance costs incurred by the Centre for the Joondalup Infant Health Clinic facilities which commenced to operate from their building in July 1993. The request covers the period 1/7/93 to 30/6/94 and the details are as shown on Attachment A. Council pays suppliers directly for the electricity and telephone costs of the Clinic.

The cost for the Infant Health Clinic has been accommodated within Councils Building Operating budget for 1994/95.

RECOMMENDATION

That Council authorises a contribution to the Joondalup Family Centre Inc of \$1,181.70 from Account 22117 for costs associated with the Joondalup Infant Health Clinic.

R FISCHER
City Building Surveyor

AN:SE

bre09009

I10906

CITY OF WANNEROO REPORT NO: I10906

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 2245/2/50B

WARD: CENTRAL

SUBJECT: PROPOSED DWELLING: LOT 2 (50B) SOUTHERN CROSS
CIRCLE, OCEAN REEF

APPLICATION

An application has been submitted for approval to construct a dwelling at lot 2 (50b) Southern Cross Circle, Ocean Reef which has a three storey frontage (see Attachment 'A').

COUNCIL POLICY

Council requires that an application for a dwelling which is more than two storeys or exceeds 6000 in height is to be submitted to Council for consideration. The written comments of the affected adjoining owners are to be obtained and any objections are to be placed before Council.

BACKGROUND

The proposed dwelling will be located on a very steep site which falls 6860 from the rear right hand corner to the front left hand corner. The floor level of the dwelling will be 3703 lower than the highest level. The garage at the lowest level has a sun deck roof. The two side and rear elevations are predominantly two storey with only the front elevation giving the three storey appearance. The average height is 5810 over its four elevations.

ADJOINING OWNERS COMMENTS

Letters seeking comments were sent to both adjoining owners and three owners at the rear of the property. Typical objections stated in their letters are as follows:

The dwelling as proposed will exceed two storeys and will be totally out of character with the immediate neighbourhood,

The dwelling will unduly and seriously impair ocean views currently enjoyed from our home and other surrounding residences;

The excessive height of the proposed dwelling will represent an invasion of privacy to our family and surrounding neighbours.

COMMENTS

There are many various designs of dwellings in Ocean Reef, many of which are two storey construction.

There is no legislation in respect to views. In this instance the dwelling will be located at a level 3143 below the left hand rear corner of the property. Together with an 1800 high boundary fence, the rear owners will only see the roof of the proposed dwelling.

The same reasoning can be used for the privacy issue, inasmuch that the views from the rear windows of the proposed dwelling will be the embankment at the rear and the rear boundary fence.

The proposed dwelling complies with the requirements of Council's building regulations including the Residential Planning Codes. In the event that Council refuses the application, the owner has the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approves the proposed dwelling to be constructed at Lot 2 (50b) Southern Cross Circle, Ocean Reef.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre09010

I10907

CITY OF WANNEROO REPORT NO: I10907

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 3324/908/25

WARD: NORTH

SUBJECT: PROPOSED DWELLING: LOT 908 (25) MIDLAND ELBOW,
MINDARIE

APPLICATION

An application has been submitted for approval to construct a dwelling at Lot 908 (25) Midland Elbow, Mindarie, with a reduced front building setback (see Attachment 'A').

COUNCIL POLICY

Council's Policy J3-10 states:

"For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning Codes, a carport or a garage, whether attached to a dwelling or not, may be constructed up to 3000 of a primary street alignment provide 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."

BACKGROUND

The front corner of the double carport attached to the proposed dwelling will be 1528 setback from the 8480 angled front boundary line in a lot at the end of a cul-de-sac. Because the lot is long and narrow with a limited access, it is difficult to design a dwelling at a reasonable cost which would fit the lot and remain a single storey.

The proposed carport will have little or no effect on the streetscape of Midland Elbow, because of its location at the end of the cul-de-sac.

The owners have submitted the written favourable comments of Lot 907 and a P.A.W separates Lots 908 and 909. The applicant has requested that the application be placed before council for consideration.

Council can either refuse or approve the application. In the event of refusal, the applicant would have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 908 (25) Midland Elbow, Mindarie, with a 1528 building set back from the front boundary.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre09008

I10908

CITY OF WANNEROO REPORT NO: I10908

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 1157/157/116

WARD: SOUTH-WEST

SUBJECT: PROPOSED DWELLING: LOT 157 (116) ARISTRIDE
AVENUE, KALLAROO

APPLICATION

An application has been received for approval to construct a dwelling at Lot 157 (116) Aristride Avenue, Kallaroo, where a front section of the dwelling is three storeys (see Attachment 'A').

COUNCIL POLICY

Council requires all applications for dwellings which exceed two storeys or 6000 in height be submitted to Council if unfavourable comments are received from the affected adjoining owners. Letters are sent to the immediate adjoining owners who may be affected by the proposed dwelling, inviting them to peruse the drawings and offer any comments. If there are no unfavourable comments, the City Building Surveyor may issue a building licence. If there are unfavourable comments, the application is to be placed before Council for consideration.

OBJECTION

Letters were written to the owners of Lots 156,158 and 159 Aristride Avenue and the owner of Lot 1, The Spit, Kallaroo.

An objection has been submitted by the owners of Lot 158 who strongly disapprove the proposal stating that the dwelling will devalue their home which they are in the process of building. They consider the North side of the dwelling will be overbearing as it is 3 stories high, even though the lowest storey is cut

into the lot, the subject lot is higher than Lot 158. They also claim that the whole North face of the building has the appearance of a factory making it feel that they are in a commercial rather than a residential zone. They understand that the proposed dwelling complies with the Residential Planning Codes and firmly believe that some changes should be made so as to be more aesthetically pleasing.

COMMENTS

As indicated by the objectors, the proposed dwelling complies with the requirements of the Residential Planning Codes. The average height over the four elevations of the dwelling is 5410. With regards to the objectors comments on the appearance of the dwelling, it is considered that appearance is subjective, what may please one person may not please another.

The elevations to the rear and both sides of the dwelling are predominantly two storey, with only the right hand front elevation being three storeys including the basement garage. A feature glass dome above the entry will not be higher than a normal pitched roof. The Northern face of the building includes three large glass brick fixed light windows which give a degree of privacy to the adjoining property.

Council may approve or refuse the issue of a building licence. In the event of refusal, the owners would have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council approve the proposed dwelling to be constructed at Lot 157 (116) Aristide Avenue, Kallaroo.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre 09001

I10909

CITY OF WANNEROO REPORT NO: I10909

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 631/251/85

WARD: SOUTH WEST

SUBJECT: PROPOSED WORKSHOP/GARDEN SHED: LOT 251 (85)
FLINDERS AVENUE, HILLARYS

APPLICATION

An application has been submitted for approval to construct a workshop/garden shed in the left hand rear corner of Lot 251 (85) Flinders Avenue, Hillarys (see Attachment 'A').

BACKGROUND

The brickwork on the corner of the proposed outbuilding is 4950 high tapering down on both rear and side boundaries to a height of 1800 or the level of the boundary fence. The steel support column of the roof frame will be 1800 higher than the brickwork.

Because of the height of the walls it was considered that the comments of the adjoining affected owners should be obtained. Letters inviting comment were sent to four adjoining owners.

ADJOINING OWNERS COMMENTS

A letter of objection was received from the owner of Lot 237 whose rear boundary adjoins Lot 251. The owner has indicated that he has no objection to the structure being built but would like to see it located 1000 away from the rear boundary with a maximum wall height of 2500. The grounds of his objections are as follows:

- Height
- Visual intrusion
- Loss of Sunlight

Loss of daylight
Bulk of the building
Reduced use of my backyard
Loss of amenity
Inconsistency with the type of structure in the area
Loss of lifestyle.

The owner also quotes Clauses from the Residential Planning Codes in respect to amenity and the bulk of the proposed building.

COMMENTS

The location of the proposed outbuilding adjoins an acute angle at the rear of Lot 237 and would have a minimum impact on that property. The structure will have a minimum effect on sunlight or daylight. The Residential Planning Codes do not specifically address outbuildings.

However in this instance it is considered that the height of the proposed outbuilding is exorbitant and there is no specific reason why this height is required. There is no reason why the roof should have such a high pitch. The proposed building appears to be overdesigned for its designated usage.

Council may approve or refuse the application. In the event of refusal, the applicant will have the right of appeal to the Minister for Planning.

RECOMMENDATION

That Council does not give approval for the proposed workshop/garden shed to be constructed at Lot 251 (85) Flinders Avenue, Hillarys, and that the applicant be advised to submit a more conventional design or exercise his right of appeal to the Minister for Planning.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre09011

I10910

CITY OF WANNEROO REPORT NO: I10910

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 3593/430/12

WARD: CENTRAL

SUBJECT: REQUEST FOR REFUND OF BUILDING LICENCE FEES:
DWELLING LOT 430 (12) SHALIMAR RISE,
CURRAMBINE

APPLICATION

The owners of a dwelling under construction at Lot 430 (12) Shalimar Rise, Currambine, have requested a refund of building licence fees.

COUNCIL POLICY

Council's Policy J2-02 states:

- '(b) No refund will be made of building licence fees except in cases of hardship when the City Building Surveyor shall submit details to Council for consideration.'

BACKGROUND

The owners claim that the original application submitted in their names as owner/builders was never approved. The application was placed in Pending waiting on further details which were never submitted. A second application was made by a registered builder for a dwelling of a different design. The licence was prepared for issue on 4 August, 1994 and collected on 11 August, 1994.

The owners claim that the first application was abandoned because of a disagreement with the architect and the cost involved. The second application was for a larger home than the original. It is considered that under these circumstances, the original building

licence fees should be reimbursed less 25% administration fees. The amount requested is \$280.00. The amount to be refunded should be \$210.00.

RECOMMENDATION

That Council approve the refund of \$210.00 to the owners of the property at Lot 430 (12) Shalimar Rise, Currambine, being 75% of the original building licence fees.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre09003

I10911

CITY OF WANNEROO REPORT NO: I10911

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 3648/134/23

WARD: SOUTH WARD

SUBJECT: REQUEST FOR REFUND OF BUILDING LICENCE FEES:
DWELLING LOT 134 (23) ENGLEFIELD RETREAT,
LANDSDALE

APPLICATION

The owners of a dwelling under construction at Lot 134 (23) Englefield Retreat, Landsdale, have requested a refund of building licence fees.

COUNCIL POLICY

Councils Policy J2-02 states:

- '(b) No refund will be made of building licence fees except in cases of hardship when the City Building Surveyor shall submit details to Council for consideration.'

BACKGROUND

A building licence was issued to a builder on 31 March, 1994, to construct the dwelling. When the dwelling had reached plate height, the builder failed to proceed with the work and the owners on the advice from the Builder's Registration Board, terminated the contract under Clause 13 (b).

Clause 13 (b) Determination by Proprietor, states:

13. If the builder shall make default in any of the following respects, viz.:

- (b) If he fails to proceed with the Works with due diligence and in a competent manner.

The owners decided to complete the dwelling themselves and in accordance with accepted practice, sought and obtained a building licence for which they paid the same building fees as the original licence, being \$280.00. The owners have indicated that the experience has caused them considerable hardship, not only financially but emotionally as well.

RECOMMENDATION

That Council refund the amount of \$280.00, being the second building licence fees for the dwelling at Lot 134 (23) Englefield Retreat, Landsdale.

L.CANDIDO
Deputy City Building Surveyor

LC:lc
bre09000

I10912

CITY OF WANNEROO REPORT NO: I10912

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 731/147/15 & 747/447/15

WARD: SOUTH WEST

SUBJECT: BUILDING INFRINGEMENT PROSECUTIONS

BACKGROUND FILE NO: 731/147/15

An application was submitted on 3 November, 1993 for a building licence to construct a games room at Lot 147 (15) Colgrave way, Duncraig. A building licence was prepared for issue on 5 November, 1993.

When a building licence is prepared for issue, the builder is notified by letter and requested to collect and validate the building licence. On 23 June, 1994, a letter was sent to the builder indicating that the games room had been erected without the authority of a building licence and requested that the licence be validated and collected within 14 days. No attempt has been made to validate the licence.

BACKGROUND FILE NO: 747/447/15

An application was submitted 13 September, 1993, for a building licence to carry out reconstruction works on a section of a burnt out dwelling at Lot 447 (15) Arkwell way, Marmion. The building licence was prepared for issue on 23 September 1993.

When a building licence is prepared for issue and the builder is notified by letter and requested to collect and validate the building licence. On 23 June, 1994, a letter was sent to the builder indicating that reconstruction works had been carried out without the authority of a building licence and requested that the licence be collected and validated within 14 days. No attempt has been made to validate the licence.

RECOMMENDATION

That Council

- (a) instigate prosecution proceedings against the builder of the games room at Lot 147 (15) Colgrave Way, Duncraig, for proceeding with construction works without the authority of a building licence;
- (b) instigate prosecution proceedings against the builder of the reconstruction works at Lot 447 (15) Arkwell Way, Marmion, for proceeding with construction works without the authority of a building licence.

L.CANDIO
Deputy City Building Surveyor

LC:lc
bre09002

I10913

CITY OF WANNEROO REPORT NO: I10913

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 201-5

WARD: ALL

SUBJECT: MONTHLY REPORT FOR AUGUST 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.

PARKS MAINTENANCE

Seasonal maintenance works are progressing with ongoing block turfing around areas on ovals and building surrounds.

Project tree and shrub planting is completed and mulching of garden areas is ongoing.

PLAY EQUIPMENT

The mobile play trailers have been located at Waltham Park in Mullaloo and Portree Park in Duncraig.

Maintenance works and vandalism repairs are ongoing.

Safety inspections are ongoing and reports are kept on file.

TREE PRUNING

The truck mounted cherry picker is progressing work orders and SECWA pruning lists. For part of the month this cherry picker was undergoing repairs and a replacement was hired for this period.

The small cherry picker has been progressing work orders and storm damage. The woodchippers are following up on pruning works and removal of branches on parks.

WATER TANKERS

Winter maintenance on planting is being progressed which involves minor pruning, staking, weeding and fertilising. Dead trees are being replaced as required.

MOWING

Gang mowers are progressing the winter mowing program.

The verge mowing crew is mowing Marmion Avenue.

Slashing crew is progressing in Yanchep, Two Rocks and Quinns Rocks.

CONSTRUCTION

Grassing has been completed at Santiago Park, Joondalup Drive median and the Beldon Water Catchment area for WAWA.

Earthworks have been completed at Callander Park, Kinross, raising level of oval surface to match the school oval level.

Multipurpose hit up walls have been completed and surrounds backfilled at Hawker Park in Warwick and Highview Park in Alexander Heights.

Areas have been prepared for match wickets and double practice wickets at Whitfords Park in Hillarys, Callander Park and Falklands Park in Kinross and Addison Park in Merriwa.

Back filling of turf removed areas is ongoing.

Top up of white sand at base of play equipment and in sand pits is ongoing.

RETICULATION

Winter maintenance of parks reticulation is progressing. Parks which have been completed are:

Sheoak Park, Warrandyte Park, Belrose Park, Newcombe Park, James Cook Park, Noel Gannon Park, Kiernan Park.

Trickle irrigation and reticulation has been upgraded at Warwick Senior Citizens, Ardrossan Loop, Dorchester Hall, Blackmore Carpark and Gumblossom Carpark Surrounds.

Special project works, turfing around sprinklers, has been completed at Stonehaven Park in Kinross.

BORES AND PUMPS

Pumps have been serviced at the following locations:

Joondalup Foreshore, Marangaroo Park, Marangaroo Golf Course - 2 pumps, Noel Gannon Park, John Moloney Park, Bridgewater Park.

Repairs and maintenance to mains and lateral reticulation to the following locations:-

Charonia Park, Warrandyte Park, Ocean Reef Park, Yanchep Foreshore, Percy Doyle Complex, Mirror Park.

Installation of additional reticulation at Wolinski Park.

Wireup Belrose Park hydrometer.

Rewired two solenoid valves at McDonald West.

Installed additional sprinklers at Gumblossom Park.

GREENPLAN

Bush Regeneration Course

The Bush Regeneration Course, sponsored by the Green Plan and conducted by Apace Aid will commence on 10 October 1994 and run for 10 weeks until 5 December 1994. Twenty participants from the local community have registered for this course.

Local Bushland Workshop

The Green Plan, in conjunction with Greening Western Australia, will be sponsoring a "Getting to Know Your Local Bushland" one-day workshop in September. The aim of this workshop is to increase awareness among the local community about the values of remnant vegetation bushland reserves.

Arterial Road Landscaping

The medians of 3 arterial roads, Mirrabooka Avenue, Erindale road and Warwick Road are being landscaped with local plants to increase their amenity and provide links between Conservation Areas and natural bushland reserves. Mirrabooka Avenue and Erindale road medians have been completed and Warwick Road is completed from Wanneroo Road to the Freeway. A total of 17,000 plants will have been planted when this project is finished.

COMMUNITY SERVICES WORKS UNIT

Recent works completed by the Corrective Services crews include:

Tree planting at Mirror Park, Chichester Park and Santiago Park.

Clean up and planting of Warwick Road and Erindale Road.

Removal of weeds from Shepherds Bush Park, Lilburne Park, Marangaroo Conservation Reserve, Carramar Golf Course and Woodvale Library.

Construction of fence at Santiago Park.

CONTRACT WEED CONTROL

PAW spraying will be completed by the end of August. More veld grass and annual grass spraying was carried out during the month.

A small amount of broadleaf weed control was also carried out.

F GRIFFIN
City Parks Manager

FG:VR
gre0803

I10914

CITY OF WANNEROO REPORT NO: I10914

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 208-8

WARD: ALL

SUBJECT: TENDER NO 45-94/95 - SUPPLY OF GENERAL PLANTS,
LOW SHRUBS/GROUNDCOVER PLANTS AND GREEN PLAN
PLANTS

Tenders were advertised during July for Supply of General Plants, Low Shrubs/Groundcover Plants and Green Plan Plants.

Tender documents were issued to the following companies on request:-

North Beach Plant Farm, 535 North Beach Road, Gwelup 6018
Benara Nurseries, Lot 31 Vincent Road, Wanneroo
Carramar Coastal Nursery, Lot 5 885 Mandurah Road,
Secret Harbour
Jandabup Nursery, 52 Rousset Road, Wanneroo

Tenders were received from the following:-

Benara Nurseries	\$34,900
North Beach Plant Farm	\$38,910

Neither tender included the Green Plan plants.

Summary

Benara Nurseries have successfully undertaken Council's plant tender previously and the unit price submitted is the lowest, therefore, acceptance is recommended.

The failure of any supplier to tender for Green Plan plants is of concern as this forms the major component of community planting projects.

Green Plan plants are supplied as tube plants in 50mm peat pots and are indigenous species used in conservation and revegetation of bushland areas.

It is proposed that Council officers negotiate with various nurseries to identify why no tender has been submitted. Quotations will be requested and submitted to Council for approval as a separate item.

RECOMMENDATION

That Council:

- (a) accepts the tender as submitted by Benara Nurseries for \$34,900 for the supply of general plants, low shrubs and groundcover plants, and;
- (b) authorises quotations for the supply of Green Plants to be sourced by Council officers, and;
- (c) authorises signing of the tender documents.

F GRIFFIN
City Parks Manager

DHC:JB
gre0900

I10915

CITY OF WANNEROO REPORT NO: I10915

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES MEETING

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 312-2

WARD: ALL

SUBJECT: SECWA - VEGETATION CONTROL AND POWERLINES -
PROPOSED LEGISLATION AMENDMENT BILL 1994

The Parks Department has received a copy of the proposed Code of Practice for the Establishment and Maintenance of Clearances between Vegetation and Powerlines.

Implications to Council

The current situation in residential areas is that SECWA assesses all verge trees and undertakes special circumstance pruning, ie high pruning around wires and all pruning near high voltage wires.

Council undertakes all normal pruning and removal of all loppings.

The current situation in rural areas is that SECWA engages a contractor to undertake all clearing, removal and herbicide control near power lines.

Council funds all tip fees for dumping of non-recyclable material and chips all suitable vegetation material.

SECWA Proposal

The document itemises responsibility as follows:-

- (a) Control of all natural vegetation rests with the Local Authority.
- (b) Responsibility for cultivated vegetation rests with the Local Authority.

This is a variation to existing practice and significant costs will be redirected back to Council.

The Western Australian Municipal Association has distributed an information sheet outlining the situation and the following recommendations:-

- 1 That SECWA be advised that WAMA supports retention of Local Government responsibility for maintaining vegetation near power lines where that vegetation has been planted by a Council, but where vegetation is naturally occurring then maintenance should be a SECWA responsibility.
- 2 That SECWA be reminded of its responsibility to complete pruning in a manner that is aesthetically and environmentally acceptable and arboriculturally correct.
- 3 That SECWA be advised that WAMA objects to the transfer of responsibility of maintenance of natural vegetation on private property in front of the SECWA line to occupiers.

These recommendations are current practices and procedures within the City of Wanneroo.

RECOMMENDATION

That Council advises SECWA that the current practices and procedures in place within the City of Wanneroo should remain.

F GRIFFIN
City Parks Manager

DHC:JB
gre0901

I10916

CITY OF WANNEROO REPORT NO: I10916

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 208-8

WARD: NORTH

SUBJECT: TENDER NO 52-94/95 FOR MAINTENANCE AND GENERAL
UPKEEP OF ALL GRASSED AND GARDEN AREAS -
CARRAMAR PUBLIC GOLF COURSE, GOLFLINKS DRIVE,
NEERABUP

Tenders for the maintenance and general upkeep of all grassed and garden areas at Carramar Public Golf Course were advertised during August 1994.

Tender documents were issued to the following companies on request:-

Kismay Pty Ltd, P O Box 16, Pinjarra
Australian Turf Industries, 51 King Edward Rd, Osborne
Park
Best West Turf Care, Lot 13 Keanne Road, Forrestdale
Gro-Turf, P O Box 16, Joondalup
Home Green Turf Farm, Lot 53 Coast Rd, Beechboro
Allblades Lawnmowing, 22 Newhaven Place, Kingsley
D Brennan, 1 Acara Court, Heathridge
T Bruce, 125 Moorepark Avenue, Yanchep
Muirfield Agrochemicals, 43 Little Yarra Rd, Yarra
Junction
N Venn, 26 Kenmore Avenue, Floreat Park

Tenders were received from the following companies:-

Muirfield Agrochemicals	\$239,000
Australian Turf Industries	\$274,800
Gro-Turf	\$334,200
Home Green Turf Farm	\$349,000
Best West Turf Care	\$427,000

Kismay Pty Ltd

\$438,816

Within the initial tender document specific questions were to be addressed. See Attachment 1. The two lowest tenderers are only summarised for evaluation.

Muirfield Agrochemicals have submitted a company dossier encompassing the information requested.

Australian Turf Industries have clearly responded to these specific items.

SUMMARY

Muirfield Agrochemicals

This company is based in Victoria and currently undertakes the maintenance of golf courses at various sites in Victoria and South Australia eg. North Lakes Course and Royal Park Golf Course.

This company also undertakes specific item maintenance ie. design planning and construction and general consulting, herbicide and insecticide spraying at various locations, golf course and public facilities.

Maintenance Proposal for Carramar Golf Course

The company proposal:

1. Staff

Qualified Superintendent
Assistant Superintendent
Apprentice
Labourer

The tender fails to identify who these employees are, therefore experience and local knowledge is unknown.

2. Operations will be coordinated by

This program outlines the maintenance program, annual budgets, staff, stock and machinery management.

Australian Turf Industries

This company is based in Western Australia and currently undertakes the total course maintenance at Marangaroo Golf Course, Burswood Resort Golf Course and Burswood Management Ltd.

They undertake specific grassing projects and successfully undertake the initial grassing and maintenance project at Carramar Golf Course on behalf of the Principal Contractor, Ertech Pty Ltd.

Maintenance Proposal for Carramar Golf Course

Australian Turf Industries have clearly outlined their proposals for daily and long term maintenance for the course.

1. Staff

Superintendent, Alan Turner - Qualified in turf and horticulture management.

Assistant Superintendent, James Hyde - Qualified in turf and horticulture management.

Greenkeeper, Michael Evans - Trade Certificate in greenkeeping and pesticide safety.

Labourer, Matthew Bishop - Currently lives in Wanneroo.

Apprentice - To commence in January 1995.

Mechanic, Barry Stevens - Currently maintaining all equipment at Marangaroo Golf Course and will also monitor equipment at Carramar Golf Course.

2. Operations are monitored by Australian Turf Industries administration and via fortnightly meetings with Parks Department Representative.**ASSESSMENT**

Prior to the calling of tenders the Department prepared a separate tender assessment and concluded that Council Staff could undertake the maintenance works at Carramar Golf Course for \$305,600 annually.

The annual tender price for the Marangaroo Golf Course is \$235,090. The annual price submitted by Muirfield Agrochemicals for Carramar Golf Course amounts to \$239,000. This price is unrealistic as Carramar Golf Course has approximately 30% more

grassed area than Marangaroo and the price for Carramar should reflect this difference.

Muirfield Agrochemicals state that only four employees plus a mechanic whenever needed would be required to maintain Carramar Golf Course. Australian Turf Industries state that they will have five full time employees plus a mechanic and it is considered that the figure of five employees is the desirable number, especially when Marangaroo Golf Course has four full time staff and is much smaller in area. Councils price of \$305,600 was calculated utilising five permanent staff. Another point of concern is that Muirfield Agrochemicals is a Victorian based Company with all principles of the firm based in that State, whereas Australian Turf Industries are a long standing West Australian Company, employing Wanneroo residents wherever possible.

Australian Turf Industries have a proven record within this State and their tender price of \$274,800 is only \$39,710, higher than the Marangaroo Golf Course and is more realistic than the price submitted by Muirfield Agrochemicals for the reasons already stated.

The increased expenditure for maintenance of the course is related back to the known local conditions and experience. As occurred with Marangaroo Golf Course, the control of spring dead spot disease in the turf is critical. Muirfield Agrochemicals have submitted a four line sentence outlining how they intend eradicating or controlling this disease. Australian Turf Industries have submitted in detail thirty pages including laboratory reports on the disease and it is apparent they have more knowledge and experience of the disease than other tenderers.

RECOMMENDATION

That Council:

- (a) accepts the tender as submitted by Australian Turf Industries for Tender No 52-94/95 for the maintenance and general upkeep of all grassed and garden areas at Carramar Public Golf Course for \$274,800, and
- (b) authorises signing of the tender documents.

D H CLUNING
Deputy City Parks Manager

DHC:VR
gre0902

I20900

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

14 SEPTEMBER 1994

I20901**CITY OF WANNEROO REPORT NO: I20901**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 765-20

WARD: NORTH

SUBJECT: FORESHORE MANAGEMENT PLANS FOR TWO ROCKS AND YANCHEP

METRO SCHEME: Reservation for Parks & Recreation

LOCAL SCHEME: Reservation for Parks & Recreation

REPORT WRITTEN: 18.8.94

INTRODUCTION

The City has received several requests regarding establishment of particular types of beaches in the City. Proposals for a possible dog beach and free (nudist) beach have been referred to Council for consideration. A request to establish a horse exercise beach at Two Rocks has now also been received. Consideration of these matters at Two Rocks and Yanchep requires more thorough investigation for which a foreshore management plan is an appropriate mechanism.

BACKGROUND

The issue of establishing an animal exercise beach at Two Rocks and Yanchep was investigated by Council in 1988 and 1989. This resulted in the establishment of a dog exercise beach between the southern breakwater of the Two Rocks Marina and Leeman Landing Memorial in 1990. Recently a request was received from Ms Sharna Anub to establish a horse exercise beach at Two Rocks. It should be noted that the beach just south of Yanchep is unofficially

used for horse riding by the stables situated just east of Yanchep.

A field investigation by Council's officers from Planning, Parks, Engineering, Recreation and Security Departments on beaches around Two Rocks and Yanchep was conducted on 1 July 1994.

Council, at its meeting held on 27 July 1994 resolved to consider the matter of the most feasible free beach location upon advice from the Department of Planning and Urban Development's Coastal Management Co-ordinating Committee.

NEED FOR THE MANAGEMENT PLAN

Demand for recreational use of foreshore reserves within the vicinity of Two Rocks and Yanchep is relatively high. However, absence of a comprehensive management plan for the area has resulted in uncontrolled activities which have caused degradation of the coastal resources. The field investigation conducted on 1 July 1994 revealed that these beaches may cater for several different uses but an overall picture is necessary to establish optimal utilisation of the beaches and impose orderly recreational planning and environmental management. To achieve that and prevent further uncontrolled degradation of this stretch of foreshore reserve, the management plan is urgently needed.

The need to prepare a management plan for the environmentally sensitive foreshore reserves has been recognised in this City for many years. As residential development has proceeded northwards a hierarchy of such plans has been prepared to deal initially with issues in the broad regional context and then proceeding to a more detailed planning and management consideration.

At present the majority of the foreshore reserves at the southern section of the City's municipal district are covered by detailed foreshore management plans. Foreshore reserves at Two Rocks and Yanchep only have a general coastal study, prepared by Alan Tingay & Associates (on behalf of the developer of the area) for a Metropolitan Region Scheme Amendment. That study provides only a broad coastal overview and is insufficient to establish the optimum use of these beaches and introduce orderly planning and management.

It is considered appropriate for Council to appoint a consultant to undertake a management plan for the subject areas. The Council has \$11,500 budgeted this financial year for the preparation of foreshore management plans. As this project would

involve the provision of professional services, a tender process is not required for the appointment of consultants. To expedite the study it is recommended that a number of appropriately qualified consultants be invited to submit proposals and quotes.

All submissions will be assessed and consultants selected to undertake the study.

RECOMMENDATION:

THAT Council:

13authorises the City Planner to invite appropriately qualified consultants to submit proposals and quotes for the preparation of Foreshore Management Plans for the Two Rocks and the Yanchep Coastal Reserves;

14delegates authority to the Mayor, the Town Clerk and the City Planner to assess the submissions received and appoint consultants to undertake the study;

15engages consultants to prepare Foreshore Management Plans for the Two Rocks and the Yanchep Foreshore Reserves with the funds to come from Account No 27753.

O G DRESCHER
City Planner

rh:gm
pre94902
18.8.94

I20902

CITY OF WANNEROO REPORT NO: I20902

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 319-7-1

WARD: NORTH, CENTRAL, SOUTH

SUBJECT: METROPOLITAN REGION SCHEME AMENDMENT - EAST
WANNEROO

INTRODUCTION

Council is advised that a modified Metropolitan Region Scheme (MRS) Amendment for East Wanneroo was gazetted on 9 August 1994. This amendment has now been forwarded to both Houses of Parliament where it must remain for twelve sitting days during which time either House may, by resolution, disallow the amendment. Should, however, the amendment go unchallenged during this period it will then take effect, with the twelfth sitting day occurring on 28 September 1994.

BACKGROUND

The east Wanneroo area was first recognised as an area of possible future urban growth in 1987 when a report titled "Planning for the Future of the Perth Metropolitan Region" was released by the State Planning Commission (SPC). This study did not show any detail but simply showed this area as a broadening to the existing north-west corridor.

This report subsequently led to the adoption of Metroplan in 1990 as the strategic plan for the growth of metropolitan Perth. The Urban Expansion Policy (1990) complemented Metroplan and identified land for future urban development to meet forecast population growth to 2021. A large area in east Wanneroo was shown as future urban in the policy.

To take account of the changes set out in Metroplan, a draft North West Corridor Structure Plan (NWCSP) was released for

public comment in February 1991. This plan set out in more detail, areas for Future Urban, Industrial and Mixed Business, Parks and Recreation etc. It also included a proposed regional road structure for the area. After consideration of public submissions, a final NWCSP report was published in March 1992. As a result of public submissions (including the City of Wanneroo) the final plan reduced the amount of land proposed for Urban purposes and recommended a modified arterial road network.

The NWCSP report also identified that this was only the first step in the overall planning process for the area and that in due course amendments will be introduced to the MRS to give statutory effect to the proposals contained within it. To this extent, Council will note that various landholdings within east Wanneroo (identified as "Future Urban" under the NWCSP) have already been rezoned to "Urban" under the MRS, with some rezonings currently in progress. Many of these rezonings have been minor in nature ie, only including several small and relatively unconstrained (for development) landholdings in any one rezoning. A rezoning of the Neerabup area, however, was considered substantial due to its size and issues involved, therefore, was rezoned via the Major amendment process.

Following consideration of submissions on the NWCSP, the Neerabup Major MRS Amendment and requests from local landowners, the SPC appointed consultant transport planners to undertake a district transport study for east Wanneroo which included a review of the district road structure as recommended in the NWCSP. This review was nearing completion at the time the amendment was initiated and included some of the roads identified in the amendment as Important Regional Roads.

THE PROPOSED AMENDMENT

The MRS Amendment (Attachment 1) was advertised for a period of three months during which time a total of 126 submissions were received by the SPC. These included a detailed submission from the City of Wanneroo.

The main elements of the amendment were as follows:

16The rezoning of approximately 1500 hectares of land to Urban and Urban Deferred to ultimately accommodate a population of between 40,000-45,000 people.

17The rezoning of large areas in Neerabup, north of Flynn Drive and Wangara/Landsdale for Industrial purposes.

18A regional road network proposed for reservation incorporation land requirements for the future grade separated interchanges that will be required at the intersections of Wanneroo Road with Burns Beach Road, Ocean Reef Road, Whitfords Avenue and Hepburn Avenue.

19A number of Parks and Recreation Reserves (primarily incorporating the east Wanneroo lakes system and their surrounds) were identified. In addition, the northern section of the Carramar golf course, Kingsway recreation reserve and the Pinjar motor sports area was also identified.

20Two areas were included as Private Recreation Zone. These were the Lakelands golf course and the Wanneroo golf course.

Whilst the Council was generally satisfied with the content of the proposed amendment (with the exception of those matters discussed in Report I20413 - Attachment No 2) it was concerned about the EPA's level of assessment of this amendment. This appeal was subsequently dismissed.

All persons who made submissions were invited by the SPC to present their case to a sub-committee that was formed specifically for this purpose. These hearings took place in June 1994 following which the SPC decided that the amendment could proceed in a slightly modified form.

THE MODIFIED MRS AMENDMENT

In general, the modified MRS amendment (Attachment No 3) is very similar to the original amendment as advertised. In short, there has been a total of 13 modifications made. These are summarised as follows:

.1The south-eastern portion of Swan Location 1441 and Lots 35 to 43, 45 and 46 Kingsway, Landsdale being modified from Urban Deferred to Urban.

.2Inclusion of Lots 5 and 47 Gngangara Road, Landsdale in the Urban zone.

.3Inclusion of Lot 63 Anna Place, Wanneroo in the Urban zone.

.4Modification of the boundary of the proposed Parks and Recreation reservation for Lake Gngara by deleting from the reservation the portion of State Forest adjacent to the eastern side of the lake.

.5Modification of the boundary of the proposed Parks and Recreation reservation for Lake Little Mariginiup by excising approximately 2ha from the north-west corner of Swan Location 1395.

.6Modification of the Parks and Recreation boundary for Lake Mariginiup by relocating the boundary in an easterly direction by 30 metres on Lot 3 and on adjoining Lot 2 by 30 metres on its northern boundary and 50 metres on its southern boundary.

.7Modification of the boundary of the proposed Parks and Recreation reservation for Lake Neerabup by deleting Lots 15 to 26 Wanneroo Road from the reservation on the basis that further investigation and community consultation be undertaken with a view to considering further proposed reservation by a later amendment to the MRS.

.8Modification to the Important Regional Road reservations for Mirrabooka Avenue extension and Skeit Road extension by deleting the portions proposed to be reserved for T-intersections and corner truncations.

.9Modification to the Important Regional Road reservations for Ocean Reef Road by deleting the portion proposed for a truncation at the intersection with Badgerup Road.

.10Modification to the Important Regional Road reservations for Pinjar Road by deleting the portion of the proposed reservation between the northern boundary of Lot 24 and Wanneroo Road in order that the design of the intersection of Pinjar Road with Wanneroo Road can be reviewed and a recommended reservation introduced in a later amendment to the MRS.

.11Modification to the Important Regional Road reservations for Flynn Drive by adding the narrow portion of Lot 16 situated between the proposed reservation and Lot 26 to the Important Regional Roads reservation.

.12Modification to the proposed Other Major Highways reservation for the Whitfords Avenue/Gnangara Road and Wanneroo Road intersection to accord with Main Roads WA Plans 8121-48-3 and 9221-75-1.

.13Deletion of the proposed Private Recreation zones from the Wanneroo and Lakelands Golf Courses.

As outlined above, the Council lodged a submission on the MRS amendment where it expressed its concerns on some aspects of the proposed plan. Council will note that whilst some of its comments were accepted and consequently incorporated as modifications to the amendment, other concerns were simply dismissed. A summary of the Council's submission and the SPC's evaluation is included in Attachment 4.

One of the main areas of concern was that the whole of the arterial road network as recommended in the East Wanneroo District Transport Study was not included in the amendment as Important Regional Roads. In response, it was stated that at the time the submissions were being considered, this study was still being evaluated by the SPC however, if it was determined that there is a need to reserve any of the balance of the network in the MRS, then appropriate reservations would be included in a subsequent amendment.

RECOMMENDATION:

THAT Council advises the State Planning Commission that it remains of the firm view that all roads in the east Wanneroo area proposed as Regional Roads in the Sinclair Knight East Wanneroo District Transportation Study should be reserved for that purpose under the Metropolitan Region Scheme and it therefore requests the Commission to initiate a further amendment to the Metropolitan Region Scheme to do this.

O G DRESCHER
City Planner
rwz:gm
pre94912
24.8.94

I20903

CITY OF WANNEROO REPORT NO: I20903

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/4827

WARD: CENTRAL

SUBJECT: PROPOSED THERAPY CONSULTING ROOMS, LOT 702
(35) EMERALD WAY, EDGEWATER

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development R20
APPLICANT/OWNER: R Garnsey
CONSULTANT: Disability Services Commission
APPLICATION RECEIVED: 30.6.94
DAU: 5.7.94
APPLICANT CONTACTED: 11.7.94
ADVICE RECEIVED: Advertising Closed 16.8.94
REPORT WRITTEN: 18.8.94

SUMMARY

An application has been received from the Disability Services Commission seeking Council approval for a change of use of Lot 702 from a residential dwelling to therapy consulting rooms. The application has been advertised accordingly and is not supported because it is contrary to policy.

BACKGROUND

The subject site is zoned Residential Development and consulting rooms are an AA use (a use not permitted unless approval is granted by Council) in this zone.

The proposal is to convert an existing residence to consulting rooms for the use of an early intervention team of three specialists of the Disability Services Committee. Only one practitioner would be on site at any one time. The subject lot has an area of 770m². It adjoins residential lots and is located

opposite Reserve 37254, Emerald Park, a recreation reserve vested in Council.

ASSESSMENT

In the assessment of the application it is necessary to refer to Council's Medical Facilities/Consulting Rooms Policy (G3-10). The policy encourages consulting rooms to be located in or adjacent to shopping centres or to provide a suitable buffer to protect residential amenity. Particular attention is also paid to the number of practitioners using consulting rooms in residential neighbourhoods to ensure the size and intensity of development does not become obtrusive.

In this instance, the proposed consulting rooms are located a long way from any shopping centre with the closest being Edgewater Markets on the corner of Edgewater Drive and Wisteria Gardens or the proposed Edgewater Gate at the intersection of Ocean Reef Road and Joondalup Drive. The only form of buffer between the proposal and the surrounding residential development is the setbacks to the building and the potential for landscaping. The building setbacks required under the provisions of the policy are:

- . not less than 7.5m from the street alignment
- . not less than 3m from a side boundary
- . not less than 7.5m from the rear boundary.

The existing dwelling has a setback of 11m from the street alignment, 3.75m from the secondary street, 11.8m from the rear boundary and 8m from the western side boundary. Due to the orientation on the lot it would be possible to locate the majority of parking at the rear of the building making it less conspicuous and keeping the proposal on a residential scale.

Finally, the policy also requires that the lot be not less than 800m². The proposed site is 770m² therefore 30m² less than that required. Though this is the case the plot ratio does not exceed the required 0.30 and the site coverage does not exceed 0.30. With the parking relocated to the rear of the lot the reduced site area is not anticipated to have an adverse effect on this application.

In accordance with Council's policy regarding advertising of planning proposals (G3.02) the proposal has been advertised on site for a period of 30 days. At the close of advertising two submissions had been received, one supporting the proposal and

one opposing it. A further submission opposing the proposal was received after advertising closed. The objector feels that the extra traffic and noise generated by such a service is unacceptable in a residential area. They also feel hesitant when considering the ongoing future of such a premises. The supporter confirms that with a child requiring these facilities there is a great need for such an establishment in the northern suburbs.

The late submission also objects to the proposal on the grounds of traffic and noise and that the building would be empty after normal working hours and will *"become a magnet to the youth to congregate around at night to generally perform undesirable behaviour"*.

The therapy consultancy is proposed to cater for children up to six years of age who are developmentally delayed. Many of the services are provided in the client's home, however, it is some times appropriate to use an alternative venue. At present parents and their children have to commute to the regional centre in Inglewood to attend appointments.

The applicant advises that the consultancy would accommodate an Occupational Therapist, a Physiotherapist and a Speech Therapist operating on a rotational basis so that only one practitioner would be at the centre at any one time. The rest of the time is spent in clients' homes. As a result, the centre is not attended at all times but when required will operate between 8.30 am and 4.00 pm. The therapists work on a one on one basis therefore reducing the number of patients at the centre at any time.

It is not anticipated that this use will have an adverse effect on the residential area. The reserve opposite (Attachment No 1) accommodates a tennis club with club rooms, consequently there is already a generation of traffic into the area which is not of a residential nature and which is likely to have a greater impact on the residents than this proposal.

In accordance with Council's Medical Consulting Rooms Policy, a total of six parking bays per practitioner is required. As only one therapist is to be on site at a time, six bays have been proposed. The applicant has been advised that the current proposed parking layout (Attachment No 2) is not acceptable to Council due to location and manoeuvrability and that a revised layout would be required should approval be granted.

With the majority of parking relocated to the rear of the building and the front and side landscaped to the satisfaction of

the City Parks Manager, there is no reason why this proposal should not integrate with the surrounding residential area with minimal impact, however, due to the location the use would be ad hoc and therefore it is recommended that the application be refused.

RECOMMENDATION:

THAT Council refuses the application by the Disability Services Commission for Therapy Consulting Rooms on Lot 702 (35) Emerald Way, Edgewater, on the following grounds:

21the application does not meet the objectives of Councils Medical Facilities/Consulting Rooms Policy;

22the application would constitute an ad hoc non-residential use in this area which would create an undesirable precedent for further uses of a similar nature.

O G DRESCHER
City Planner
mab:gm/pre94906/22.8.94

I20904

CITY OF WANNEROO REPORT NO: I20904

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 755-37188

WARD: CENTRAL

SUBJECT: DISPOSAL OF A PORTION OF RESERVE 37188 REGATTA DRIVE, EDGEWATER

LOCAL SCHEME: Local Authority Reserve - Public Recreation

APPLICANT/OWNER: Little Muppets Child Care Centre

APPLICATION RECEIVED: 18 January 1994

APPLICANT CONTACTED: 24 January 1994

REPORT WRITTEN: 8 June 1994

INTRODUCTION

The Little Muppets Child Care Centre has applied to lease portion of Quarry Reserve which adjoins their existing child care centre on Regatta Drive, Edgewater for a playground. The portion of the reserve applied for is separated from the main body of the reserve by Regatta Drive and to rationalise the reserve boundary it would be preferable to sell the portion of the reserve to the Child Care Centre.

APPLICATION

The Little Muppets Child Care Centre is on Lot 521 Regatta Drive and they wish to lease a portion of Reserve 37188 for an additional children's play area. The subject land is at the base of a cliff and they intend to remove the excess debris and soil along the base of the cliff for approximately 30 metres past their property.

Top soil, lawn turf, reticulation, fencing and play equipment will then be supplied and installed as funds become available. The mature trees will be left to provide shade.

RESERVE

Reserve 37188 known as "Quarry Reserve" is a Recreation Reserve created under the Land Act. The reserve is vested in the City with no power to lease. The reserve has a total area of 10.0388 ha and is divided by Regatta Drive. Approximately 993m² of the reserve lies east of the road and it is a portion of this part of the reserve that the applicants wish to lease.

This small part of the reserve has minimal recreational use due to the limestone cliffs and the area applied for could be sold to the Child Care Centre. The balance of this small portion could be excised and amalgamated with the adjoining School Site Reserve (No 38223). The City's Parks Manager has supported the proposal and so has the Department of Land Administration (DOLA). Alternatively, if the Education Department is not interested in the extra land, the balance should also be sold to the Child Care Centre to relieve the City of any maintenance responsibility.

The sale of the land to the Child Care Centre should be conditional upon the applicant agreeing to erect a safety fence at the top of the limestone edge.

The sale of the land by private treaty to the Child Care Centre will need the approval of the Minister for Local Government.

Even though there is no requirement to advertise the proposed sale of a portion of the reserve, and the public have had minimal use of the reserve, it is suggested that Council advertise the proposal to alleviate any public suspicion.

RECOMMENDATION:

THAT Council:

23seeks the Hon Minister for Local Government's approval for the sale by private treaty of a portion of Reserve 37188 to the Little Muppets Child Care Centre;

24agrees to sell a portion of Recreation Reserve 37188 east of Regatta Drive, Edgewater to the Little Muppets Child Care Centre;

25requests the Department of Land Administration to excise a portion of Reserve 37188 east of Regatta Drive

and amalgamate the land with the adjoining School Site
Reserve 38223;

26advertises the proposal to reduce the size of Reserve
37188;

O G DRESCHER
City Planner

cd:rp
pre94701
14.6.94/22.8.94

I20905

CITY OF WANNEROO REPORT NO: I20905

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/3356, 790-700

WARD: SOUTH-WEST

SUBJECT: MODIFIED SERVICED APARTMENT COMPLEX, ST IVES
RETIREMENT VILLAGE : LOCATION 9699 DAMPIER
AVENUE, KALLAROO

METRO SCHEME: Urban

LOCAL SCHEME: Special Development A

OWNER: St Ives Development Pty Ltd

CONSULTANT: Greg Rowe & Associates

APPLICATION RECEIVED: 3.5.94

DAU/SCU: 24.5.94

APPLICANT CONTACTED: 10.6.94

ADVICE RECEIVED: 29.8.94

REPORT WRITTEN: 30.8.94

INTRODUCTION

The serviced apartment component of the St Ives Retirement Village was originally approved as a Residential Building. The modified design has changed to the extent where the individual apartments now clearly represent individual dwellings. A recoding will therefore be required to accommodate the proposal.

BACKGROUND

Council originally considered an application for a retirement village on the subject site at its December 1989 meeting (D21205). At that time the proposal comprised 108 aged persons dwellings, a complex of 48 "serviced apartments", a community centre and a local retail outlet.

The serviced apartment complex was to be designed and maintained as a fully integrated, assisted living development and on one

independent strata. Specifically it was intended to consist of 48 internally accessible apartments, one respite unit for relatives, visitors or intending purchasers, central laundry, storage and lounge facilities with direct access to other services provided in the adjacent village centre. Individual apartments of around 52m² in area were proposed and included a single bedroom, a living/dining area, a small kitchenette and ablutions.

The serviced apartment complex could not be accommodated under the existing R20 density code if classified as individual dwelling units. The applicant argued that the serviced apartments should not be subject to the density provisions of the Residential Planning Codes as the individual apartments were not fully self contained, which was a requirement of the then definition of "Dwelling" under the Codes, and would be provided with an extensive range of support facilities. The applicant further justified the inclusion of the serviced apartment complex as it formed part of a comprehensive facility providing ongoing care to the elderly from the fully independent stage through to substantial care requirements.

Council accepted the above philosophy and as such considered the serviced apartment complex broadly as a hostel and classified it as a Residential Building under its scheme.

Development of the local shopping, village centre and a major proportion of the aged persons dwelling units have since been completed.

PROPOSAL

The modified serviced apartment complex now proposes 40 fully self contained two bedroom apartments each measuring around 80m² in area. The exterior scale and design of the complex, as well as proposed access to services and facilities remain essentially unchanged.

ASSESSMENT

The significantly larger scale and self contained nature of the individual apartments now clearly represent independent dwelling units which should be subject to the density and design provisions of the Residential Planning Codes. The range of support facilities available to residents of the serviced apartments and the individual aged persons units are essentially

the same. Residents of the serviced apartments will, however, generally be entitled to greater access to such services.

While there is no objection in principle to the modified form of the services apartments complex, a recoding will be required to accommodate the number and class (ie multiple dwellings) of dwellings proposed.

The need for a recoding has been discussed and agreed by the applicant. The developer is, however, anxious to commence development in order to meet marketing commitments and a release programme. As the recoding is merely a formality required to accommodate a modified form of a previously advertised and approved concept, it is considered acceptable for construction to commence while the recoding progresses and that a reduced advertising period be sought.

RECOMMENDATION:

THAT Council:

27supports and progresses Amendment No 700 to its town Planning Scheme to recode Location 9699 Dampier Avenue, Kallaroo from R20 to R40;

28approves the modified serviced apartment complex as proposed by Greg Rowe & Associates on behalf of St Ives Development Pty Ltd for Location 9699 Dampier Avenue, Kallaroo, subject to:

.1 the finalisation of Amendment No 700 to Town Planning Scheme No 1 prior to the completion of construction works, and;

.2 standard and appropriate conditions of development;

29requests the Hon Minister for Planning to allow a reduced period of re-advertising from 42 days to 21 days.

rmp:gm
pre94925
30.8.94

I20906

CITY OF WANNEROO REPORT NO: I20906

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 895-3

WARD: SOUTH WEST

SUBJECT: TRANSFER OF THE CRAIGIE PRESCHOOL'S LEASE TO
THE EDUCATION DEPARTMENT OF WA

METRO SCHEME: Urban
LOCAL SCHEME: Local Authority Reserve - Public Use
APPLICANT/OWNER: Craigie Preschool Committee
/City of Wanneroo
REPORT WRITTEN: 18 August 1994

INTRODUCTION

The Craigie Preschool Committee recently voted to join the Education Department's pre-primary education by transferring administration of the centre to the Education Department. The Education Department has accepted the transfer subject to Council's consent.

TRANSFER OF LEASE

The Craigie Preschool is situated on Lot 1001 Camberwarra Drive, Craigie and the land is owned in freehold title by the City. The Preschool currently leases the premises for a term of five years at an annual rental of \$1.00.

If Council approves the transfer, the Education Department will be responsible for all teaching and support staff and for operating costs, insurance and building maintenance. To accommodate the transfer of operations it will be necessary to surrender the existing lease and enter into a new lease agreement with the Education Department.

The Education Department has a policy which is applied on a State wide basis of paying a nominal rental for the preschool facilities it leases from local authorities. It has offered an annual rental of \$1250.00 with annual Consumer Price Index adjustments. The City leases six preschool sites to the Education Department and the suggested lease rental is in line with the other centres.

The Department has requested a lease term of five years with an option to renew for a further five years.

RECOMMENDATION:

THAT Council agrees to the transfer of operations of the Craigie Preschool to the Education Department, and to lease the site to the Minister for Education for a term of five years at a rental of \$1250.00 per annum adjusted by movement in the Consumer Price Index.

O G DRESCHER
City Planner

cd:rp
pre94904
19.8.94

I20907

CITY OF WANNEROO REPORT NO: I20907

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 740-510-2748

WARD: SOUTH WEST

SUBJECT: GATE LICENCE ACROSS GLENFERN PLACE, HILLARYS

APPLICANT/OWNER: Whitfords Beach Pty Ltd
CONSULTANT: Ewing Consulting Engineers Pty Ltd
APPLICATION RECEIVED: 1.7.94
APPLICANT CONTACTED: 27.7.94
REPORT WRITTEN: 3.8.94

INTRODUCTION

A display village is proposed in Hillarys and the developer wishes to close the road to vehicular access to create an area safe for visitors to the village.

APPLICATION

Whitfords Beach Pty Ltd has sold several lots in Stage 15 of the development to builders who are proposing to create a display village. To create the village concept they wish to close the area to vehicles allowing only pedestrian movement in the display centre.

Under Section 333 of the Local Government Act a gate licence could be issued to the applicants allowing them to install unlocked swing gates across Glenfern Place between Lots 136 and 125. In accordance with the Act, a notice will need to be placed in the local newspaper seeking public comment on the proposed gates. If no objections are received the Governor's approval for the gate licence will be sought.

RECOMMENDATION:

THAT Council requests the Governor to issue an order authorising Council to grant a licence to Whitfords Beach Pty Ltd for gates across Glenfern Place, Hillarys, for a period of two (2) years subject to there being no objections received within the prescribed advertising period.

O G DRESCHER
City Planner
cd:rp
pre94827/4.8.94

I20908

CITY OF WANNEROO REPORT NO: I20908

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/229

WARD: SOUTH

SUBJECT: PROPOSED EXTENSIONS TO NURSERY, LOT 303 (173)
WANNEROO ROAD, KINGSLEY

METRO SCHEME: Urban Deferred and
Parks and Recreation Reserve

LOCAL SCHEME: Special Zone (Restricted Uses) Retail
Nursery and Parks and Recreation Reserve

APPLICANT/OWNER: Nursery Australia Ltd

CONSULTANT: Bollig Abbot Architects

APPLICATION RECEIVED: 1 August 1994

REPORT WRITTEN: 23.8.95

INTRODUCTION

Alterations are proposed for Waldecks Nursery located on Lot 303 Wanneroo Road, Kingsley, incorporating the additional uses of coffee lounge and landscape supplies and also proposing external structural modifications. The proposed additions can be accommodated under the current zoning of the land and are consequently supported.

BACKGROUND

Amendment No 280 to Council's Town Planning Scheme No 1 zoned the northern portion of Lot 303 Special Zone (Restricted Use) Retail Nursery. The site is located on the west side of Wanneroo Road, north of the intersection of Hepburn Avenue and immediately adjacently to Lake Goollelal.

ASSESSMENT

The landscape supply area is proposed to be located on the vacant portion of Lot 303 which is a park and recreation reserve under Town Planning Scheme No 1 and the Metropolitan Region Scheme. It will be accessed off the existing parking area.

Most of the internal modifications to the building are encompassed within existing structures, including the coffee lounge and the partial enclosure of the shade house. Additional buildings include a new store immediately adjoining the south of the existing building and an office to service the landscape supply area.

External modifications to the building will include a new entry verandah incorporating a mock observation deck. In addition, a driveway entry statement comprising rotating garden displays, rendered uprights and a support structure for flag poles, lighting and future signage will be located alongside the street boundary. Five more additional flag poles will be located adjacent to the street boundary at intervals along the site.

The car parking ratio for such a use is calculated at one car bay per 500m² of site area used for display plus one per 10m² of gross floor area. The proposal comfortably conforms to this requirement with a proposed provision of some 130 car bays where the Town Planning Scheme No 1 Scheme would require 78 car bays.

The coffee lounge portion of the proposal is being referred to the Department of Planning and Urban Development for comment as it abuts a regional park and recreation reserve. Clause 32 of the Metropolitan Region Scheme requires this referral and relates to the delegation of some decision-making powers to Local Councils. Further, the same clause requires Council to recommend to the Department its resolution on the proposal, particularly in light of the location of the landscape supply area on a regional parks and recreation reserve.

The introduction of the coffee lounge component is considered to be an incidental use to the predominant nursery use. It would provide an additional service to customers frequenting the nursery. In light of this I believe the proposal can be supported.

RECOMMENDATION:

THAT Council approves the application for extensions to the retail nursery located on Lot 303 (173) Wanneroo Road, Kingsley as submitted by Bollig Abbott Architects subject to:

30comments supporting the proposal from the Department of Planning and Urban Development being received;

31standard and appropriate development conditions.

O G DRESCHER
City Planner

vc:gm
pre94919
29.8.94

I20909

CITY OF WANNEROO REPORT NO: I20909

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/278

WARD: SOUTH

SUBJECT: PROPOSED SAWMILL, LOT 5 (326) GNANGARA ROAD,
LANDSDALE

METRO SCHEME: Industrial
LOCAL SCHEME: General Industrial
APPLICANT/OWNER: Westleaf Holdings Pty Ltd
CONSULTANT: A Gismondi
APPLICATION RECEIVED: 12.7.94
DAU : 19.7.94
REPORT WRITTEN: 25.8.94

INTRODUCTION

Hamilton Sawmills has applied to develop a sawmill plant on Lot 5 (326) Gngangara Road, Gngangara and seeks Council discretion to vary car parking and landscaping requirements.

Approval could be granted for this proposal subject to Council exercising discretion under Clause 5.9 of Town Planning Scheme No 1 for the variations.

BACKGROUND

Lot 5 is located on the south side of Gngangara Road between Attwell and Madeley Streets. The site was previously a gypsum processing plant, approved in July 1987. Most of the buildings associated with the previous use on site are being recycled and include an office, store, a relocated transportable canteen building and the existing gypsum processing plant sheds which will be converted into green and dry timber stores.

The proposed sawmill and associated buildings would constitute a woodyard which is a permitted land use in the General Industrial Zone.

ASSESSMENT

As the proposal abuts Gngangara Road the Metropolitan Region Scheme requires referral to the Department of Planning and Urban Development for its recommendations. The Department has responded and requested that Council negotiates with the owner regarding the possibility of deleting of a crossover to Gngangara Road, as this area will be the subject of future rationalisation of entry points (onto the same). The applicant has been informed of this advice and has no objection to the deletion of the westernmost crossover which would pose no detrimental effect on internal vehicular movement.

The proposal does not conform to Council's car parking requirement of one car bay per 30m² of gross floor area. Only 49 out of the required 88 car bays have been provided constituting a shortfall of 39 car bays. The applicant has written to Council requesting dispensation to vary the car parking standard, as the number of employees will total 18 and visitors are anticipated to be no more than four at any point during the day. As the business currently operates for wholesale and export purposes, no future retail activities are envisaged. Consequently the applicant requests car parking for the present proposal be reduced further than that already provided. Clause 9.1 of Town Planning Scheme No 1 provides Council the discretion to modify this requirement. Further, Clause 5.2 of Council's Cash-in-Lieu of Car Parking Policy, G3.08 allows the car parking requirement to be reduced without a cash-in-lieu payment where the parking demand can be estimated with a high degree of confidence for purpose built single occupancies. As the applicant has demonstrated this with the abovementioned anticipated parking requirements and the 49 car bay provision on plans it would be appropriate to exercise discretion in this case. The sawmill is proposed to be single occupancy therefore the car parking provision suffices, conditional upon Council being permitted to require more if considered necessary in the future, should the scale of operations or occupancy change.

The landscaping of the developed portion of the site is 8%, in accordance with the requirements of Table 2 of Town Planning Scheme No 1. This is also inclusive of the westernmost portion of driveway which would be converted to landscaping.

RECOMMENDATION:

THAT Council exercises its discretion under Clause 9.1 of Town Planning Scheme No 1 to relate the parking requirement and approves the application for the sawmill on Lot 5 (326) Gngangara road, Landsdale, submitted by A Gismondi subject to:

32the provision of 49 car bays and additional car parking bays being provided should it be considered necessary in the future, to the satisfaction of the City Planner and the City Engineer;

33the westernmost proposed crossover and driveway being deleted and the driveway being converted to landscaping;

34storage of materials visible from the street shall be screened in a manner specified by and to the satisfaction of the Council;

35standard and appropriate development conditions.

O G DRESCHER
City Planner
vc:gm/pre94915/25.8.94

I20910

CITY OF WANNEROO REPORT NO: I20910

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/4050

WARD: SOUTH

SUBJECT: PROPOSED SETBACK RELAXATION FOR WINDMILL ON
LOT 244 (23) ROSETTA RISE, GNANGARA

METRO SCHEME: Rural
LOCAL SCHEME: Special Rural
APPLICANT/OWNER: C E & J D Turner
APPLICATION RECEIVED: 16.5.94
APPLICANT CONTACTED: 1.6.94
ADVICE RECEIVED: 19.7.94, 23.8.94
REPORT WRITTEN: 25.7.94

INTRODUCTION

A request for a reduced side setback for an approved windmill is considered valid and is supported as it would not adversely affect the amenity of this Special Rural area.

BACKGROUND

Lot 244 is zoned Special Rural and is located in the Lakelands area. The applicant received Form 2A Approval to Commence Development on 25 May 1994 for shed extensions, a shade house, verandah to the existing residence and a windmill at the setbacks required for Special Rural developments under Town Planning Scheme No 1.

The applicant has since determined that the windmill needs to be located 10 metres from the side boundary and is requesting Council's consideration of this matter.

ASSESSMENT

Schedule 4 of Town Planning Scheme No 1 states that no dwelling, outbuilding or structure shall be constructed within 15 metres of the side or rear boundary of a lot unless Council exercises its discretion. The applicant wishes to locate the windmill at a reduced setback for the following reasons:

1. it is the highest point on the property and would better assist a gravity feed system of reticulating trees and shrubs;
2. they feel it would be the most unobtrusive location with regard to the neighbouring properties;
3. they do not consider its location would be detrimental to the adjacent property owned by the Nyoongah Community Inc who have formed a bridle trail along this boundary.

The Nyoongah Community Inc has approved of the proposal and site inspection confirms this to be a preferred location. The proposal is therefore supported.

RECOMMENDATION:

THAT Council approves the application to locate a windmill at 10 metres from the side boundary on Lot 244 (35) Rosetta Rise, Gngangara.

O G DRESCHER
City Planner

hjj:gm
pre94916
29.8.94

I20911

CITY OF WANNEROO REPORT NO: I20911

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 2014/988/17

WARD: CENTRAL

SUBJECT: REQUEST FOR A CONTRIBUTION TOWARDS THE COST OF
REPAIRING A STORM DAMAGED FENCE : LOT 988
RODERICK COURT, HEATHRIDGE

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development (R20)
APPLICANT/OWNER: Nopal Pty Ltd/City of Wanneroo
APPLICATION RECEIVED: 29 July 1994
REPORT WRITTEN: 25 August 1994

INTRODUCTION

The owner of a lot in Heathridge has requested Council to contribute to the costs associated with repairing a fence damaged by a storm. The City owns the adjoining property in freehold title and is therefore liable for the costs under the Dividing Fences Act.

APPLICATION

The City owns Lot 810 Poseidon Road, Heathridge in freehold title and the lot is used for a drainage sump.

The owner of the adjoining Lot 988 Roderick Court has advised that the dividing fence has suffered storm damage and requires replacing. He has organised a quote from Residential Fencing who has quoted \$585.00 to replace 13 sheets of Hardifence at \$45.00 per sheet. The City's share of this cost is \$292.50.

Under the Dividing Fencing Act, the City is responsible for meeting half of the costs in replacing the fence as the land is held in freehold title by the City.

An inspection of the fence has revealed that the fence has not yet been repaired. Council should not pay the amount of \$292.00 until such time that the new fence is erected.

RECOMMENDATION:

THAT Council authorises the payment of \$292.50 to Nopal Pty Ltd for the City's share in repairing the dividing fence between Lots 810 Poseidon Road and 988 Roderick Court, Heathridge upon completion of the subject repairs.

O G DRESCHER
City Planner

cd:rp
pre94923
29.8.94

I20912

CITY OF WANNEROO REPORT NO: I20912

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 050-2

WARD: CENTRAL

SUBJECT: HERITAGE PLACE ON LOT 1 (274) PINJAR ROAD,
MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Alan & Ingrid Boar
REPORT WRITTEN: 24.8.94

INTRODUCTION

A request has been received for permission to demolish a building situated on Lot 1 (274) Pinjar Road, Mariginiup. This building is included on the City of Wanneroo Inventory of Heritage Places.

BACKGROUND

The building (house) was assessed during the process of preparation of the Municipal Inventory. It was listed as Delamare House, and is described in the Inventory report as a rare example of a bush timbered home (Attachment No 1).

The proponent (new owners) propose to establish a wildflower farm on their land and would like to demolish this building and erect a shed on the site (Attachment No 2). An on-site investigation was convened on 18 July 1994 and the issue was referred to the Heritage Council for advice.

DISCUSSION

The place as originally assessed by the consultant who prepared the Municipal Inventory (W G Martinick & Associates) was seen to have relatively low historic value (3 in scale from 0 to 7) and

was recommended to be included in the Inventory mainly because of its rarity (rare example of a bush timbered home). However, an on-site investigation revealed that the house is constructed from a sawn timber frame (probably Jarrah) which is covered by asbestos sheets on the inside and outside and partly by corrugated iron outside. The roof is corrugated iron. Some additions have been made in a similar style. The building as it is at present is in very poor condition, there is no floor, ceiling and windows intact, the roof is partly collapsed, and the house is probably beyond repair.

There are three options for the place: retain on site, retain elsewhere or permit demolition. The heritage Council advises that the site does not represent significant heritage value to be retained and advises that the building can be demolished, but it needs to be recorded prior to permission being granted for demolition. Retention of the building would require extensive improvements which is likely to alter the fabric of the building (eg asbestos sheets need to be replaced by other material). Also, the owners do not have any desire to live in this building or use it for any other purpose.

RECOMMENDATION:

THAT Council subject to the approval of the Historic Sites Advisory Committee:

36removes Delamare House from the City's Municipal Inventory of Heritage Places;

37permits the demolition of the building subject to the owner allowing the Council to make a photographic record of it prior to the demolition.

O G DRESCHER
City Planner

rh:gm
pre94914
25.8.94

I20913

CITY OF WANNEROO REPORT NO: I20913

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/564

WARD: SOUTH

SUBJECT: PROSECUTION : UNAUTHORISED DEVELOPMENT, LOTS
11 AND 12 (360) CORNER WINDSOR ROAD, WANGARA,
NORANDA HILLS NURSERY

BACKGROUND

Council will recall that as a result of the City Planner's report dated 3 November 1993 (H51110) it resolved to prosecute the owners/occupiers of the above property under the provisions of the Town Planning and Development Act for commencing development without the prior approval of Council.

The companies to which I refer are Noranda Hills Nursery, Urbanstone Landscape Supplies, Venter Trailers and Twinside Retaining Walls.

Proceedings were commenced at Joondalup Court of Petty Sessions on 4 May 1994 against all four companies and, following all charges being denied, matters were adjourned for hearing.

The hearing, against Jarpel Pty Ltd, trading as Noranda Hills Nursery, took place on 16 august 1994. Jarpel reversed its plea to Guilty on all three charges, namely:

38Developing the land contrary to the conditions of planning approval.

39Commencing development of the land without prior approval.

40Permitted the carrying out of the use of the land contrary to Town Planning Scheme No 1.

The presiding Magistrate then imposed fines of \$1,200 on each of the three charges and awarded costs of \$3,000 - total \$6,600.

Insofar as Twinside Retaining Walls and Venter Trailers (Trading as Southcote Investments) are concerned, charges against them have been withdrawn as they vacated the subject lot some considerable time ago.

Urbanstone Landscaping Supplies (Delta Corporation) requested and were granted a further adjournment until 13 December 1994 after the presiding Magistrate was informed that at the present time an appeal has been lodged with the Minister for Planning. The Minister's representative has already commenced investigation and as soon as the decision is known this will be reported to Council.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

jhw:gm
pre94913
24.8.94

I20914

CITY OF WANNEROO REPORT NO: I20914

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 740-94838

WARD: CENTRAL

SUBJECT: PROPOSED SUBDIVISION, LOT 12 MARIGINIUP ROAD,
MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: G S Chhachhi
APPLICATION RECEIVED: 20.7.94
DAU/SCU: 28.7.94
REPORT WRITTEN: 2.8.94

INTRODUCTION

The subdivision proposal is for the creation of two lots that do not comply with the minimum lot size requirements of Council's Rural Subdivision Policy: It is similar to an application which was not supported by the Council in April 1994. The site is affected by the East Wanneroo District Transport Study which has not been finalised. Support for the proposal is not recommended because the possible future widening and realignment details for Mariginiup Road in this area have not been determined.

BACKGROUND

Lot 12 has been the subject of a previous subdivision application, which was not supported by Council because it did not comply with Council's Rural Subdivision Policy (April 1994 - I20423). The application was similarly refused by the State Planning Commission and a subsequent appeal was dismissed by the Minister for Planning on the same grounds.

ASSESSMENT

The location of Lot 12 is shown on Attachment 1. The site is located within the minimum 4 hectare lot size area under Council's Rural Subdivision Policy G3.33. The applicant proposes subdividing the lot to create two lots, one being 2.2 hectares and the other 1.7 hectares. Proposed lot sizes do not comply with Council's Policy and the applicant has not provided any grounds in support of the application.

Council's Engineering Department has advised that the proposal is affected by the East Wanneroo District Transport Study and may be subject to widening and realignment requirements for Mariginiup Road. The Transport Study and design details for Mariginiup Road have not been finalised.

The subject land is within Planning Control Area No 16, however it is not affected by land requirements for the Parks and Recreation Reserve at Lake Mariginiup, as identified by the East Wanneroo Major Metropolitan Region Scheme Amendment.

Given that the proposal does not comply with Council's Rural Subdivision Policy and is affected by the East Wanneroo District Study, which has not been finalised, it is recommended that it be refused.

SPECIAL RURAL REZONING

Given that Council has, in the past, supported further Special Rural development throughout east Wanneroo (and has previously actively sought to evaluate landowner interest in Special Rural rezoning in the locality of Lake Mariginiup through to Neaves Road), Council may think it appropriate to write to the owner of Lot 12 Mariginiup Road, Mariginiup, suggesting that Council may be prepared to consider Special Rural rezoning in this area, provided that the application is presented to Council on the following basis:

1. that multiple adjacent landowners submit a joint application to rezone their lots to Special Rural; and,
2. a consultant is engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and an interim local rural strategy for the area bounded by (for example) Caporn Street, Pinjar Road, Coogee Road and Roussett Road.

RECOMMENDATION:

THAT Council:

41does not support the application submitted by G S Chhachhi for the subdivision of Lot 12 Mariginiup Road, Mariginiup, for the following reasons:

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

42writes to the landowner suggesting that Council may be prepared to consider Special Rural rezoning of Lot 12 Mariginiup Road, Mariginiup, provided that such an application is submitted to Council on the following basis:

- .1multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- .2 a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

43advises the Department of Planning and Urban Development of Point 2 above.

O G DRESCHER
City Planner

lk:gm

pre94823
3.8.94

I20915

CITY OF WANNEROO REPORT NO: I20915

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 740-94887

WARD: CENTRAL

SUBJECT: PROPOSED SUBDIVISION, LOT 7 HONEY ROAD, LOT 51
CAPORN STREET AND LOTS 50 AND 10 MARIGINIUP
ROAD, MARIGINIUP

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: G A Lullfitz, F & R J Farr, L Fischer, B
Zulberti

APPLICATION RECEIVED: 28.7.95

DAU/SCU: 11.8.94

REPORT WRITTEN: 26.8.94

INTRODUCTION

The application is for the subdivision of Lot 7 Honey Road, Lot 51 Caporn Street and Lots 50 and 10 Mariginiup Road, Mariginiup to create eight 1 hectare lots and four slightly smaller lots ranging from 8922m² to 9186m². Proposed lot sizes do not comply with Council's Rural Subdivision Policy and it is recommended that the application should not be supported.

BACKGROUND

Lot 10 Mariginiup Road has been the subject of two previous subdivision applications, of which only one was not supported by Council because it did not comply with Council's Rural Subdivision Policy (July 1992 - G20716). The subsequent application appears to have been determined by the State Planning Commission without referral to Council. Both applications were similarly refused by the State Planning Commission. Both decisions were the subject of appeals to the Minister for Planning. The Minister dismissed the appeal on the first

subdivision application, but upheld the subsequent appeal on compassionate grounds (July 1993). Lot 10 Mariginiup Road has not yet been subdivided.

Lot 9 Mariginiup Road has been the subject of a previous subdivision application which was supported by Council (August 1990 - E20815). The State Planning Commission subsequently refused the application and a subsequent appeal to the Minister was upheld on compassionate grounds.

ASSESSMENT

The subject lots are located south-east of Lake Mariginiup (Attachment No 1). The minimum lot size specified for this locality by Council's Rural Subdivision Policy is 4 hectares. The applicants propose subdividing the subject site into twelve lots ranging in size from 8922m² to 1.0005 hectares (Attachment No 2).

Council's Engineering Department has advised the application is affected by the East Wanneroo District Transport Study and that consideration of the application should be deferred. It is uncertain at this stage whether or not Mariginiup Road will be affected by future widening or realignment requirements. Also, the extent of road widening requirements for Caporn Street is yet to be determined.

Given that the proposal does not comply with Council's Rural Subdivision Policy and that the East Wanneroo District Transport Scheme needs to be finalised, it is recommended that this application be refused.

SPECIAL RURAL REZONING

Council considered several similar applications at its April 1994 meeting and resolved to write to the applicants suggesting that Council may be prepared to consider Special Rural rezoning in this area. It is considered appropriate that Council adopts the same approach to this application.

RECOMMENDATION:

THAT Council:

44does not support the application submitted by G A Lullfitz, F & R J Farr, I Fischer and B Zulberti for the subdivision of Lots 7 Honey Road, 51 Caporn Street and 50

and 10 Mariginiup Road, Mariginiup for the following reasons:

- .1 the proposal is inconsistent with Council's Rural Subdivision Policy which specifies a minimum lot size of 4 hectares;
- .2 support for the proposal will establish an undesirable precedent for further subdivision in the locality;
- .3 the proposal represents fragmentation of the rural area in this locality and would diminish its rural integrity;
- .4 support for the proposal would be premature because the East Wanneroo District Transport Study and therefore future widening requirements for Caporn Street have not been finalised;

45writes to the landowners suggesting that Council may be prepared to consider Special Rural rezoning of Lots 7 Honey Road, 51 Caporn Street and 10 and 50 Mariginiup Road, Mariginiup, provided that such an application is submitted to Council on the following basis:

- .1 multiple adjacent landowners in the area submitting a joint scheme amendment application to rezone their lots to Special Rural;
- .2 a consultant being engaged to prepare the scheme amendment application in the context of an overall detailed structure plan and interim local rural strategy for the wider locality;

46advises the Department of Planning and Urban Development of Point 2. above.

lk:gm/pre94921
29.8.94

I20916

CITY OF WANNEROO REPORT NO: I20916

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 790-699

WARD: SOUTH

SUBJECT: AMENDMENT NO 699 TO TOWN PLANNING SCHEME NO 1
TO RECODE PORTION OF LOT 4 PRIEST ROAD TO R40

METRO SCHEME: Urban
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr & Mrs Priest
CONSULTANT: Feilman Planning Consultants
APPLICATION RECEIVED: 26.5.94
REPORT WRITTEN: 28.8.94

INTRODUCTION

An application has been received for the recoding of Portion of Lot 4 to R40. The applicants have requested that the existing Amendment No 599 to Town Planning Scheme No 1 which was initiated to rezone the whole of Lot 4 and Lot 2 Priest Road, Landsdale, be modified to incorporate the recoding and subsequently be re-advertised.

BACKGROUND

Amendment No 599 was initiated by Council at its meeting on 18 December 1991 (F21203) for the purpose of rezoning Lots 2 and 4 Priest Road, Landsdale from Rural to Residential Development R20 (Attachment No 1).

Following advertising, Amendment No 599 was considered by Council at its meeting on 28 April 1993 where it resolved to adopt the amendment, however, prior to affixation of the Common Seal to the amending documents it required that satisfactory arrangements be in place for the developer contributions and the receipt of detailed management plans for the development of Snake Swamp.

PROPOSAL

Due to the amendment's delay to date and a further delay anticipated, Feilman Planning Consultants have requested that Amendment No 599 be modified to incorporate the recoding of portion of Lot 4 Priest Road, being approximately 2510m² to R40 (Attachment No 2).

However, Council has received advice from North Whitfords Estates, being the new owners of Lot 2 Priest Road, stating that they do not support the modification to the amendment for the recoding of portion of Lot 4 as it may hold up the rezoning of Lot 2.

A report to Council is currently being prepared to expedite the finalisation of all amendments which are held, pending satisfactory arrangements for developer contributions. Furthermore, a detailed management plan for the development of Snake Swamp is currently being prepared by consultants and its submission is anticipated in the near future. Therefore, to reduce any further delays to Amendment No 599, an initiation of a new amendment to Town Planning Scheme No 1 for the rezoning of Portion Lot 4 is requested.

The subject site is located approximately 100 metres from Gngara Road and is located in walking distance from public open space (Snake Swamp) and public transport routes along major roads.

As the lots subject to this amendment and the lots surrounding are yet to be developed, residents moving into the area will be aware of the coding proposal and little opposition is anticipated.

RECOMMENDATION:

THAT Council:

47supports Amendment No 699 to Town Planning Scheme No 1 to recode Portion of Lot 4 priest Road, Landsdale to R40;

48forwards the documentation for Amendment No 699 to the Minister for Planning for preliminary approval to advertise.

O G DRESCHER
City Planner

sk:gm
pre94924
30.8.94

I20917

CITY OF WANNEROO REPORT NO: I20917

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 510-0945, 510-0946

WARD: CENTRAL

SUBJECT: REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN REDFIN CRESCENT AND SAILFISH CLOSE,
BELDON

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Adjoining Property Owners/Crown
REPORT WRITTEN: 25 August 1994

INTRODUCTION

Council, at its meeting on 10 August 1994, resolved not to agree to the closure of the pedestrian accessway between Redfin Crescent and Sailfish Court, Beldon. A petition has been received from the nearby residents appealing against Council's decision.

PETITION

A 50 signature petition representing 28 households from Redfin Crescent and Sailfish Drive has been received in support of the closure. The adjoining residents have also provided Council with a detailed list of the incidents they have experienced as a result of living next to the accessway.

EVALUATION

The number of residents in the vicinity who support the closure compared to the single objection by one family would indicate that the majority of residents have no requirement for the accessway to be retained.

The accessway itself however is not the cause of the antisocial behaviour and it would be naive to believe that closing an accessway will alleviate vandalism. The culprits simply move along to the next park or accessway creating problems for other residents.

When considering the closure of an accessway, the relationship of other accessways in the area need to be considered especially as it is likely that Council will receive applications to close other accessways in the same vicinity. If too many accessways in one area are closed pedestrian movement becomes extremely limited.

The residents in Sailfish Close would be the ones most affected by the closure. Fourteen of the Sailfish Close residents have signed the petition supporting the closure and four have not. Pedestrian movement for the residents in this street is fairly limited, however the majority of residents would prefer the accessway to be closed. Based purely on the number of residents for and against closure, the accessway could be closed.

RECOMMENDATION:

THAT Council agrees to the closure of the pedestrian accessway between Redfin Crescent and Sailfish Close, Beldon subject to the benefiting landowners agreeing to meet all of the costs involved in accordance with Council's policy.

O G DRESCHER
City Planner

cd:rp
pre94922
29.8.94

I20918

CITY OF WANNEROO REPORT NO: I20918

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/4700

WARD: CENTRAL

SUBJECT: PROPOSED CATTLE FEED LOT ON LOCATION 1395
(111) LAKEVIEW STREET, MARIGINIUP

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: S F Neville
APPLICATION RECEIVED: 22.3.94
DAU/SCU: 29.3.94
APPLICANT CONTACTED: 29.3.94
ADVICE RECEIVED: 28.8.94
REPORT WRITTEN: 29.8.94

INTRODUCTION

Application to intensify cattle feeding on this lot located over much of Little Mariginiup Lake is not supported because it falls within an environmentally sensitive area and is likely to cause environmental degradation. Furthermore, it is contrary to the intent and purpose of the Metropolitan Region Scheme amendment for this area which is nearing finalisation.

BACKGROUND

Location 1395 is 40.4688 hectares in area and zoned Rural. It incorporates most of Little Mariginiup Lake and is contained within the Environmental Planning Authority's System 6 area M8. It is also proposed under the East Wanneroo (North West Corridor) Metropolitan Region Scheme Amendment to be rezoned to Parks and Recreation.

The applicant currently grazes 90 head of cattle and wishes to intensify this activity to 400-500 cattle.

ASSESSMENT

The subject site comprises grassed slopes and scattered trees and low scrub in the lake area.

Little Mariginiup Lake is a seasonal swamp surrounded by cleared land.

The proposed use of the land is a high intensity rural use which is inappropriate in this environmentally sensitive area and is likely to cause environmental degradation, perhaps even affecting neighbouring Lake Mariginiup with run-off contaminated by manures during wet seasons.

In addition there is potential for ground water contamination from this use due to the high water table in this vicinity which will rise further as the East Wanneroo district increases in residential component. In view of the above, the subject sites inclusion in the System 6 Report and the proposed rezoning under the East Wanneroo amendment due to be tabled in Parliament on 28 September 1994, this proposal is not supported.

Should Council decide to approve the application more details regarding management of the site will be required prior to its referral to the Environmental Protection Authority for comment. It may also be necessary to refer the application to the Water Authority of W A in relation to possible groundwater contamination.

RECOMMENDATION:

THAT Council refuses the application submitted by S F Neville to establish Location 1395 (111) Lakeview Street, Mariginiup as a cattle feed lot accommodating 400-500 cattle for the following reasons:

49the subject site is environmentally sensitive and the proposed intensification of existing grazing practises is likely to cause environmental degradation of Little Mariginiup Lake and possibly Mariginiup Lake;

50the proposed use is contrary to the purpose and intent of the East Wanneroo (North west Corridor) Metropolitan Region Scheme amendment soon to be finalised;

51groundwater contamination may result from the
intensification of cattle grazing as proposed.

O G DRESCHER
City Planner

hjc:gm
pre94920
29.8.94

I20919

CITY OF WANNEROO REPORT NO: I20919

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 510-471

WARD: NORTH

SUBJECT: COMPENSATION PAYMENT FOR THE WIDENING OF PERRY ROAD, PINJAR - MR AND MRS IOPPOLO

METRO SCHEME:
LOCAL SCHEME: Rural
APPLICANT/OWNER: C & R Ioppolo
REPORT WRITTEN: 22 August 1994

INTRODUCTION

Council, at its meeting on 9 February 1994, resolved to pay Mr and Mrs Ioppolo \$10,000 compensation for their land which is affected by the widening of Perry Road. The valuer had in fact suggested a compensation figure of \$10,500.00 for the affected land and therefore the Ioppolo's should be paid the additional \$500.00 compensation.

HISTORY

The widening of Perry Road affects two properties owned by Carmelo and Rosina Ioppolo, these being Lots 2928 and 1979 as shown on Attachment No 1. Two parcels of land are required from Lot 2928 one being 43m² and the other being 3260m². An area of 545m² is required from Lot 1979.

In the report to Council it was stated that G G Miller and Associates valued the affected parcels of land and suggested a total value of \$10,000.00, and that Mr and Mrs Ioppolo accepted the valuation. The report should in fact have stated \$10,500.00.

RECOMMENDATION:

THAT Council

52rescinds Point 5 of Item I20237, viz, agrees to pay Carmelo and Rosina Ioppolo an amount of \$10,000.00 for the 3848m² of land required from Lot 2928 corner of Ziatus Road and Old West Road and Lot 1979 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar;

53resolves to agree to pay Carmelo and Rosina Ioppolo an amount of \$10,500.00 for the 3848m² of land required from Lot 2928 corner of Ziatus Road and Old West Road and Lot 1979 Perry Road, Pinjar for the upgrading of Perry Road, Pinjar.

O G DRESCHER
City Planner

cd:rp
pre94910
22.8.94

I20920

CITY OF WANNEROO REPORT NO: I20920

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 790-675

WARD: CENTRAL AND SOUTH

SUBJECT: CLOSE OF ADVERTISING - AMENDMENT NO 675 TO
TOWN PLANNING SCHEME NO 1 TO REZONE LOTS 32
AND 25 WANNEROO ROAD AND LOTS 33, 27, 200,
201, 29 AND 30 EAST ROAD, WANNEROO FROM RURAL
TO RESIDENTIAL DEVELOPMENT (R20)

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Numerous owners
CONSULTANT: Taylor & burrell
APPLICATION RECEIVED: 18.11.93
REPORT WRITTEN: 30.8.94

INTRODUCTION

Council has supported a rezoning of Lots 32 and 25 Wanneroo Road and Lots 33, 27, 200, 201, 29 and 30 East Road, Wanneroo from Rural to Residential Development R20. Amendment No 675 to Town Planning Scheme No 1 was advertised for a period of 30 days during which time three letters of support were received.

BACKGROUND

Council, at its 22 December meeting (H21243) resolved to initiate Amendment No 675 to rezone Lots 32 and 25 Wanneroo road and Lots 29, 27, 200, 201, 33 and 30 East Road, Wanneroo from Rural to Residential Development R20.

Council also resolved to:

"2 requests the North West District Planning Committee to request the State Planning Commission to amend the

metropolitan Region Scheme to rezone the land subject to Amendment No 675 from "Rural" to "Urban";

- 3 advises the applicants that in the interest of facilitating the prompt development of the subject area, it has resolved to seek the above amendment but prior to granting final approval to Amendment No 675, it will require arrangements to the satisfaction of the City and State Planning Commission being in place to ensure an equitable contribution is made by the landowner toward the provision of arterial roads and their associated underpasses, dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the Neighbourhood Cell of which this application forms part.

The amendment proposes the urban infill of land between the two areas identified under Amendment No 595 (Attachment No 1).

Advertising of the amendment, as approved by the Hon Minister for Planning, closed on 8 July 1994 in which time three letters of support were received.

ASSESSMENT

The first submission which was received by Taylor and Burrell on behalf of two affected landowners, commented on the current amendment to the Metropolitan Region Scheme to rezone the area to Urban and that the lots subject to this amendment are well positioned with respect to the availability of services. Both provide the opportunity for early development for residential purposes.

The second submission received by another affected landowner basically reiterated the comments identified above.

The third submission was received by the Water Authority of WA which also stated no objection to the proposed rezoning. Comments on the provision and co-ordination of services were also given, these will be considered during the development stage of the area.

With regard to Items 2 and 3 of Council's resolution H21243 identified above, the zoning of the subject land under the MRS to Urban was proposed as part of the East Wanneroo MRS Amendment, where finalisation is anticipated in the immediate future.

However, the issue of developer contributions for the provision of infrastructure is yet to be resolved. Furthermore, a report is currently being prepared to expedite the finalisation of all amendments which are held, pending satisfactory arrangements for the developer contributions.

Considering the above, it is recommended that the issues be dealt with prior to Amendment No 675 being forwarded to the Minister for Planning for final approval.

RECOMMENDATION:

THAT Council:

54finally adopts Amendment No 675 to Town Planning Scheme No 1 to rezone Lots 32 and 25 Wanneroo Road and Lots 33, 27, 200, 201, 29 and 30 East Road, Wanneroo from Rural to Residential Development R20;

55forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 675;

56prior to affixation of the Common Seal to the amending documents, requires arrangements, to the satisfaction of the City and the State Planning Commission being in place to ensure an equitable contribution is made by the landowner towards the provision of arterial roads and their associated underpasses and dual use paths, public open space, primary school sites and drainage facilities required for the proper servicing of the neighbourhood cell of which this application forms part;

57subject to 3. above:

.1 authorises affixation of the Common seal to, and endorses the signing of, the amending documents;

.2 forwards Amendment No 675 to the Hon Minister for endorsement of final approval and publication in the Government Gazette.

O G DRESCHER
City Planner

sk:gm
pre94930
31.8.94

I20921

CITY OF WANNEROO REPORT NO: I20921

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 790-552

WARD: NORTH

SUBJECT: MODIFICATIONS TO TOWN PLANNING SCHEME NO 552

INTRODUCTION

Amendment No 552 proposes to rezone Lot 11 Marmion Avenue, Merriwa which is owned by Town & Country Bank from Rural to Residential Development and Service Industry. Initiated back in 1990, Council finally adopted the Amendment in February 1992.

The Department of Planning and Urban Development (DPUD) requests that a proposed Service Industrial zone be deleted from Amendment No 552 prior to the amendment being finalised. This is because of a number of uncertainties about where the Service Industry should be located. Whilst there is no objection to the deletion of the zone from the amendment which should be finalised to facilitate development, the need for a detailed study is emphasised to assess, as soon as possible, the most appropriate location of the Service Industry. In particular, the location of the Service Industry zone should be considered in conjunction with other complementary uses, including the proposed Butler District Shopping Centre, the proposed Railway Station, Regional Recreation Centre, Schools and medium density housing.

BACKGROUND

The amendment is based on the Local Structure Plan shown in Attachment 2. The majority of the landholding is proposed residential development with some R40 proposed at its north-eastern corner. The 16ha Service Industry (Mixed Business) site is proposed to be situated in the north-western corner of Lot 11 on the corner of Connolly and Lukin Drives.

The surrounding structure planning for adjoining lots is shown on Attachment 3. In Lot 33 to the north is the proposed Butler District Centre as well as the proposed Butler Railway Station. A major Regional Recreation and High School Centre is proposed nearby and all of these uses are intended to complement each other along with the Service Industry. Quality higher density housing is to be mixed with these uses. Access is to be concentrated toward the area with the railway station and a proposed accessway to the Mitchell Freeway. This whole range of land uses forms part of a key retail, commercial, civic, recreational and educational site within the Clarkson/Butler area. The uses are intended to complement and be accessible to one another to create a sense of place.

Councillors may also note a proposed Service Industry site also shown on the proposed structure plan for Lot 33 on the northern side of Lukin Drive. This Service Industry reflects a plan which was prepared some time ago which is not up to date. It is shown because it was previously thought to be the most appropriate location for the Service Industry. It seemed a convenient use of some somewhat isolated land which would have been wedges between the railway line and the freeway at a time when the Railway Station was proposed to be deviated inland adjacent to the District Centre. Such a deviation is no longer seen to be economically feasible. It is not intended then that the Service Industry shown on Lot 33 would be provided in addition to that proposed for Lot 11.

DELETING THE SERVICE INDUSTRY

In order to create the best design for this group of land uses, DPUD is uncertain just where the Service Industry zone should be located. Is it appropriate to locate it on the other side of a busy roadway (Lukin Drive) from the District Centre? What size should the Service Industry be, given that recent trends point towards the provision of less Service Industry at these sorts of locations? Further, the location and access to other land uses such as medium density housing and the location of the proposed Railway Station ought also to be reconsidered.

Because of these concerns, the Department is not prepared to finalise the amendment in its present form. Town and Country, however, while aware of the Department's concerns, are still very eager for the amendment to be finalised. It was first initiated in 1990 and would be even further delayed if the above concerns were to be determined prior to finalisation. So, rather than

delay the progress of the amendment any further, DPUD proposes to finalise the amendment minus the Service Industry.

There is no objection to modifying the amendment as requested by DPUD. However, it is important that a decision on the future of the land deleted from the amendment is determined quickly and the appropriate zoning implemented prior to subdivision in the general area. The development of residential housing in the area would affect the viability of rezoning the site, should, after more detailed studies, the site will be viewed as the most appropriate for the Service Industry.

It is worth noting that the latest Metropolitan Development Programme, "Developers Intentions" (MDP) shows Lot 11 being fully developed by 1999. The same document shows Smith Corporation land on the other side of Connolly Drive from the proposed Service Industry site as being developed by 1996.

It is also important that any assessment about location of the Service Industry should be carried out in the context of the wider picture discussed previously. This may include a consideration of the most appropriate size of the District Shopping Centre, the most appropriate location for the Railway Station, higher density housing near the railway station and shopping precincts. Questions of amenity, access and lifestyle quality are also pertinent here as is pedestrian movement between the various uses and importantly to the proposed Regional Recreation Centre and High Schools.

In respect to the size of the District Shopping Centre, DPUD will shortly be finalising a draft Retail Strategy for the Clarkson/Butler area which will recommend on the size and location of the Butler Centre.

The location of the Butler Railway Station is still to be fully resolved and should be determined as part of an assessment. The 1992 North West Corridor Plan shows the railway line deviating inland from the proposed Mitchell Freeway to link in with the District Centre.

More recent consideration of this proposal, however, reveals that the costs of deviating the railway would be considerable and may not be the most appropriate option. Rather, it may be preferable to construct the station immediately next to the Mitchell Freeway and promote a strong pedestrian thoroughfare to link with the District Shopping Centre. If there are seen to be advantages the

station may even be located south of the proposed Lukin Drive/Mitchell Freeway extension.

It is worth noting here that DPUD is looking to initiate a Metropolitan Region Scheme amendment in early 1995 for the Clarkson/Butler area which aims to finally determine the precise boundaries of any outstanding Urban, Parks and Recreation Reserves, the Mitchell Freeway and the Railway Line and Stations.

The location of the Railway Station at Butler will need to be determined as a part of this process.

RECOMMENDATION:

THAT Council:

58modifies Amendment No 552 to Town Planning Scheme No 1 by deleting the proposed Service Industrial zone;

59forwards modified Amendment No 552 to the Hon Minister for Planning for endorsement of final approval and publication in the Government Gazette;

60advises the Department of Planning and Urban Development that it has resolved to modify Amendment No 522 in the interests of facilitating development in the Clarkson/Butler area but considers it most important that an assessment about the size and location of the future Service Industry in conjunction with other land uses (ie the District Centre, Railway Station, Regional Recreation Centre, High Schools and medium density housing) take place as soon as possible to avoid any future residential opposition towards Service Industry in the area.

O G DRESCHER
City Planner

pjn:gm
pre94927
31.8.94

I30900

CITY OF WANNEROO
FINANCE AND ADMIN RESOURCES SECTION
REPORTS FOR COUNCIL MEETING
14 SEPTEMBER 1994

I30901

CITY OF WANNEROO REPORT NO: I30901

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: FINANCE & ADMINISTRATIVE RESOURCES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 703-3

SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

The 1994/95 calendar of Civic Receptions and Functions is attached hereto for Councillor's approval.

Submitted for consideration.

R F COFFEY
Town Clerk

prre0129

I30901

CITY OF WANNEROO REPORT NO: I30901

TO: MAYOR
FROM: TOWN CLERK
FOR MEETING OF: POLICY & SPECIAL PURPOSES
MEETING DATE: 7 SEPTEMBER 1994
FILE REF: 703-3
SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

Council approval is sought for the following functions to be included in the 1994/95 calendar:

<u>DATE</u> <u>1994</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
8 Aug 1994	Rates' Incentive Draw - afternoon tea	27	Council
1 Oct 1994	U16 Basketball afternoon tea - at Joondalup Stadium	200	Council

Submitted for consideration.

R F COFFEY
Town Clerk

prre0130

I30902

CITY OF WANNEROO REPORT NO: I30902

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 208-042-94/95

WARD: ALL COUNCILLORS

SUBJECT: CATERING SERVICES CONTRACT

At its 13 July 1994 meeting (Item I60701 refers) Council was informed that the 'Catering Services' contract with Beaumonde Catering expired on 31 August 1994 and tenders were being recalled for the period to 31 August 1995, including an option to renew for an additional twelve months.

Tenders closed on 15 July 1994 and six submissions were received. Summaries of prices have been prepared as follows -

summary of price per meal (Attachment 1 refers)
summary of total expenditure for twelve months based
on estimated number of meals to be supplied (Attachment
2 refers)

Following the closing of tenders each tenderer was interviewed and invited to prepare and serve a sample meal. These meals were evaluated by a group comprising the Mayor, Councillor Waters, Councillors Gilmore and MacLean, the City Treasurer and Senior Administration Officer.

Subsequent to tenders closing, Wanneroo Social Planning Incorporated withdrew its tender. This organisation has previously demonstrated its ability to provide Council with morning/afternoon teas and now expresses an interest in supplying this service in the future.

Morning and afternoon teas are a small component of the overall catering services requirement and its deletion from the contract would not present a problem.

Following evaluation it is considered that De Paolis and Company Catering offers the best value. This company adequately meets the criterion set in the tender specification, maintains a high standard of food preparation/presentation and delivers its service in a professional manner.

RECOMMENDATION:

That Council -

- 1 accepts the tender from De Paolis and Company Catering for the provision of catering services less morning/afternoon teas component, over the period 19 September 1994 to 31 August 1995, with an option to extend for twelve months; and
- 2 invites Wanneroo Social Planning Incorporated to supply morning/afternoon tea requirements on an as required basis for an unspecified term.

R F COFFEY
TOWN CLERK

MWR:KD
are94105

CITY OF WANNEROO REPORT NO: I30903

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 202-1

WARD: ALL

SUBJECT: AMENDMENT TO ENGINEERING CONFERENCE PROGRAMME

Funds were approved in the budget for a Senior Engineering Department Officer to attend the Fourth Australian Parking Convention in Hobart during September 1994.

The OZRI8 - ESRI and ERDAS User Conference was held in Hobart from 31 August to 2 September 1994. This conference was primarily involved with geographical information systems (GIS). It is proposed that a GIS system be introduced in the Engineering Department this financial year and attendance at this conference by an Engineering Department representative would be of greater benefit than attendance at the parking convention. In addition, Council will be represented at the Parking Convention by a Senior Officer from the Planning Department.

As the conference commenced on the 31 August I gave my authorisation for the Principal Engineering Technical Officer to attend the OZRI8 - ESRI and ERDAS User Conference.

RECOMMENDATION

That Council endorses the Town Clerk's authorisation of the following;

- 1 the 4th Australian Parking Convention be replaced in the Engineering Department Conference Programme with the OZRI8 - ESRI and ERDAS User Conference;
- 2 the attendance of the Principal Engineering Technical Officer (Design) Mr Tony Pyke at this conference.

R F COFFEY
Town Clerk

NKC:nkc
are94106

I30904

CITY OF WANNEROO REPORT NO: I30904

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 004-2

SUBJECT: ADJUSTMENT TO BALANCE SHEET - ASSET REGISTER

Previously Council was required by regulation to maintain a register of fixed assets in the manner prescribed by Local Government Accounting Directions 1985, Clause 26.

With the introduction of the Local Government Accounting Directions 1994 the Principal Accounting Officer is required to "create and maintain appropriate records of the local governments non current assets and the depreciation together with information designed to facilitate the location and identification of assets".

In accordance with this the City Treasurer (the duly appointed Principal Accounting Officer of the Council) sets out assets purchased and recorded as additions and those assets sold, scrapped, traded in, stolen or written off and recorded as a disposal for the financial year ended 30 June 1994

	ADDITIONS AND NEW ASSETS	DISPOSALS DEEMED VALUE	WRITTEN DOWN VALUE OF DISPOSED ASSETS	VALUE RECOUPED FROM TRADING INS, INSURANCE CLAIMS OR DISPOSAL
	\$	\$	\$	\$
Artworks	22,422			
Buildings	4,789,768	470,302	376,435	
Furniture and Equipment	378,340	1,454,135	230,103	95
Freehold Land		153,000	153,000	568,000

REPORT NO:

Mobile Plant	144,351	129,359	45,579	33,19
Other Plant and				
Equipment	430,599	68,581	32,600	5,82
Reserves, Parks	216,045	57,980	3,014	
and Tennis Courts				
Vehicles	3,364,294	2,260,974	1,414,500	1,802,24
TOTAL	\$ 9,345,819	4,594,331	2,255,231	2,410,20

In accordance with this requirement a physical check of assets by location was conducted to determine the reliability of the particulars shown in the register.

As the details regarding the acquisitions and disposals is voluminous these are tabled for Council's perusal.

RECOMMENDATION

That Council -

1. authorises the recording of assets, with a purchase value exceeding \$300 in Council's Fixed Asset Register, as summarised in Report I ; and
2. authorises the write off of disposed assets as summarised in Report I .

J B TURKINGTON
City Treasurer

DKB:JW
25 August 1994

tre0129

I30905

CITY OF WANNEROO REPORT NO: I30905

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 010-1

WARD: ALL

SUBJECT: ORDERS FOR GOODS AND SERVICES -
APPROVING/REQUISITIONING OFFICERS

Report I30805 for the Council meeting of 24 August 1994, outlined the new Local Government Accounting Directions as they relate to the requisitioning of goods and services.

The report stated that it is no longer a requirement to assign the duty of requisitioning goods and services to specific officers, but that it is prudent to continue to obtain Council's authority as a means of control.

The position of Administration Officer exists in the Libraries Department. The City Librarian has requested that this position be authorised to requisition goods and services, to a limit of \$500.

RECOMMENDATION

That Council includes the Libraries Department, Administration Officer on the register of officers authorised to requisition goods and services, to a limit of \$500.

J B TURKINGTON
City Treasurer

KA:JW

22 August 1994

tre0247

I30906

CITY OF WANNEROO : REPORT NO I30906

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE
RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1994/95 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

Items approved by Council but not previously listed in the schedule are also included for consistency and to facilitate presentation of an accumulated balance.

The net result of these reallocations and adjustments is a budget deficit of \$2,400.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY**, in accordance with Section 547 (12) of the Local Government Act, amendments to the adopted 1994/95 Budget as detailed in the Schedule of Budget Reallocations Requests - 28 September 1994.

T ORD
Acting City Treasurer

TO:JW
8 September 1994

tre0008

I30907

CITY OF WANNEROO REPORT NO: I30907

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 680-1

WARD: ALL

SUBJECT: CRAIGIE LEISURE CENTRE REPORT

Attendance figures for 1993/94 are shown on Attachment A.

Attendance figures for the centre were 718,514 which represented an increase of 152,589 or 27% over that achieved last year (565,925). The major factors leading to these increases were increased attendances in the Sports Hall programmes, and Fitness Room.

The operating position for the complex for the year was as follows:-

	<u>SURPLUS</u>	<u>SUBSIDY</u>	<u>BUDGET</u> <u>SUBSIDY</u>
	\$	\$	\$
Control			
Pool		183,451	132,355
Sports Hall		13,616	47,299
Fitness Room	(88,214)		(65,327)
Aerobics Room	(31,340)		(61,769)
Kiosk	(5,898)		(15,796)
Creche		52,928	70,715
	<hr/>	<hr/>	<hr/>

Total	\$(125,452)	\$249,995	\$107,477
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Full details are shown on Attachment B.

Note: 1. Depreciation Costs \$255,072.

2.

Figures in brackets represents a surplus.

Net subsidy \$124,543.

The overall subsidy to the centre was \$124,543 against a budgeted \$107,477. The factors contributing to this position were an over budget subsidy in the pool of \$51,096 a reduced subsidy in the sports hall of \$33,683, a slightly better surplus in the fitness room; a lower than anticipated surplus in the aerobics centre and kiosk and a reduced subsidy in the creche.

Turnover for the complex for the year was \$2,092,826 - up \$596,675 or 40% over last year.

The trading comparison is however as follows:-

1993/94	\$124,543 Subsidy
1992/93	\$ 47,453 Surplus

Note: Depreciation (\$255,072) was not charged in 1992/93.

Control

These costs are allocated to the various cost centres in accordance with budgetary provisions.

Pool

Turnover for this centre was \$965,812 which was \$40,128 greater than that achieved last year. Trading was \$163,801 under the last year; however depreciation was not previously charged.

Sports Hall

The financial scenario for this operation was:-

Annual Budget	Actual 30/06/94
------------------	--------------------

Revenue	\$189,300	\$281,847	Expenditu
\$236,599	\$295,458		

Subsidy	\$ 47,299	\$ 13,616
---------	-----------	-----------

This area performed better than budget expectations, with budgeted revenue substantially higher than estimated. Expenditures however were also greater than anticipated.

Fitness Room

The financial scenario for this operation was:-

	Annual Budget	Actual 30/06/94	
Revenue	\$352,650	\$351,916	Expenditu
\$287,323	\$263,702		
Surplus	\$ 65,327	\$ 88,214	

The trading surplus on this operation exceeded budget estimates although revenue was marginally less than anticipated.

Aerobics Room

The financial scenario for this operation was:-

	Annual Budget	Actual 30/06/94	
Revenue	\$171,800	\$141,965	Expenditu
\$110,031	\$110,625		
Surplus	\$ 61,769	\$ 31,340	

This area performed well below budget expectations with revenue 17% down and expenses up on budget.

32,617 persons participated in aerobic sessions during the year.
This was 3,046 (or 8.5%) less than last year.

Kiosk

The financial scenario for this activity for the year was:-

	Annual Budget	Actual 30/06/94	
Sales	\$351,200	\$303,549	100.0%
Less Cost of Goods	\$171,000	\$155,288	51.2%
Gross Profit	\$180,200	\$148,261	48.8%
Less Expenses	\$ 16,404	\$142,363	46.9%
Net Surplus	\$ 15,796	\$ 5,898	1.9%

Council's annual budget provided for a \$15,796 surplus for the year on a turnover of \$351,200, actual results fell well below this with a turnover of \$303,549.

It is interesting to note the following statistics:-

	1992/93	1993/94
Turnover	\$236,377	\$303,549
Entries	565,925	718,514
Average Spending Per Person Entering the Complex	41.8¢	42.2¢

Creche

The financial scenario for this operation was:-

	Annual Budget	Actual 30/06/94	
Revenue	\$ 29,300	\$ 39,729	Expenditu
\$100,015	\$ 92,657		

Subsidy	\$ 70,715	\$ 52,928
---------	-----------	-----------

Comparing attendance statistics with the corresponding period last year the position is:-

	1993/94	1992/93
# of Children	22,797	14,565
Revenue	\$39,729	\$21,321
Expenses	\$92,657	\$79,261
Subsidy	\$52,928	\$57,940
Average Cost Per Child	\$2.32	\$3.98

The greater throughput (up 8,232 or 56.5%) has led to increased income (up 86%) with only a relatively small increase of 17% in expenditure.

The above unit costs indicate a major turnaround for the service.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
24 August 1994

tre0222

I30908

CITY OF WANNEROO REPORT NO: I30908

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 690-1

WARD: ALL

SUBJECT: AQUAMOTION MONTHLY REPORT - JUNE 1994

Attendance figures for the twelve months ended June 1994 are shown on Attachment A. Total attendances were 182,053 compared to 172,900 at the corresponding period last year. This represents an attendance increase of 9,153 or 5.3%.

The operating financial position for the complex for the twelve months ended 30 June 1994 was as follows:-

	<u>SURPLUS</u>	<u>SUBSIDY</u>	<u>BUDGETED</u> <u>SUBSIDY</u>
	\$	\$	\$
Control			
Pool		313,107	262,350
Fitness Room		7,472	8,720
Recreation Room		24,281	23,320
Kiosk	3,945		7,620
Creche		17,636	33,300
	<u> </u>	<u> </u>	<u> </u>
Total	\$3,945	\$362,496	\$335,310
	<u> </u>	<u> </u>	

Net subsidy \$358,551.

Depreciation \$84,081.

Full details are shown on Attachment B.

Council's budget provided for a 1993/94 subsidy to this complex of \$335,310. This was exceeded by \$23,241 due in the main to an increase in the pool subsidy from \$262,350 to \$313,107 and a decrease in the creche subsidy with privatisation.

Pool

	Annual Budget	Actual 30/06/94	
Revenue \$572,410	\$310,060 \$574,171	\$261,064	Expenditu
Subsidy	\$262,350	\$313,107	

Revenues for this centre were \$48,996 or 16% less than anticipated with expenditure \$1,761 greater than budget.

Fitness Room

The financial scenario for this operation for the year was as follows:-

	Annual Budget	Actual 30/06/94	
Revenue \$39,941	\$30,120 \$34,154	\$26,682	Expenditu
Subsidy	\$ 9,821	\$ 7,472	

The lower turnover was a direct reflection of reduced attendances, however expenses were controlled, thus reducing the subsidy compared to budget.

Recreation Room

The financial scenario for this centre for the year was as follows:-

	Annual Budget	Actual 30/06/94	
Revenue	\$29,830	\$21,498	Expenditu
\$54,251	\$45,779		
Subsidy	\$24,421	\$24,281	

Again, revenue was lower than expected due to lower attendances, however expenditures were controlled, enabling a marginally lower than anticipated subsidy.

Kiosk

The financial scenario for this centre for the year was as follows:-

	Annual Budget	Actual 30/06/94	
Revenue	\$ 5,600	\$10,397	Expenditu
\$13,476	\$ 6,452		
Subsidy/Surplus	\$ 8,176	\$ 3,945	

The greater-than-budgeted revenue and containment of costs enabled this area to return a surplus for the year.

Creche

The financial scenario for this centre for the year was as follows:-

	Annual Budget	Actual 30/06/94	
Revenue	\$ 4,240	\$ 3,594	Expenditu

\$37,540\$21,230

Subsidy

\$33,300

\$17,636

This centre was privatised in October 1993.

The subsidy equation is as follows:-

	1993/94	1992/93
# of Children	3,897	3,524
Subsidy	\$17,636	\$22,032
Net Subsidy Per Child\$ 4.52	\$ 6.25	

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
22 August 1994

tre0221

I30909

CITY OF WANNEROO REPORT NO: I30909

TO: TOWN CLERK

FROM: ACTING CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 28 SEPTEMBER 1994

FILE REF: 009-1

WARD: CENTRAL, SOUTH AND SOUTH WEST

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1. Mr Alexis Anderson, 31 Woodland Loop, Edgewater 6027.

Alexis has been chosen to represent Western Australia in the Victorian International Open Judo Championships to be held in Melbourne between 17 - 18 September 1994.

2. Mr Damian Matacz, 59 Ashmore Way, Sorrento 6020.

Damian has been selected to represent Western Australia in the National Basketball Championships to be held in Perth in the first week of October 1994.

3. Miss Davina Pye, 28 Warrigal Way, Greenwood 6024.
Miss Michele Matthew, 14 Brecknock Way, Girrawheen 6064.

Davina and Michele have been selected to represent Western Australia in the National Womens Soccer Championships to be held in Melbourne during 16 - 25 September 1994.

4. Mr Adrian Lomman, 4 McKee Place, Kingsley 6026.

Adrian has been selected to represent Australia in the World Rollersports Championships in Salsamajori, Italy early in October 1994.

RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-

Alexis Anderson
Damian Matacz
Davina Pye
Michele Matthew
Adrian Lomman

to assist with costs to participate in their respective sports. Such donation to be from Account No 29470 - Sundry Donations - Recreation Control.

T ORD
Acting City Treasurer

JW
6 September 1994

tre0002

I30910

CITY OF WANNEROO REPORT NO: I30910

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 009-1

WARD: SOUTH

SUBJECT: FINANCIAL ASSISTANCE - CHRISTIAN OUTREACH
CENTRE

A request for financial assistance has been received from the Christian Outreach Centre, Wanneroo, 11 Canham Way, Greenwood.

The Christian Outreach Centre is endeavouring to raise funds in order to purchase a bus for its centre. The bus is required for:-

* **KING COMMANDOS**

King Commandos meet weekly and provide crafts, activities for children, both Christian and non Christian, aged between 5 - 217 years. There are many children in the area who would like to attend, but are unable to do so as their parents do not have transport. The purchase of a bus would enable us to collect these children and return to them their homes.

* **YOUTH**

Providing facilities for Christian youth to meet twice a week for themselves. Again, many people are unable to attend due to the lack of transport.

Taking children on camps, excursions and activities such as ice skating.

* **WIDER COMMUNITY**

Community visits i.e. visiting people who are unable to get out of courses and outings. Able to pick up disabled people in the area who are unable to attend church and social activities due to their disabilities.

The Centre is a non profit organisation and does not have sufficient funds for the purchase of a bus.

As Councillors will be aware the 1994/95 Budget did not provide funds for this project. Consequently, if Council were to support this request funding would need to be authorised by an absolute majority vote in accordance with the provisions of Section 547 (12) of the Local Government Act.

In assessing whether Council should assist in this regard the following should be considered:-

- * Clearly an undesirable precedent would be set if funding were approved.

*Council already provides assistance to youth/disabled transport t

- * No funds were allocated in the 1994/95 budget.

RECOMMENDATION

That Council declines to contribute towards the purchase of a bus for the Christian Outreach Centre, Wanneroo as funds were not included in the 1994/95 budget.

J B TURKINGTON
City Treasurer

JW
tre0249

22 August 1994

I30911

CITY OF WANNEROO REPORT NO: I30911

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 901-1

WARD: ALL

SUBJECT: URBAN ANIMAL MANAGEMENT CONFERENCE

The Australian Veterinary Association is convening the third annual Urban Animal Management National Conference. The conference will be held in Canberra from the 16 to 18 November 1994.

The conference seeks to provide information on new work and schemes to people involved in urban animal management. The conference will be conducted in a series of interactive workshops and will feature 23 key speakers. Three of these are internationally recognised authorities on animal control. The conference will be divided into three parts - dog control; domestic animals and urban wildlife; and aggressive animal control. The conference program is attached for information.

Cost associated with this conference are approximately;

Air fare	\$1 430
Registration	\$ 300
Accommodation	\$ 330
Allowance	\$ 200
TOTAL	\$2 260

Provision has not been made in the 1994/95 budget for this conference. Sufficient funds are available in the contingency amount of Account 20006 (Members Conference Expenses) to send a councillor.

SUBMITTED FOR CONSIDERATION

R F COFFEY
Town Clerk

NKC:nkc
are94102

I30912

CITY OF WANNEROO REPORT NO: I30912

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 1665/ /420; 018-6

WARD: ALL

SUBJECT: RATES EXEMPTION - WA LAND AUTHORITY

Councillors would be aware that the land, known as Lot 453 (420) Joondalup Drive, Joondalup, where Stage 1 of Lakeside Joondalup Shopping Centre is currently nearing completion is owned and being developed as a joint venture between the WA Land Authority (Landcorp) and Perpetual Trustees.

The WA Land Authority enjoys total exemption from rates and taxes under the provisions of Section 32 of the WA Land Authority Act 1992. When this Act was first gazetted in 1992, following the amalgamation of the Joondalup Development Corporation, Landcorp and the Industrial Lands Development Authority, most local authorities were totally unaware of the blanket exemption from rates contained in Section 32.

In November 1989 the former Joondalup Development Corporation sold a 50% share of Lot 453 Joondalup Drive to Perpetual Trustees with ownership being held as tenants in common. From that date Council has levied rates only in the name of Perpetual Trustees based on 50% of the gross rental valuation assessed by the Valuer General, as JDC (and now Landcorp) is exempt from the payment of rates.

On completion of the building Council will request amended values from the Valuer General, and the rates will be re-assessed at the commercial improved rate-in-the-\$. The owner will apportion the rates between the various tenancies. This will cause an obvious rating inequity when compared with other commercial centres as rates in this centre will be reduced by 50% as a consequence of Landcorp's rate exemption status. This rating exemption will

also apply to rates levied by the Water Authority of Western Australia - further exacerbating the rating inequity.

Staff considered the rate exempt status of Landcorp to be unfair especially in view of commercial businesses in other sectors of the City being required to pay full rates. As a consequence a legal opinion was sought from Council's solicitors seeking advice on whether legally Perpetual Trustees could pay full rates on this commercial development. The opinion stated however, that as the property ownership was as 'tenants in common' and not 'joint tenants' Perpetual Trustees were only liable for its 50% of the rates and Landcorp was exempt.

There is a firm view however that the WA Land Authority Act was not designed to include property being developed as a trading concern, as much is made of Landcorp's role to develop land for sale to the community at a reasonable price. Accepting this, and given that the McCarrey Report and more recently the Hilmer Report suggested that there should be 'competitive neutrality' in the market place in business dealings, it is felt that an amendment to Section 32 of the WA Land Authority Act might be appropriate. However to achieve this, it is anticipated would take considerable time. In the interim it is suggested therefore that an 'ex gratia' payment in lieu of rates be sought.

RECOMMENDATION

That Council -

1. advises the Minister for Lands, the Hon G Cash of its concerns relating to the rating exemption of Landcorp in the Lakeside Shopping Complex - Lot 453 (420) Joondalup Drive; and
2. seeks an amendment to the WA Land Authority Act to remove the rat
3. seeks an ex gratia payment in lieu of rates effective from the date of occupancy of the complex.

J B TURKINGTON
City Treasurer

VS:JW

31 August 1994

tre0254

I40900

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

14 SEPTEMBER 1994

I40901**CITY OF WANNEROO REPORT NO: I40901**

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 202-1-2

WARD: ALL

SUBJECT: 1994 NATIONAL ENVIRONMENTAL HEALTH CONFERENCE

Council is advised of notification of the 1994 National Environmental Health Conference to be held in Melbourne from 9 - 14 October.

The Conference is titled "Realistic or Visionary", the organisers advise that the Conference "is designed to explore the implications of the issues raised in its title. From the broad visionary view of Public Health which was prevalent in the eighties, the current decade is witnessing a move toward economic rationalisation and public accountability".

Keynote speakers consist of representatives from Japan and New Zealand. Conference objectives encompass the new Local Government on Environmental Health, Total Quality Management, preparation of contracts/tenders for environmental health services, municipal public health plans, technology in the food industry and the National immunisation strategy. Environmental Health representatives from all States will be brought into contact during the Conference sessions and workshop.

The estimated cost of the Conference is \$2650 and budgetary allowance has been made for a Councillor to accompany the City Environmental Health Manager.

RECOMMENDATION

That Council, **BY ABSOLUTE MAJORITY**, nominates a Councillor to attend the National Environmental Health Conference to be held in

Melbourne between 9 and 14 October 1994 at a cost of \$2650, subject to the authorisation of such expenditure in the 1994/95 Budget.

R F COFFEY
Town Clerk

hre09001
gaf:rej

I40902

CITY OF WANNEROO REPORT NO: I40902

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 851-1, 30/3676-1

WARD: SOUTH

SUBJECT: SUBSTANDARD FOOD - SAMPLE NO. 5806

Council is advised of a substandard sample of BBQ Sausages, manufactured by Supreme Smallgoods and recently sampled from Action Food Barns, Woodvale store during the course of routine sampling. The sample contained 479g/kg meat content, on a fat free basis. The minimum prescribed meat content for a sausage is 500g/kg.

Section 246P of the Health Act states:

"A person who sells food;

- (a) that bears or has attached to it, or is in a package that bears or has attached to it, a name prescribed for a food; or
- (b) that is otherwise designated or represented as being a food,

for which there is a prescribed standard commits an offence unless the food complies with the prescribed standard."

In March and April of this year, three Action Food Barns stores were issued with warnings in respect of sausages manufactured by Supreme Smallgoods, which contained insufficient meat.

Supreme Smallgoods have made a submission relating to their procedures and have requested that their letter be submitted to Council for consideration (Attachment 1).

RECOMMENDATION:

That Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against:

- 1 Action Food Barns, Woodvale Boulevard, Whitfords Avenue,
 Woodvale and/or;
 - 2 Supreme Smallgoods, 26 Weatherburn Way, Kardinya 6163,
- in respect of sample 5806.

G A FLORANCE
City Environmental Health Manager

hre08004
mn:pd
att

I40903

CITY OF WANNEROO REPORT NO: I40903

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 859-2

WARD: ALL

SUBJECT: IMMUNISATION DUTIES - APPOINTMENT OF MEDICAL PRACTITIONER

Council is advised of advice from Dr E Wong to the effect that she will not be renewing the annual contract for immunisation duties for the forthcoming twelve months.

The tender has been advertised resulting in two submissions as follows:

1	Dr G Courtney	-	\$60 per hour
2	Dr C T Wong	-	\$80 per hour

While both applicants would be suitable for this position, Dr Wong is not available on a permanent basis for approximately three months, whereas Dr Courtney being semi-retired is able to commence duties in September at the expiry of Dr E Wong's contract.

It is submitted that Dr Courtney would be the most practical choice both from the contract price and his immediate availability.

RECOMMENDATION

That Council:

- 1 accepts the submission of Dr G Courtney for an annual contract to provide immunisation duties for the City of Wanneroo at an hourly rate of \$60 per hour; and

2 accepts the resignation of Dr E Wong of the Candlewood Medical Centre Joondalup for the provision of immunisation duties for the City of Wanneroo effective from 7 September 1994.

G A FLORANCE
City Environmental Health Manager

hre09003
gaf:rej

I40904

CITY OF WANNEROO REPORT NO: I40904

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/62

WARD: NORTH

SUBJECT: BIKEPORT APPLICATION

Council is advised of an application from Mr B Pilditch, Bay 50 Quinns Rocks Caravan Park for the erection of a structure to house his three wheeler bicycle. Mr Pilditch uses the bike for mobility on medical grounds.

The bikeport of colourbond metal construction is in accordance with the provisions of the By-laws Relating to Caravan Parks and Camping Grounds.

RECOMMENDATION

That Council approves the erection of a colourbond bikeport to Bay 50 Quinns Rocks Caravan Park for Mr B Pilditch.

G A FLORANCE
City Environmental Health Manager

hre09002
tw:rej

I40905

CITY OF WANNEROO REPORT NO: I40905

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 703-1-6

WARD: ALL

SUBJECT: LOAN OF COMPUTER EQUIPMENT TO BURBRIDGE
SCHOOL, KOONDOOLA

In April 1993, Council authorised the loan of an ACORN computer to a family for use by their children who both have multiple disabilities. (Report H30439 refers). The computer was purchased from the Gala Ball Charity Fund.

The family no longer requires the equipment. It has been returned and is presently being held at the Kingsley Community Services Centre.

The Respite Services Coordinator, on a recent visit to the Burbridge School in Koondoola, was advised ACORN computers were used by many students who attended the school. It was felt that if the equipment held by the Coordinator could be loaned to the school it would be very beneficial to the students.

The value of the ACORN computer is \$5,000. The components include a monitor, keyboard, printer, disc drive, touch screen, communication board and numerous software packages. These components assist with the development of communication skills by children with intellectual and physical disabilities.

In view of the fact Burbridge School caters for the needs of children with a disability it would appear that there would be a number of children who could benefit from loaning the equipment to the school.

RECOMMENDATION

That Council authorises the loan of the ACORN computer equipment, purchased through the Gala Ball Charity Fund, to the Burbridge School, Koondoola.

P STUART
Manager Welfare Services

PS:CJ
wre09001

I40906

CITY OF WANNEROO REPORT NO: I40906

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 930-17 c061-284-5

WARD: SOUTH

SUBJECT: GREENWOOD CRICKET CLUB INC - APPLICATION FOR CLUB RESTRICTED LIQUOR LICENCE

Council has received a request from Greenwood Cricket Club to apply for a Club Restricted Liquor Licence. The licence is for the Penistone Clubrooms, Penistone Park, Greenwood.

The days and times requested are:

Thursday	5.00 pm to 10.00 pm
Saturday	1.00 pm to 12.00 am
Sunday	11.00 am to 10.00 pm

The Club has exclusive use of the clubroom throughout the cricket season (second Saturday in October to last Sunday in March) each year at the above times.

The Club has stated that it will not be storing alcohol on the premises.

As Council is aware, for a Club Restricted Liquor Licence to be granted, the Liquor Licensing Division requires written endorsement from Council stating that the club in question has full and exclusive tenure of the premises during the times and on the dates stated on the Club Restricted Liquor Licence application.

The granting of a Club Restricted Liquor Licence means that no persons, other than the authorised club, may utilise the premises on the dates or at the times approved on the licence.

RECOMMENDATION

That Council:

61approves the application by the Greenwood Cricket Club (Inc) to apply for a Club Restricted Liquor Licence for Penistone Clubrooms, Penistone Park, Greenwood on Thursdays (5.00pm to 10.00pm), Saturdays (1.00pm to 12.00am) and Sundays (11.00am to 10.00pm) throughout the summer sporting season each year; and

62informs the applicant that:

- (i) no structural alterations are to be made to the building without Council approval;
- (ii) in the event of any non-compliance with Council's policy relating to the storage of alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rre49009

I40907

CITY OF WANNEROO REPORT NO: I40907

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 7 SEPTEMBER 1994

FILE REF: 050-11

WARD: ALL

SUBJECT: "AUSTRALIA REMEMBERS 1945 - 1995"
COMMEMORATION AND CELEBRATION OF 50TH
ANNIVERSARIES OF WORLD WAR II EVENTS

Background

1995 will be the 50th Anniversary of the cessation of hostilities in the European and Pacific campaigns during the Second World War; therefore, it will be a wonderful opportunity for the Australian public to show its gratitude to fellow Australians who sacrificed so much in the defence of Australia, in the free world and peace.

Victory in Europe (8 May 1945), and victory in the Pacific (15 August 1945), have been identified by the Federal Government as the most significant dates to commemorate, with the latter date being considered the pre-eminent date because of its historic significance to Australia.

Through the Office of the Minister for Veterans' Affairs, a Ministerial Advisory Committee has been formed and State Committees are being formed to plan local programmes of commemorative and celebratory activities.

The Federal Government wishes to encourage widespread community involvement in:

- * commemorating not only Australians who fought for their country, but also the efforts of those who maintained the country and contributed to the war effort;

- * celebrating the advent of peace which was the consequence of victory in World War II;
- * recognising the developments in the social, economic and political fabric of Australia which flowed from Australia's involvement, and the advent of peace;
- * promoting reconciliation.

Two meetings, well attended by a cross-section of organisations, have been held in Perth. Council Officers attended these meetings and report as follows.

- * All activities, whether they are to commemorate, celebrate or educate are to come under one banner "Australia Remembers - 1945-1995"
- * Each State will set up an "Australia Remembers Organising Committee" to co-ordinate events.
- * The Hon Minister will launch the State Committees commencing on Sunday 14 August 1994 - Canberra, Tuesday 16 - Victoria, Wednesday 17 - Sydney, Thursday 18 - South Australia, Friday 2 September - Perth, Monday 5 September - Darwin.
- * Britain, USA and Canada are also participating.
- * A logo has been selected, depicting a soldier returning from overseas being greeted by his family. This will be used on all promotions.
- * Media - extensive coverage on television, and newspapers will launch the event in all states. The launch will be asking the general public to put forward suggestions on ways to celebrate the event.
- * Government sponsored educational kits will be issued to all schools.
- * No financial support, either State or Federal, is being offered to event organisers. Sponsorship will be through media coverage only.
- * A State Calendar of Events will be launched in January 1995.
- * Some suggested activities which could be incorporated under the logo include:

- * Commemorative ceremonies (different from ANZAC)
- * Peace parades
- * Concerts
- * (Library) Museum special events
- * Fireworks displays
- * Sporting events (football, cricket, golf, etc).
- * Cosmetic repairs to War memorials
- * Travelling display, eg, National War Museum
- * Schools adopt a War Veteran/Widow
- * Red Cross Balls
- * Identifying Defence heritage sites
- * Laughter of Legacy (National Legacy)
- * Submarine Launch (Fremantle Maritime Museum)
- * Shipwrecks of World War II

Tuesday, 15 August 1995, will not be declared a public holiday.
Major events to be focused on the following weekend.

It seems appropriate Council recognises this significant anniversary by hosting an event. One suggestion that has merit is to hold a "War Time Music Hall Concert" on the Wanneroo Showground; the Showground and Townsite being the focal point of activities during this era. This location would also allow for more people to attend.

Input into the concert should be sought from the local RSL groups as to the content of the concert.

Other suitable activities to commemorate the event could involve local church groups holding special services and an open day at Gloucester Lodge Museum. During the War the Lodge was used by the RAAF Radar Group whilst the Yanchep Inn was a Rest and Rehabilitation Centre.

RECOMMENDATION

That Council:

63 holds a "War Time Music Hall Concert" on the Wanneroo Showground in September 1995 to commemorate this important occasion;

64 liaises with local RSL groups concerning the Concert;

65approaches the Wanneroo City Entertainers Community Concert Group to produce a "War Time Music Hall Concert";

66lists funds in the 1995/96 draft budget to host the Concert;

- 6 encourages Churches in the City of Wanneroo to hold special Commemorative Church Services; and
- 7 encourages Conservation and Land Management Department, Keymart, Yanchep/Two Rocks RSL, and the Gloucester Lodge Museum Management Committee to incorporate an event/ceremony in the Annual Earthcare Market Day.

R BANHAM
City Recreation and
Cultural Services Manager

MC:SS
rre49006

I40908

CITY OF WANNEROO REPORT NO: I40908

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 430-1 C260-0

WARD: SOUTH

SUBJECT: REQUEST FOR PERPETUAL TROPHY EVENT SPONSORSHIP
- WARWICK DISTRICTS SPORTING ASSOCIATION

The Warwick Districts Sporting Association has written to Council requesting sponsorship of a perpetual trophy for the "Outright Winners" on an annual basis. The Warwick Districts Sporting Association consists of four associate schools: East Greenwood; East Hamersley; Hawker Park; and Warwick.

Council's policy in this regard is as follows:

"Should Council agree to sponsor a request for a perpetual trophy, the initial purchase price should be no greater than \$100 (1993 prices - this amount to be increased by the CPI on an annual basis). The trophy should be clearly inscribed 'sponsored by the City of Wanneroo'. The recipient group will be responsible for any further engraving and/or maintenance. As a condition of the sponsorship, the right to present the trophy, on an annual basis, will belong to the Mayor or his/her nominee" (Item H51116 refers).

In 1982 Council sponsored a (perpetual) "Handicap Shield" to this competition. This shield is still contended for on an annual basis. The next carnival of this association of schools will be held at Hawker Park on Friday, 23 September 1994.

In view of the fact that four schools are involved in this competition, it is suggested that it would be appropriate to sponsor the "Outright Winners" shield.

RECOMMENDATION

That Council agrees to sponsor a perpetual trophy for the Outright Winners" of the Warwick Districts Sporting Association, subject to Council's Policy in this regard, such funds to be provided from Account Number 29470 Recreation - Sundry Donations.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS/rre49002

I40909

CITY OF WANNEROO REPORT NO: I40909

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 323-3

WARD: NORTH

SUBJECT: REQUEST FOR PERPETUAL TROPHY EVENT SPONSORSHIP
- YANCHEP SPORTS CLUB (INC)

The Ladies Bowls Section of the Yanchep Sports Club (Inc) has written to Council requesting sponsorship of a perpetual trophy for the "mixed fours" competition, held on an annual basis.

At its meeting in November 1993, Council adopted the following policy:

"Should Council agree to sponsor a request for a perpetual trophy, the initial purchase price should be no greater than \$100 (1993 prices - this amount to be increased by the CPI on an annual basis). The trophy should be clearly inscribed 'sponsored by the City of Wanneroo'. The recipient group will be responsible for any further engraving and/or maintenance. As a condition of the sponsorship, the right to present the trophy, on an annual basis, will belong to the Mayor or his/her nominee" (Item H51116 refers).

This request is consistent with Council's policy on this matter and, therefore, recommended for approval.

RECOMMENDATION

That Council agrees to sponsor a perpetual trophy for the "mixed fours" to be conducted on an annual basis by the Ladies Bowls Section of the Yanchep Sports Club (Inc), subject to the Council's policy in this regard, such funds to be provided from Account Number 29470 Recreation - Sundry Donations.

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rre49003

I40910

CITY OF WANNEROO REPORT NO: I40910

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 10/11/14

WARD: SOUTH WEST

SUBJECT: DOG ACT APPEAL - MRS A HEY, 14 BETTLES STREET,
MARMION

On 25 May 1994 Council refused an application by Mrs A Hey of 14 Bettles Street, Marmion to keep three dogs at her residence, namely a sterilised black/tan Kelpie cross, a sterilised brown/tan Kelpie cross and a sterilised white Poodle. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Mrs Hey has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Ms Crone under Section 26(5) of the Dog Act to keep three dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. all reasonable steps are taken to control or minimise the barking of the dogs;
3. the exemption may be reviewed if valid complaints are received or the conditions of this approval are breached; and
4. the exemption only applies to the present occupier at her current residence and the specific dogs now in her care.

REPORT NO:

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

REPORT NO:

I40911

CITY OF WANNEROO REPORT NO: I40911

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 202/897/37

WARD: SOUTH

SUBJECT: DOG ACT APPEAL - MS G CRONE, 37 ALLINSON DRIVE, GIRRAWHEEN

On 12 April 1994 Council refused an application by Ms G Crone of 37 Allinson Drive, Girrawheen to keep four dogs at her residence. All applications to keep more than two dogs on residential properties are refused by Council (Council Resolution G50713).

Ms Crone has since lodged an appeal with the Minister for Local Government under Section 26(5) of the Dog Act against Council's decision.

The Minister for Local Government has upheld the appeal and directs Council to grant an exemption to Ms Crone under Section 26(5) of the Dog Act to keep four dogs at her premises subject to the specified conditions hereunder:

1. if any of the dogs die or are no longer kept on the property, no replacement dog is to be obtained;
2. no additional dogs are to be obtained;
3. all reasonable steps are taken to control or minimise the barking of the dogs;
4. the dogs must be contained on the property unless being exercised in public on a leash not exceeding two metres in length and under effective control at all times;

5. the Rottweilers must be immediately registered with the Council;
6. the exemption may be reviewed if valid complaints are received or the conditions of this approval are breached; and
7. the exemption only applies to the present occupiers and the specific dogs now in their care.

RECOMMENDATION

That Council advises the applicant and adjoining neighbours of the Minister's decision and of the conditions specified.

T M TREWIN
Manager - Municipal
Law & Fire Services

22 August 1994

dw/08008

I40912

CITY OF WANNEROO REPORT NO: I40912

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 902-1

WARD: ALL

SUBJECT: RECOMMENDATIONS OF THE BUSH FIRE ADVISORY
COMMITTEE MEETING HELD ON 21 JULY 1994

At the Bush Fire Advisory Committee meeting held on 21 July 1994, Council's Chief Bush Fire Control Officer Mr K Smith advised that the Bush Fires Board are changing their Radio Band Plan. This change will enable Council fire units to communicate in a fire situation with units from the Bush Fires Board, Department of Conservation and Land Management, Department of Planning and Urban Development and the WA Fire Brigades Board. Previously there has been no radio communications between these organisations in a fire situation.

Council has allowed \$8,000 in the 1994/95 Budget for the new radios to be purchased and installed in Council's fire units and base stations, however the Bush Fires Board are offering a 50% subsidy on the two way radios. This subsidy means the Bush Fires Board will be half owners of the radios, and will allow Council to obtain the equipment in every fire fighting vehicle. Council's current VHF low band equipment is not effectively capable of accepting the Bush Fires Board new radio wave band due to commence in October 1994.

The following recommendations are submitted from the Minutes of the Bush Fire Advisory Committee meeting held on 21 July 1994.

REPORTS

CHIEF BUSH FIRE CONTROL OFFICER'S REPORT

Recommend that the Chief Bush Fire Control Officer's Annual Report be received.

Recommend that Council adopts the same firebreak inspection procedure as in previous years.

Recommend that Council adopt the proposal from the Bush Fires Board that this Local Authority enter into the agreement on the 50% subsidy for the purchase of two way radios for Council's fire fighting organisation. The proposal is a one off proposition and Council will be expected to replace the equipment at its own expense when the working life of the two way equipment is at an end.

RECOMMENDATION

That Council:

- 1 adopts the Chief Bush Fire Control Officer's 1993/94 Annual Report (Attachment 1);
- 2 appoints those people named on Attachment 1 as Bush Fire Control Officers, Brigade Officers, Fire Weather Officers and Brigade members for 1994/95;
- 3 adopts the proposal from the Bush Fires Board entering into an agreement for 50% subsidy for two way radios to be fitted to vehicles and base stations of Council's fire fighting organisation;
- 4 adopts the same firebreak inspection procedure as in previous years.

T M TREWIN
Manager - Municipal
Law & Fire Services

31 August 1994

kws/dw/09001

I40913

CITY OF WANNEROO REPORT NO: I40913

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: COUNCIL MEETING

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 335-1

WARD: ALL

SUBJECT: AMENDMENT TO REPRESENTATION ON THE MANAGEMENT
COMMITTEE FOR WHITFORD SENIOR CITIZEN'S CENTRE

Council at its July meeting (I40708) received and endorsed representatives to the Management Committees of Senior Citizens Centres for the period July 1994 to June 1995.

At a recent meeting of the above Centre, the Management Committee received and approved the nomination of Mr R Hales and Mr E Bennett (Deputy) of the Whitford Branch of the RSL as additional members of the Committee.

RECOMMENDATION

That Council endorses the appointment of Mr R Hales and Mr E Bennett as his Deputy to the Whitford Senior Citizen's Centre Management Committee.

P STUART
Manager Welfare Services

DL:CJ
wre09002

I60900

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

14 SEPTEMBER 1994

I60901CITY OF WANNEROO REPORT NO: I60901

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL: TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 208-044-93/94, 765-23-1

WARD: SOUTH WEST

SUBJECT: PINNAROO/MULLALOO POINT, HILLARYS: TOILET
CHANGEROOM BUILDING

In April 1994, Council accepted the tender sum of \$162,611.00 from Pacific Building Company for the erection and completion of the toilet changeroom building within the Coastal Recreation Reserve 39497 off Whitfords Avenue, Hillarys.

Within the contract sum was a provisional sum of \$21,000 to cover the cost for installation of an off-site sewer drain in this case a pressurised rising main connection to the WA Water Authority person hole (T9185) some 250 metres to the north of the site in Fairhaven Terrace, Hillarys.

Any sewer connection associated with this site requires pumping to WAWA sewer and entails boring under Whitfords Avenue and connecting to a plastic lined person hole prior to the WAWA connection.

Due to the advancement of land sub-division to the east of the site, an alternative sewer connection point has become available.

This option will allow the hydraulic contractor to connect to a person hole in Cronulla Place, some 50 metres from site and may result in a saving of \$10,000. Unfortunately, this alternative sewer main will not come into use until some time in November 1994.

As the building will be completed in early October there would be a delay in use of the toilet changeroom building for a period of two months and possibly more.

It is reasonable to accept some time delay in this instance and therefore gain a cost savings and still have the facility available to the public for the coming summer. Instructions have been issued accordingly.

Submitted for information.

R FISCHER
City Building Surveyor

RF:SE/bre09005

I60902

CITY OF WANNEROO REPORT NO: I60902

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 061-25

WARD: SOUTHWEST

SUBJECT: BARCLAY PARK, PADBURY (EX I20716)

Council at its meeting on Wednesday 13 July 1994 resolved that:-

1. In consultation with local residents a plan be developed to revegetate and beautify Barclay Park, 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.

Previous landscape works at this park have not proved successful. The park at present is sparsely grassed and has five existing trees.

The soil type is a major environmental factor in establishing vegetation of any type on this park, being free draining Cottesloe sand of the Spearwood soil complex. This soil type is typically devoid of organic matter and slightly alkaline.

To successfully grow plants on this park will require regular watering and it is proposed that all plants placed on this park will be trickle-fed with poly-irrigation fed by Council water truck on a weekly basis in summer.

A draft concept plan has been prepared by Parks staff showing that 159 additional plants would be required to be planted at a cost including reticulation pipe and fittings, fertiliser and plants in the order of \$2,000.00 which would be made available from Green Plan funds.

An amount for labour has not been included as it is envisaged that the local community would contribute there services in this regard.

To date the local residents have not been consulted and it is proposed that prior to next winter planting season a meeting will be called between all interested parties to develop and finalise a revegetation plan that is acceptable to everyone.

Submitted for Councils information.

F GRIFFIN
City Parks Manager

FG:VR
gre0802

I60903

CITY OF WANNEROO REPORT NO: I60903

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 740-91417

WARD: SOUTH

SUBJECT: APPEAL DETERMINATION - PROPOSED SUBDIVISION OF
LOT 78 GRISKER ROAD, WANNEROO

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: B H & Y L Whisson
REPORT WRITTEN: 11.8.94

INTRODUCTION

Correspondence has been received from the Minister for Planning regarding the appeal lodged by Mr and Mrs Whisson against the State Planning Commission's refusal to permit the subdivision of Lot 78 Grisker Road, Wanneroo. The Minister has dismissed the appeal.

BACKGROUND

Council considered the subdivision application at its December 1993 meeting (H21242 - Attachment 1 shows the site location). Council resolved not to support the proposal. The State Planning Commission similarly refused the application on the following grounds:

1. The land is zoned Rural in the Metropolitan Region Scheme and Local Authority Town Planning Scheme and approval to the subdivision would be detrimental to the character and amenity of the Rural zone.

2. Approval to the subdivision would set an undesirable precedent for the further subdivision of surrounding lots.
3. The proposal does not comply with the Commission's Rural Small Holdings Policy Study (1977) or the Council's Rural Subdivision Policy.

DETERMINATION

The Minister, in considering this appeal, took cognisance of the appellant's difficult personal situation, however dismissed the appeal because of the particular planning considerations, namely; the prevailing lot size and subdivision pattern in the immediate area, the history of unsuccessful attempts to subdivide land in the area and the precedent it would set for other landowners to pursue similar subdivision.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

lk:gm
pre94901

I60904

CITY OF WANNEROO REPORT NO: I60904

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 740-90683

WARD: NORTH

SUBJECT: APPEAL DETERMINATION - SUBDIVISION OF LOCATION
1747 ANDERSON ROAD, PINJAR

METRO SCHEME: Rural
LOCAL SCHEME: Rural
APPLICANT/OWNER: Mr J P Stratton
CONSULTANT: The Planning Group
APPLICATION RECEIVED: 24.8.93
DAU/SCU:
APPLICANT CONTACTED:
ADVICE RECEIVED: 15.8.94
REPORT WRITTEN: 26.8.94

INTRODUCTION

The Hon Minister for Planning has upheld an appeal against conditions imposed by Department of Planning and Urban Development (DPUD) on approval for subdivision and substituted these conditions with an amended condition requiring only 50% contribution to the cost of upgrading a portion of Anderson Road.

BACKGROUND

Council received an application for subdivision of Location 1747 on 24 August 1993 (H21010) to create two, approximately equal lots, totalling 43.1 hectares (see Attachment No 1). The lot is zoned Rural and the proposal was supported subject to certain conditions.

DPUD subsequently approved the subdivision on 9 February 1994 subject to certain conditions. An appeal was made to the Minister against four of these conditions stated as follows:

-
- "1. Satisfactory arrangements being made with the Local Authority for the upgrading of Anderson Road"
- "3. The subdivider providing a written undertaking to advise prospective purchasers and subsequent purchasers of the subdivided lots that:
- . intensive agricultural uses as determined by the Local Authority are not permitted"
- "5. Any fill for the construction of building pads or driveways is to be to the satisfaction of the Local Authority" and
- "6. The use of alternative style effluent disposal systems to the satisfaction of the Local Authority".

This resulted in only Condition 1 of these being imposed, as amended below:

- "1. Satisfactory arrangements being made with the Local Authority for a contribution of 50% of the cost of upgrading Anderson Road to the standard specified by that Authority. Such upgrading would include reshaping the existing limestone sub-base pavement, to a minimum thickness of 175mm, to provide a minimum 4.0 metre formation width that extends from the end of the 6.0 metre limestone pavement to 20 metres west of the subdivided lot boundary."

It should be noted that the deletion of the other three conditions was contrary to the principles adopted by Council in its formulation of a report on the Lake Pinjar area management which is being tabled at this meeting of Council.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER

City Planner

hjb:gm
pre94918
29.8.94

I60905

CITY OF WANNEROO REPORT NO: I60905

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 30/564

WARD: SOUTH

SUBJECT: PROSECUTION : UNAUTHORISED DEVELOPMENT, LOTS
11 AND 12 (360) CORNER WINDSOR ROAD, WANGARA,
NORANDA HILLS NURSERY

BACKGROUND

Council will recall that as a result of the City Planner's report dated 3 November 1993 (H51110) it resolved to prosecute the owners/occupiers of the above property under the provisions of the Town Planning and Development Act for commencing development without the prior approval of Council.

The companies to which I refer are Noranda Hills Nursery, Urbanstone Landscape Supplies, Venter Trailers and Twinside Retaining Walls.

Proceedings were commenced at Joondalup Court of Petty Sessions on 4 May 1994 against all four companies and, following all charges being denied, matters were adjourned for hearing.

The hearing, against Jarpel Pty Ltd, trading as Noranda Hills Nursery, took place on 16 august 1994. Jarpel reversed its plea to Guilty on all three charges, namely:

67Developing the land contrary to the conditions of planning approval.

68Commencing development of the land without prior approval.

69Permitted the carrying out of the use of the land contrary to Town Planning Scheme No 1.

The presiding Magistrate then imposed fines of \$1,200 on each of the three charges and awarded costs of \$3,000 - total \$6,600.

Insofar as Twinside Retaining Walls and Venter Trailers (Trading as Southcote Investments) are concerned, charges against them have been withdrawn as they vacated the subject lot some considerable time ago.

Urbanstone Landscaping Supplies (Delta Corporation) requested and were granted a further adjournment until 13 December 1994 after the presiding Magistrate was informed that at the present time an appeal has been lodged with the Minister for Planning. The Minister's representative has already commenced investigation and as soon as the decision is known this will be reported to Council.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER
City Planner

jhw:gm
pre94913
24.8.94

I60906**CITY OF WANNEROO REPORT NO: I60906**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 210-6

WARD: ALL

SUBJECT: DEVELOPERS' COVENANTS

INTRODUCTION

On 10 August 1994 the Council resolved to request representation on any working party formed to consider the enforcement of restrictive covenants. The Director, Policy and Programs, Department of Local Government, has responded to this request.

ASSESSMENT

Council's request (I50802) was submitted to the Department of Local Government on 15 August 1994. It appears that instead of forming a working party, the Department has referred a brief to the W A Law Reform Commission to examine and prepare a report on the control/enforcement of restrictive covenants.

Staff in the Council's Building and Planning Departments have been requested to follow the matter up with the Commission to ensure that the Council has an opportunity for input into the Commission's deliberations.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER

City Planner

acs:gm
pre94929
31.8.94

I60907

CITY OF WANNEROO REPORT NO: I60907

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 012-6

WARD: ALL

SUBJECT: LOCAL GOVERNMENT GRANTS COMMISSION VISIT

Council is in receipt of advice from the Local Government Grants Commission that it intends to visit the City on Monday, 28/11/94 as part of its programme of public hearings and inspection for 1994/95.

The Commission has detailed the following programme:-

Public Hearing	9.00 a m - 11.00 a m
Inspection	11.00 a m - 1.00 p m

Following the visit to Wanneroo the Commission will proceed to the Shire of Swan for its public hearing commencing at 2.00 p m.

While the Commission has detailed its inspection programme as above, it is considered appropriate that the City provide a luncheon for the guests. Accepting this it maybe more appropriate to re-arrange the visit as follows:-

Inspection	9.00 a m - 10.30 a m
Public Hearing	10.30 a m - 12.30 p m
Luncheon	12.30 p m - 1.15 p m

The longer serving Councillors will recall the Commission's last visit to the City was in 1988. At that time a comprehensive submission for financial assistance was compiled for the Commission. A copy of that submission has been placed in the Councillor's reading room for perusal.

The impending visit gives Council the opportunity to apprise the Commission of the special problems facing the City. Undoubtedly,

the major focus will be on the provision of regional facilities in the Joondalup area. A submission highlighting the City's various expenditure and revenue raising disabilities will be compiled prior to the visit.

The W.A. Local Government Grants Commission is the State body which allocates Federal Government funds to the various local government bodies in this State. The total State allocation for 1994/95 was \$123,604,367 dissected as follows:-

Roads Component	\$ 51,954,180
Equalisation Component	\$ 72,822,285
	<hr/>
	\$124,776,465
Less 1993/94 Adjustment	\$ 1,172,098
	<hr/>
	\$123,604,367
	<hr/>

Wanneroo's share of this is:-

Roads	\$ 1,326,532
Equalisation	\$ 2,450,074
	<hr/>
Total	\$ 3,777,606
	<hr/>

Under the conditions of the grant allocations no Local Government will receive less than what it would if 30% of the funds were allocated on a per capita basis. Local authorities in this category receive what is known as the "Minimum Grant". For 1994/95 this is \$13.02 per capita.

With Wanneroo's population for grant determination purposes set at 190,965 the equalisation component is \$2,486,834 less the adjustment for 1993/94 overpayment of \$36,760.

Submitted for information.

J B TURKINGTON

City Treasurer

JBT:JW

31 August 1994

tre0253

I60908

CITY OF WANNEROO REPORT NO: I60908

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 012-6

WARD: ALL

SUBJECT: 1994/95 LOCAL GOVERNMENT GRANT COMMISSION
GRANTS

The Federal Minister for Local Government has now provided the 1994/95 grant allocations as recommended by the Grants Commission to the State Minister for Local Government, the Honourable Paul Omodei.

The notional allocations received in June/July 1994/95 for Budget compilation purposes were calculated on the basis that funding to Western Australian Local Governments would total \$123,179,077. As the final amount of funds (including road funds) is \$124,776,465 a small upward adjustment has been made to all to all notional grants.

Council's final grant allocation is as follows:-

Financial Assistance Grant

\$2,450,074 - 9.8% increase on 1993/94

Local Road Grant

\$1,327,532 an increase - 10.87% increase on 1993/94

Total = \$3,777,606

The final grant allocations are listed as Attachment A.

As has been past practice these grants are paid on a quarterly basis with the funds being made on 22 August 1994, 15 November 1994, 15 February 1995 and 15 May 1995.

Due to Australia's continued lower than expected inflation rate, the Commonwealth Government's estimate of local government funding levels in July 1993 has resulted in an overpayment of local governments in 1993/94.

The original allocation of funds in July 1993 was \$123,179,077. The total funding available to local governments in Western Australia in 1993/94 has now been adjusted downwards to \$122,006,979. This represents a reduction of \$1,172,098, or 0.951% for the total year's general purpose grant. A reduction of 3.8% (that is, 4×0.9515) has therefore been made to each local government's first quarterly payment for 1994/95.

Councillors will be aware that Wanneroo is a "Minimum Grant" Council meaning in short that this City receives its equalisation grant based on 30% of the total grant being distributed on a population basis. Most of the metropolitan Councils are in this category with each receiving the minimum grant allocation of \$13.02 per head of population.

The minimum grant calculation is as follows:-

	1994/95
Federal Allocation	\$72,822,285
30% for Minimum Grant	\$21,846,686
State Resident Population 30/06/93 (ABS figures)	1,677,616
Per Capita Allocation	\$13.0246
Wanneroo City Council Population 30/06/93 (ABS figures)	\$ 190,965
Wanneroo City Council's 1994/95 Grant	\$ 2,486,834

This figure has been adjusted by the 1993/94 overpayment of \$36,760 to give the adjusted grant for 1994/95 of \$2,450,074.

In addition the Western Australia Local Government Grants Commission Balanced Budget detailed calculations for 1994/95 are appended - refer Attachment B.

In summary the position is:-

Assessed Revenue Capacity	\$34,141,426
Assessed Expenditure Capacity	\$38,264,528
	<hr/>
	\$ 4,123,102

This effectively means that if there were unlimited equalisation funds for distribution Wanneroo would receive \$4.1 m.

As the total State net equalisation requirement was \$120,019,481 well in excess of the total State Government allocation of \$72,822,285 adjustments were required to the various individual allocations.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
29 August 1994

tre0251

I60909

CITY OF WANNEROO REPORT NO: I60909

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 005-2-4

WARD: ALL

SUBJECT: PERMANENT BUILDING SOCIETY (IN LIQUIDATION)

Councillors will recall that the Permanent Building Society went into liquidation on 19 December 1991. Council had substantial funds invested with this Society at that time and its current investment is \$238,164.05 representing 5¢ in the dollar.

Since the last report (21 April 1993 - Report H30422 refers) the liquidation of the Society has progressed with the Liquidator realising most of the assets. Assets yet to be finalised include two motor vehicles which until recently were in the possession of Mr A Nizzola a previous Director of the Society. In addition legal action against the previous Directors of the Society has occupied considerable time. Without expanding on the full details, in a recent decision relating to the Society's land dealing in Bassendean, the Full Court of the Supreme Court of Western Australia found that three previous Directors, Messrs Nizzola, Holding and McGee, were liable for the loss sustained by the Society resulting from those dealings. That loss, on the evidence before the Court, amounted to \$1,807,388. As a consequence of this the Liquidator filed with the Federal Court of Australia an application for bankruptcy against Messrs Nizzola, Holding and McGee. The Society's application was heard by the Federal Court on 16 August 1994 and was successful. Those previous Directors are now bankrupt. Mr Wheeler another Director of the Society was declared bankrupt on 16 February 1993. The Bankruptcy Act contains a number of provisions which permit the recovery of assets from a bankrupt (including income during his bankruptcy) and also from third parties.

The Liquidator, Anthony Woodings from Chartered Accountants Pannell, Kerr, Forster, has advised that he will be making a third dividend payment of 3 ¢ in the dollar on 30/09/94.

The fourth and final dividend of 1¢ to 3¢ will be paid during the latter half of 1995 subject to the outcome of the matters remaining to be settled.

As mentioned previously Council's outstanding balance of its investment with the now defunct Society is \$238,164.05 representing 5¢ in the dollar. The dividend payable on the 30 September 1994 will return \$142,898.43. Should the Liquidator's prediction and estimation of future dividends prove correct, Council will recover the full current outstanding balance.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
24 August 1994

tre0250

I60910

CITY OF WANNEROO REPORT NO: I60910

TO: TOWN CLERK

FROM: CITY LIBRARIAN

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 240-12

WARD: ALL

SUBJECT: COMMUNITY HERITAGE GRANT APPLICATION

The National Preservation Office (NPO) of the National Library of Australia has advised Council has been unsuccessful with its Community Heritage Grant Application.

Heritage Grants are offered to address preservation of documentary collections of community and national significance.

Council's application sought funds to commence organisation and preservation work on the photographic collection ahead of the scheduled move to the Joondalup Library.

The NPO advises over 200 applications were received. It would appear Council's application was primarily unsuccessful as:

"seeking funding solely to document, index or catalogue collections without providing evidence that the collections had received, or are receiving appropriate preservation attention"

Submitted for information.

N CLIFFORD
City Librarian

nfc:mdp
whre080194
16.8.94

I60911

CITY OF WANNEROO REPORT NO: I60911

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 307-1

WARD: ALL

SUBJECT: OPEN MUSEUM AND EARTHCARE MARKET DAY -
GLoucester LODGE MUSEUM - 25 SEPTEMBER 1994

Gloucester Lodge Museum Management Committee, in conjunction with Conservation and Land Management Department, is staging an Open Museum and Earthcare Market Day on Sunday, 25 September 1994, in the area adjacent to the Museum at Yanchep Park.

The event is being held to coincide with the 15th Anniversary of the Museum.

Numerous applications for stalls and displays, ranging from environmentally friendly to arts and crafts, have been received, ensuring there will be plenty for the visitor to see.

Posters and flyers have been distributed throughout the Recreation Centres and Libraries and, in the weeks prior to the event, at the gate entrance to the Park. Media releases are being co-ordinated by CALM and will be forwarded to newspapers and radio stations. An advertisement is being placed in the Wanneroo Community newspaper on 20 September 1994.

The programme of events for the Day has been confirmed (Attachment 1 refers).

Submitted for Council information.

R BANHAM
City Recreation and
Cultural Services Manager

MC:SS
rre49004

PROGRAMME

MUSEUM AND EARTHCARE MARKET DAY

SUNDAY, 25 SEPTEMBER 1994

YANCHEP NATIONAL PARK
(adjacent to Gloucester Lodge Museum)On Stage

10.30 am	Bill Boards in Space
11.30 am	Challenge Brass Band
12.00 pm	Opening by Her Worship, the Mayor of the City of Wanneroo, Cr R Waters, JP.
12.15 pm	Challenge Brass Band
1.00 pm	Blackboy Jam Bush Band
2.00 pm	Bootscooting
2.45 pm	Bill Boards in Space
3.45 pm	Blackboy Jam Bush Band
4.45 pm	Bill Boards in Space

Museum

Displays the history of the City of Wanneroo and Yanchep National Park.

Around the Museum

Displays - Organic Growers; World Vision; Greenpeace; Wildflower Society; Permaculture and many more.

Stalls - Arts and Crafts.

I60912

CITY OF WANNEROO REPORT NO: I60912

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 262-5

WARD: ALL

SUBJECT: WELLNESS DAY - WEDNESDAY 26 OCTOBER 1994

The launch of International Wellness Day in Western Australia took place two years ago on 27 May 1992. Council has been involved from the beginning with a steady growth rate in community awareness and participation rate on the day.

What is Wellness Day?

Wellness Day is a state-wide participation event aimed at promoting a healthy and active lifestyle through recreation. Local government plays an enormous role in providing the environments within which people live, recreate and socialise. However, very few of those who value their local facilities stop to think who provides and maintains them.

This Year's Event

One of the aims of Wellness Day is to count the number of people that register their participation in 15 minutes of recreational activity on the day by telephoning their local authority. Whilst this aim is successful in the smaller country municipalities which have a close knit community, it has not been successfully achieved in the larger municipalities such as Wanneroo, Perth and Stirling.

This year, local Councils have the option of tailoring the aims of Wellness Day to focus only on those aims that tie in with their management plans. With this in mind, the Recreation and Cultural Services Department has chosen not to count people registering their participation, but concentrate on the marketing and awareness of existing leisure programmes, indoor and outdoor

facilities and the large range of community groups that people can join to pursue their recreational lifestyle.

Format for the Day

The Recreation Facilities Managers in each zone will host an open morning at their centres from 9.30am to 12.00noon. During this time staff will be available to guide people around the facility and explain what leisure courses are running at the centre throughout the year. Printed information will also be available illustrating what and where recreational opportunities are available in their local area such as clubrooms; tennis courts; parks; play equipment; bicycle trails; and BBQs.

A marketing and promotional programme will take place in the weeks leading up to the event. This will coincide with the state-wide media programme financed by the Ministry of Sport and Recreation. A practicum student has been provided through the Ministry of Sport and Recreation to assist in the co-ordination and evaluation of the event.

Submitted for Council information.

R BANHAM
City Recreation and
Cultural Services Manager

CI:SS
rre49005

I60913

CITY OF WANNEROO REPORT NO: I60913

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 260-0

WARD: SOUTH

SUBJECT: FUNDING FOR CALISTHENICS CENTRE - WEST SWAN

At its meeting on 27 July 1994, Council requested a report on the funding background for the State Calisthenics Centre at Swan Park, Midvale, and whether this funding would be available to groups within the City of Wanneroo (Item I90754 refers).

The State Centre was established several years ago through the efforts of the Calisthenics Association of Western Australia and its member clubs. Prior to this the Association owned a property in Flynn Street, Churchlands; however, the site was not suitable for a State headquarters. It was sold for approximately \$200,000 when the Association decided to relocate to Swan park.

Other funding sources included a self supporting loan of \$90,000 negotiated with the Shire of Swan and a grant of \$80,000 from the State Community Sporting and Recreation Facilities Fund.

The project involved a great deal of voluntary labour which was contributed by the parents of members throughout the metropolitan area. This type of self help is a legitimate component of many projects initiated by community groups and State organisations.

The 680 seat facility is currently valued at around \$1.25 million. Operational costs and repayments to the Shire of Swan are met through hire charges to compatible community groups, canteen profits and income received from club concerts.

Although local calisthenics groups in the City of Wanneroo would welcome a training venue specifically designed for their needs, it is not an issue at the present time. Some clubs use Council facilities and enjoy free use according to the current policy,

while others using Education Department venues are required to pay a set fee. Although there are 1400 registered participants in the metropolitan area, local club members would total around 400.

Whilst these groups would be eligible to apply for grants through the Community Sporting and Recreation Facilities Fund, and other appropriate bodies, it would be difficult for them to generate the balance of funds required to meet the total cost of such a project.

In a recent sports survey seeking information on metropolitan facility requirements the Calisthenics Association of Western Australia stated that it would like to see a greater availability of recreation halls and school facilities to develop its sport.

Submitted for Council information.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre49001

I60914

CITY OF WANNEROO REPORT NO: I60914

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 013-5

WARD: ALL

SUBJECT: MISSING COSTUME ACCESSORIES - THIRD FLOOR
FOYER

Council has sought a report on the value and insurance coverage of the clothing items which have been reported as missing from the display units in the third floor foyer.

Councillors will recall the Kastorian costumes were donated to the City by the Kastorian Sister City Delegation which visited Council in November 1992. These items were stored pending the construction of display cabinets in which the costumes would be displayed. On completion of the cabinets it was discovered that several accessory items of clothing associated with the display were missing.

As the value placed on the missing items was \$300, which was below the \$1,000 excess Council had at the time on its Industrial Special Risk insurance policy for buildings and contents insurance, no claim was submitted to the insurer. The local Macedonian community subsequently found suitable replacements for the accessories and payment for these will be made in due course.

Submitted for information.

J B TURKINGTON
City Treasurer

JBT:JW
30 August 1994

tre0252

I60915

CITY OF WANNEROO REPORT NO: I60915

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 14 SEPTEMBER 1994

FILE REF: 241 - 7

WARD: ALL

SUBJECT: RELOCATION OF ASBESTOS CEMENT HOUSES

COUNCIL REQUEST TO MINISTER

In 1993, following the dismissal of an appeal to retain a transported asbestos cement clad house at Lot 218 Gretel Court, Two Rocks, Council requested the Minister for Local Government to investigate the relocation of Asbestos Cement Houses in residential areas.

The Department of Local Government released a Building Note No 61 on 17 August, 1994 headed:

RELOCATION OF ASBESTOS CEMENT HOUSES

"Recent amendments to the Health (Asbestos) Regulations 1992 have readdressed the matter of transporting structures clad in asbestos cement. These amendments were gazetted on 28 June 1994.

Regulation 6 of the Health (Asbestos) Regulations 1992 stated that:

A person who sells or supplies asbestos cement sheet to another commits an offence, except when...

(d) the asbestos cement sheet formed part of a structure designed to be movable that was sold or supplied without substantially dismantling it.

This regulation was never intended to be generally used to prohibit the sale, supply and relocation of asbestos cement-clad buildings, and the 1994 amendments have addressed the issue somewhat more directly. Regulation 6(d) has been replaced, so that now:

A person who sells or supplies asbestos cement sheet to another commits an offence except when...

(d) the asbestos cement sheet forms part of a dwelling-house (whether or not a fixture on land) which is sold or supplied and which, at that time, is not substantially dismantled.

This permits the sale or supply of asbestos cement dwelling-houses (a term covering residential houses, but not associated structures or outbuildings) on condition that they are not already "substantially dismantled", but does not address the matter of their transportation. This is now addressed in a new regulation, 7A which states that:

(1) A person who moves a dwelling-house built wholly or partly with asbestos cement sheet commits an offence unless, in the course of moving it, that part of it built wholly or partly with asbestos cement sheet is not substantially dismantled.

(2) A person shall not cut or deliberately break asbestos cement sheet for the purpose, or in the course, of moving a dwelling-house built wholly or partly with asbestos cement sheet.

Although the reference to the building being "designed to be movable" has been dropped, the phrase "substantially dismantled" remains in Regulation 7A(1). The Health Department states that there is still no intention to prevent normal dwelling-house relocation practice, and that no special permit needs be obtained prior to relocation.

Regulation 7A(2) prohibits the breaking or cutting of asbestos cement sheet during the process of cutting the building, but not the careful removal of such sheeting. A typical asbestos cement-clad house is generally cut in two in order to be transported economically. The

asbestos cement cladding is removed where the cut is to be made, the frame is cut, the sections are transported and the structure is re-erected using asbestos-free cladding over the area of the cut.

In summary, the Health (Asbestos) Regulations do not prohibit the relocation of asbestos cement-clad dwelling-houses, providing they are not substantially dismantled. However, the sale or supply, and/or relocation, of associated structures and outbuildings is prohibited.

Further clarification may be sought from the Manager, Occupational Health and Safety, at the Health Department of WA."

Submitted for information.

L.CANDIDO
Deputy City Building Surveyor

LC:HW
bre09012