

C I T Y   O F   W A N N E R O O

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER  
ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP,  
ON WEDNESDAY, 23 NOVEMBER 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 from 9.31 pm	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	M E LYNN, JP	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Planner:	O G DRESCHER
City Engineer:	R McNALLY
City Treasurer:	J TURKINGTON
City Building Surveyor:	R G FISCHER
Deputy City Building Surveyor:	L CANDIDO
City Environmental Health Manager:	G FLORANCE
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager, Municipal Law & Fire Services:	T TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Publicity Officer:	W CURRALL
Committee Clerk:	J HARRISON
Minute Clerk:	V GOFF

An apology for absence was tendered by Cr Curtis.

An apology for late attendance was tendered by Cr MacLean.

There were 16 members of the Public and 3 members of the Press in attendance.

The Mayor declared the meeting open at 7.33 pm.

#### **CONFIRMATION OF MINUTES**

#### **I91129 MINUTES OF COUNCIL MEETING, 9 NOVEMBER 1994**

**MOVED** Cr Dammers, **SECONDED** Cr Freame that the Minutes of Council Meeting held on 9 November 1994, 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**

#### **TWO ROCKS PROFESSIONAL FISHERMEN'S ASSOCIATION**

On Sunday, November 13, I had the pleasure of participating in the Blessing of the Fleet at Two Rocks.

It was an enjoyable occasion and I must thank the Two Rocks Professional Fishermen's Association for the invitation.

#### **HEALTH IN THE CITY EXPO**

On Tuesday, November 15, I opened the inaugural Health in the City Expo, which was held at the Craigie Leisure Centre.

The two-day Expo was a successful event, with many of our residents learning about preventative measures designed to minimise the risk of contracting life-threatening diseases.

The Health Expo was part of Council's healthy cities programme.

It brought together 16 organisations to promote healthy lifestyles.

#### **WOODVALE PARK COMMERCIAL CENTRE**

Last Saturday I was invited to officially open the recently completed Woodvale Park Commercial Centre.

The additions comprise the second stage of the commercial centre.

What makes the Woodvale Park Commercial Centre different from other developments is the fact that most of the owners of the units are local residents and ratepayers.

#### **20TH MILLION BOOK ISSUE - CITY OF WANNEROO LIBRARIES**

City of Wanneroo Libraries celebrated the 20th million book issue last week.

Mrs Barbara Cole of Mullaloo borrowed books on Monday, November 14, at the Whitford Library and in doing so achieved the milestone.

To mark the occasion, Mrs Cole was presented with a gift pack from City Librarian, Nerida Clifford.

An article and photo appeared in this week's edition of the Wanneroo Times.

#### **AUSTRALIAN CITIZENSHIP CEREMONY**

Tomorrow evening at 6.00 pm, the City of Wanneroo will conduct a special Australian Citizenship Ceremony at the Lakeside Joondalup Shopping Centre.

The Department of Immigration and Ethnic Affairs has launched a campaign to encourage long-term Australian residents to become citizens.

As part of the campaign, the Department is holding special citizenship ceremonies in each state to highlight the citizenship drive.

Tomorrow night's ceremony is part of that citizenship promotion campaign.

#### **LAUNCHING 1994 OPEN DAYS - CATA**

This morning, I had the pleasure of launching the 1994 Open Days for CATA at the Greenwood/Warwick Community Services Centre.

CATA, which stands for the Creative and Therapy Activities Disabled Group, is holding open days until Saturday of some of the arts and crafts items its members have made.

#### LETTER OF APPRECIATION FROM MR FRANK LYNN

Mr Frank Lynn has written expressing his appreciation for the flowers and fruit sent to him during his recent illness.

#### COAT OF ARMS - BANBRIDGE DISTRICT COUNCIL

Mr Joseph More, representing the Banbridge District Council, Ireland visited the Council and was presented with the City of Wanneroo plaque as a gesture of goodwill.

Cr Freame presented to Council a Coat of Arms from the District of Banbridge, Ireland.

#### PETITIONS, MEMORIALS AND DEPUTATIONS

##### I91130 PETITION OPPOSING A CHILD CARE CENTRE ON CORNER OF ST IVES AND LAGOON DRIVES, YANCHEP - [303-9-0, 1484-1483]

Town Clerk submitted an 81-signature petition from residents opposing the establishment of a Child Care Centre on corner of St Ives and Lagoon Drives, Yanchep.

Cr O'Grady also submitted a copy of this petition.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that the petition opposing the establishment of a Child Care Centre on corner St Ives and Lagoon Drives, Yanchep be received and referred to Town Planning for a report to Council.

**CARRIED**

##### I91131 PETITION REQUESTING ADDITIONAL PLAYGROUND EQUIPMENT IN COOLIBAH PARK, DUNCRAIG - [755-30249]

A 49-signature petition has been received from residents requesting additional playground equipment in Coolibah Park, Duncraig.

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

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that the petition requesting additional playground equipment in Coolibah Park, Duncraig be received and referred to Parks Department for a report to Council.

**CARRIED**

**I91132 PETITION EXPRESSING CONCERN AT THE USE OF CASTLEGATE WAY, WOODVALE AS A THOROUGHFARE - [510-2296]**

A 66-signature petition has been received from residents in Castlegate Way, Woodvale expressing concern at the use of the street as a thoroughfare between Trappers and Timberlane Drives.

The petitioners request Council assess the traffic flow with a view to discouraging the use of Castlegate Way as a thoroughfare.

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

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that petition expressing concern at the use of Castlegate Way, Woodvale as a thoroughfare between Trappers and Timberlane Drives be received and referred to Engineering Department for a report to Council.

**CARRIED**

**I91133 PETITION RELATING TO MARKET GARDEN SALES PERMITS - [30/0207]**

A 996-signature petition has been received requesting the expansion of the range of convenience goods allowed to be sold by Market Garden Sales Permit holders.

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

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that the petition requesting the expansion of the range of convenience goods allowed to be sold by Market Garden Sales Permit holders be received and referred to Town Planning Department for a report to Council.

**CARRIED**

**I91134 PETITION COMPLAINING OF VOLUME OF NOISE FROM PROPERTY IN GREENWOOD - [0075/394/28]**

A 6-signature petition has been received complaining of the volume of noise emanating from a property in Greenwood.

This petition will be referred to Environmental Health Department for action.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that the petition complaining of the volume of noise emanating from a Greenwood property be received and referred to Environmental Health Department for action.

**CARRIED**

**I91135 PETITION COMPLAINING OF OVERGROWN CONDITION OF PROPERTY  
IN GIRRAWHEEN - [0501/2/17, 1879/ /68, 1879/3/70**

An 8-signature petition has been received from residents complaining of the overgrown condition of a property in Girrawheen.

The petitioners are concerned of the possible fire risk.

This petition will be referred to Municipal Law and Fire Services Department for action.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that the petition complaining of the overgrown condition of a property in Girrawheen be received and referred to Municipal Law and Fire Services Department for action.

**CARRIED**

**I91136 PETITION REQUESTING EXEMPTION TO NO-SMOKING RULE - TWO  
ROCKS/YANCHEP RECREATION CENTRE - [330-9-1]**

A 24-signature petition has been received from users of the Two Rocks/Yanchep Recreation Centre requesting that Council grants exemption to the No-Smoking rule during Thursday evening Bingo sessions.

This petition will be referred to Recreation and Cultural Services Department for action.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that the petition from users of the Two Rocks/Yanchep Recreation Centre requesting exemption to the No-Smoking rule during Thursday evening Bingo sessions be received and referred to Recreation and Cultural Services Department for action.

**CARRIED**

**I91137 PETITION OBJECTING TO PROPOSED RETAIL DEVELOPMENT -  
MINDARIE KEYS - [790-584]**

A 177-signature petition has been received from residents of Mindarie objecting to the proposed retail development at the intersection of Hester Road and Marmion Avenue, Mindarie.

The petitioners object to the proposed retail development in view of the close proximity to the Quinns Village Shopping Centre, the duplication of these services and the unnecessary financial risks this development would place on businesses.

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

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that the petition objecting to the proposed retail development at the intersection of Hester Road and Marmion Avenue, Mindarie be received and referred to Town Planning Department for a report to Council.

**CARRIED**

**I91138 PETITION REQUESTING SPECIAL MEETING OF ELECTORS TO DISCUSS THE CLASSIFICATION OF CALEDONIA PARK, CURRAMBINE - [061-434]**

A 57-signature petition has been received from residents of Currambine requesting Council consideration of holding a Special Meeting of Electors.

The petitioners request the Special Meeting of Electors to discuss Caledonia Park being retained as passive public open space.

In accordance with the provisions of Section 171(4) of the Local Government Act, a Special Meeting of Electors has been scheduled for 7.30 pm on Tuesday, 6 December 1994 in the Administration Centre, Boas Avenue, Joondalup.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that the petition in relation to the holding of a Special Meeting of Electors to discuss Caledonia Park being retained as passive public open space be received and accordingly a date of 6 December 1994 has been set.

**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."

The Greek Consulate recently advised Council that they have made contact with the Kastorian group "Friends of the Environment" which will be caring for the swans. The Consulate is currently trying to ascertain if Friends of the Environment have a

suitable enclosure as per the instructions of the Australian Nature Conservation Agency. A report will be submitted in due course.

BUILDING LICENCES: CREDIT FACILITIES - ex I10937

"a further report be submitted to Council prior to the conclusion of the trial on the outcomes."

The trial concludes in March 1995. A report will be submitted during February 1995.

PETITION REQUESTING IMPROVED FACILITIES AT CHICHESTER RESERVE, WOODVALE - ex I91031

"the petition from Members of Kingsley Soccer Club requesting improvements to the existing facilities at Chichester Reserve, Woodvale be received and referred to Recreation and Cultural Services Department for a report to Council."

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

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."

CITY ENGINEER'S REPORT I11119

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."

A revised Joondalup City Traffic Study has been commissioned by Landcorp. A report will be presented to Council following receipt of the Traffic Study findings.

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 EXPRESSING CONCERN AT TRAFFIC PROBLEMS JUNCTION  
MONTCLAIR AVENUE AND WESTHAVEN DRIVE, WOODVALE - ex I90904

"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."

CITY ENGINEER'S REPORT I11116

PETITION OPPOSING PROPOSED QUARRY - BERNARD ROAD SOUTH,  
CARABOODA - ex I90937

"that the petition opposing the quarry at Carabooda be received and referred to Town Planning Department for a report to Council."

A report is being prepared and will be submitted in due course.

EXCAVATION - FURNISS ROAD, LANDSDALE - ex I90963

"a report be submitted to Council on the ground level of excavation of the site on Furniss Road, Landsdale."

This matter is currently being investigated for a report to Council in due course.

PETITION OBJECTING TO PROPOSED PARKING PROHIBITIONS IN VENTURI  
DRIVE, OCEAN REEF - ex I91003

"the petition objecting to the installation of parking prohibitions in Venturi Drive, Ocean Reef be received and referred to Engineering Department for a report to Council."

An on site meeting is being arranged with representative petitioners to re-appraise the situation for a report to Council in due course.

PROVISION OF ACCESSWAY IN MEDIAN AT CHESSELL DRIVE FOR AGED  
PENSIONERS COMPLEX - ex I91021

"that a report be submitted to Council on the cost and feasibility of providing an access through the median on chessell Drive to service the aged pensioners complex."

A report on this matter will be presented to Council at its meeting on 7 December 1994.

TRAFFIC SPEEDS - PEREGRINE DRIVE, KINGSLEY - ex I91023

"that a report be submitted to Council on the feasibility of installing traffic calming measures in the vicinity of Dalmain Primary School and the Kingsley Family Centre."

This matter is being investigated for a report to Council in due course.

LIONS CLUB OF WANNEROO - USE OF CITY OF WANNEROO CREST - ex I90967

"a report be submitted to Council on the feasibility and ramifications of permitting the City of Wanneroo Crest to be used in the manufacture of special vehicle licence plates for the Lions Club of Wanneroo."

A report on this matter will be presented to Policy and Special Purposes Committee at its meeting on 30 November 1994.

PROVISION OF UNDERGROUND POWER - ex I91063

"a report be submitted to Council on the cost implications for Council in establishing underground power and whether a reserve account should be established for the 1995/96 financial year to lessen the impact on ratepayers."

A report will be submitted following release of the State Government's Discussion Paper on underground power.

PETITION EXPRESSING DISAPPROVAL OF PROPOSED CARPARK ADJOINING PALOMA WAY, MARANGAROO - ex I91034

"the petition from residents of Paloma Loop, Marangaroo expressing disapproval of the proposed 40 bay car park adjoining Paloma Way be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT I11117

PETITION OPPOSING PROPOSED CARPARK OFF PALOMA LOOP, MARANGAROO - ex I91102

"the petition opposing the car park off Paloma Loop, Marangaroo be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT I11117

SUBMISSION FROM RESIDENTS SEEKING TRAFFIC CALMING AT  
INTERSECTION OF FORREST ROAD AND ALEXANDER ROAD, PADBURY - ex  
I91104

"the correspondence from residents seeking traffic calming at the intersection of Forrest and Alexander Roads, Padbury be received and referred to Engineering Department for a report to Council."

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

PETITION EXPRESSING CONCERN AT PROBLEMS WITH PARKING, LITTERING  
AND DUNE DAMAGE - MERRIFIELD PLACE, MULLALOO - ex I91107

"the petition expressing various concerns in relation to Merrifield Place, Mullaloo be received and referred to Engineering Department for a report to Council."

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 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."

CITY PARKS MANAGER'S REPORT I11129

LANDSCAPING OF MEDIAN STRIP WITHIN WANNEROO TOWNSITE - ex I90962

"a report be submitted to Council on the cost and feasibility of landscaping the median strip within Wanneroo Townsite."

Report will be submitted following on-site meeting with Main Roads WA.

SENIOR SPORTS OVAL ADJOINING TENNIS CLUB, YANCHEP - ex I90966

"a report be submitted to Council on the feasibility of:

- 1        establishing a senior sports oval on the land adjacent to the tennis club at Yanchep;
- 2        funds being set aside in the 1995/96 Budget to meet the cost of employing a consultant to carry out this study."

CITY PARKS MANAGER'S REPORT I61110

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.

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.

DRAFT NORTH WANNEROO LOCAL STRUCTURE PLAN - ex I20418

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

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

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY - 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.

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."

CITY PLANNER'S REPORT I61116

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 report will be prepared and submitted in due course.

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.

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.

TRANSPORT OF HAZARDOUS LOADS ALONG NEAVES ROAD TO FLYNN DRIVE INDUSTRIAL ESTATE - ex I90912

"a report be submitted to Council on the control of hazardous loads being transported on Neaves Road to access Flynn Drive Industrial Estate."

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

PETITION REQUESTING CLOSURE OF BELTANA ROAD, CRAIGIE - ex I90909

"the petition from residents of Beltana Road, Craigie requesting the closure of their street from Camberwarra Drive be received and referred to Town Planning Department for a report to Council."

This matter has been referred to Engineering Department for a report to Council.

PETITION SUPPORTING PROPOSED CLOSURE OF ACCESSWAY - BENBULLEN BOULEVARD AND GURIAN GARDENS, KINGSLEY - ex I90936

"that the petition supporting the proposed closure of accessway connecting Benbullen Boulevard and Gurian Gardens, Kingsley be received and referred to Town Planning Department for a report to Council."

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

OCEAN REEF COASTAL LAND: APPOINTMENT OF CONSULTANTS - ex I20944

"that Council requires a further monitoring report on the Ocean Reef coastal land project to be submitted to Council in March 1995, such report to give consideration to the matter of funds being included in the 1995/96 budget for a consultancy associated with the marketing of this project."

A report will be submitted to Council in March 1995.

PROPOSED DELICATESSEN, LOT 1 (925) WANNEROO ROAD, WANNEROO - ex I21003

"a report be submitted to Council on a special zoning for a delicatessen to include details of the history of the site, traffic flows and future development of Wanneroo Road."

CITY PLANNER'S REPORT I21115



APPLICATION TO PURCHASE A PORTION OF PUBLIC RECREATION RESERVE,  
BELDON - ex I21009

"consideration of this item be deferred;

Council writes to the Water Authority of WA requesting reconsideration of its objection to the sale of a portion of Public Recreation Reserve to the owner of Lot 604 Eddystone Avenue subject to appropriate conditions as to usage being imposed."

The Water Authority of WA has been requested to reconsider this matter; a reply is awaited.

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN  
TIFERA CIRCLE AND DAMPIER AVENUE, KALLAROO - ex I91026

"the letter from the Truswell Family requesting the closure of the pedestrian accessway between Tifera Circle and Dampier Avenue, Kallaroo be received and referred to Town Planning Department for a report to Council."

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

PETITION OPPOSING CLOSURE OF PEDESTRIAN ACCESSWAY - BENBULLEN  
BOULEVARD AND GURIAN GARDENS, KINGSLEY - ex I91028

"that the petition presented at the Special Electors Meeting held on Monday 24 October 1994, opposing the closure of the pedestrian accessway between Benbullen Boulevard and Gurian Gardens, Kingsley be received and referred to Town Planning Department for a report to Council."

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

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN  
GAYFORD WAY AND DANBURY CRESCENT, GIRRAWHEEN - ex I91029

"that the petition from residents requesting the closure of the pedestrian accessway between Gayford Way and Danbury Crescent, Girrawheen be received and referred to Town Planning Department for a report to Council."

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

PETITION SUPPORTING THE CLOSURE OF THE PEDESTRIAN ACCESSWAY  
ADJOINING 25 EUCALYPT COURT, DUNCRAIG - ex I91036

"the petition from residents of Eucalypt Court, Duncraig in support of the closure of the pedestrian accessway adjoining 25 Eucalypt Court 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.

CLOSE OF ADVERTISING - AMENDMENT NO 657 TO TOWN PLANNING SCHEME  
NO 1 TO REZONE VARIOUS LOTS, SWAN LOCATION 2540 WANGARA - ex  
I21021

"consideration of this matter be deferred;

Council invites landowners within this cell to attend a meeting to discuss the proposed structure plan."

A meeting with landowners is being arranged.

BURNS BEACH CARAVAN PARK LEASE - ex I91062

"a report be submitted to Council on the current position regarding Reserve 31632 - Burns Beach Caravan Park lease."

CITY PLANNER'S REPORT I61117

MODIFICATIONS TO R-CODES IN RELATION TO LARGE DEVELOPMENTS - ex  
I91064

"a report be submitted to Council on how the R-Codes can be modified with respect to large developments to reflect Council's intentions in particular areas."

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

PETITION REQUESTING DOG EXERCISE AREA AT MARMION - ex I91103

"the petition requesting the allocation of a dog exercise area in Marmion be received and referred to Town Planning Department for a report to Council."

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

PETITION OBJECTING TO PROPOSED CHILD CARE CENTRE - LOTS 90 & 91  
DIABLO WAY, CONNOLLY - ex I91105

"the petition objecting to the proposed child care centre on Lots 90 and 91 Diablo Way, Connolly be received and referred to Town Planning Department for a report to Council."

This proposal has been advertised; a report will be submitted in due course.

PROPOSAL FOR EXTENSION OF THE WHITFORDS SEA SPORTS CLUB AT FORESHORE RESERVE IN OCEAN REEF - ex I21107

"consideration of this matter be deferred pending submission of a further report."

Discussion has been held with a representative from the Club. They are now looking at an alternative option, which will be reported when further information is received from the Club.

THE MARITIME LEGISLATION OF THE FUTURE - ex I21109

"Council considers the matter further upon completion of the investigations referred to in Report I21109."

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

ERECTION OF PLAQUE FOR STOCKMEN AND SHEPHERDS - ex I90932

"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."

This matter is being investigated by the Historical Sites Advisory Committee.

DOG ATTACK OF CHILD - MCDONALD SPORTS COMPLEX PADBURY - ex I91019

"that a report be submitted to Council on its ability to impound a dog known to have attacked a person and hold until appropriate action can be taken."

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

DOG ACT APPEAL - MR B CRAIG, 11 BEXLEY WAY, GIRRAWHEEN - ex I41106

"consideration of this matter be deferred pending further enquiries regarding the Minister's decision."

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

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. The completion of this report is now pending the submission of a business plan from the Association.

JOONDALUP LIBRARY RESOURCES - ex I41103

"consideration of this matter be deferred"

Clarification of the full Joondalup Library stock delivery schedule is being sought from the Minister for the Arts. A report will be submitted in due course.

**MOVED** Cr Dammers, **SECONDED** Cr Ewen-Chappell 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

ADVISORY COMMITTEES

- A YOUTH ADVISORY COMMITTEE  
Meeting held 17 October 1994
- B HISTORICAL SITES ADVISORY COMMITTEE  
Meeting held 19 October 1994
- C CULTURAL DEVELOPMENT ADVISORY COMMITTEE  
Meeting held 14 November 1994

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

**CARRIED**

OTHER COMMITTEES

- A RURAL FLY WORKING PARTY  
Meeting held 12 May 1994
- B WANNEROO RECREATION ASSOCIATION  
Meeting held 24 October 1994
- C BURNS DISTRICTS COMMUNITY RECREATION ASSOCIATION  
Meeting held 26 October 1994
- D MARMION SORRENTO DUNCRAIG PROGRESS AND RATEPAYERS  
ASSOCIATION  
Meeting held 8 November 1994

**MOVED** Cr Freame, **SECONDED** Cr Hall that the Minutes listed at  
Items A to D 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 Wood declared an interest in Item I31104.

Cr Major declared an interest in Item I31104.

Cr Dammers declared an interest in Items I31104 and I51113.

Cr O'Grady declared an interest in Item I91153.

**BUSINESS REQUIRING ACTION**

**I91139 TECHNICAL SERVICES**

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

**CARRIED**

**I11112 PLANT AND VEHICLE ADDITIONAL PURCHASES - TENDER NUMBERS**  
**080-082-94/95 - [208-6]**

**CITY ENGINEER'S REPORT I11112**

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

The City Engineer reports on the tender submissions received.

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

- 1 accepts the following tenders as outlined in Attachment 1 to Report No I11112;

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
080-94/95	Skipper Trucks	\$189,213.00
081-94/95	Halberts Mitsubishi	\$ 30,431.00
082-94/95	WA Fork Truck Dist	\$ 13,580.00

- 2 purchases a Toyota Commuter Bus from Prestige Toyota for the price of \$30,753 as submitted at Tender No 77-94/95 (Report No I11112 refers).

**CARRIED**

Appendix I refers.

**I11113 PLANT REPLACEMENT RESERVE - TENDER NUMBERS 068-079-94/95**  
**- [208-6]**

**CITY ENGINEER'S REPORT I11113**

Tenders have been called for the supply and delivery of replacement plant.

The City Engineer reports on the tender submissions received.

**ADDITIONAL INFORMATION**

The City Engineer advised that:

- 1 Tender No 75-94/95 called for the replacement of two cab chassis and the transfer of two refuse compactor units to the new vehicles. The tender price was also to allow for refurbishment of the two compactor units.

A review of the tender submissions has highlighted that the cab chassis prices submitted by both Major Motors and Skipper Trucks included part of the transfer/refurbishment costs. These figures have also been included in the total refurbishment cost of \$25,595 as shown at Attachment 1 Page No 11 to Report I11113.

The figures have been adjusted and the correct Attachment 1 Page No 11 is attached. (Appendix XVIII refers).

- 2 Item 1 of the recommendation to Report I11113 should be amended to include the revised supply price as follows:

"Tender No 075-94/95  
Major Motors (supply only) \$98,790.00"

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

- 1 accepts the following tenders as outlined in Attachment 1 to Report No I11113;

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
068-94/95	Tutts	\$ 22,500.00
069-94/95	E & M J Rosher	\$ 20,000.00
071-94/95	Rover Mowers (supply only)	\$ 55,006.00
071-94/95	D & E Parker (purchase 98 350)	\$
6,300.00CR		
072-94/95	Skipper Trucks - Schedule "A"	\$ 92,257.00
072-94/95	Major Motors - Schedule "B"	\$ 32,453.00
074-94/95	Rover Mowers (supply only)	\$ 15,744.00
074-94/95	A McKail (trade purchases	\$
3,550.00CR		
	only)	
075-94/95	Major Motors (supply only)	\$ 98,790.00
075-94/95	Raytone Motors (trade	\$
51,869.00CR		
	purchases only)	
076-94/95	Nuford	\$ 6,192.00
077-94/95	Prestige Toyota	\$ 15,614.00

- 2 endorses the re-advertising of tenders for the replacement of remote control large plate compactors, plant numbers 95 061 and 95 003;
- 3 recalls tender number 078-94/95;
- 4 endorses the calling of three quotations in lieu of Tender Number 079-94/95 for the early replacement of the light attack fire unit, plant number 95 111;
- 5 accepts the quotation of \$29,263 from Prestige Toyota/T L Engineering for the supply and delivery of a Toyota Landcruiser fire unit for the replacement of the light attack fire unit plant number 95 111.

- 6 accepts the tender of M Skroza for the outright purchase of trade vehicle plant number 95 111 for the price of \$18,000;
- 7 authorises the inclusion of Isuzu tip truck, plant number 96 114 in the 1994/95 Plant Replacement Programme;
- 8 authorises in accordance with Section 547 (12) of The Local Government Act the reallocation of \$25,000 from Plant-Replacement Account Number 29400 to Plant-Replacement Account Number 21198 to accommodate the shortfall in Plant-Additional Account Number 21199 at Tender Number 072-94/95.

**CARRIED BY**

**AN**

**ABSOLUTE MAJORITY**

Appendices II and XVIII refer.

**I11114 TENDER NO 87-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT PALOMA PARK, MARANGAROO - [208-8]**

**CITY PARKS MANAGER'S REPORT I11114**

Tenders have been called for the supply, installation and commissioning of an Automatic Reticulation System at Paloma Park, Marangaroo.

The City Parks Manager reports on the tender submissions received.

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

- 1 accepts the tender as submitted by Hugall & Hoile for \$105,459.00 for the supply, installation and commissioning of an automatic reticulation system at Paloma Park, Marangaroo;
- 2 authorises signing of the tender documents.

**CARRIED**

**I11115 ENGINEERING DEPARTMENT CURRENT WORKS - [210-2]**

**ACTING CITY ENGINEER'S REPORT I11115**

The Acting City Engineer reports on Council Works, drainage, pedestrian and dual-use paths, road resurfacing, street



lighting, rubbish disposal and subdivisional development during the period ending 4 November 1994.

**MOVED** Cr Wood, **SECONDED** Cr Hall that ACTING CITY ENGINEER'S REPORT I11115 be received.

**CARRIED**

**I11116 PETITION - VEHICULAR SPEEDS - WESTHAVEN DRIVE/MONTCLAIR AVENUE, WOODVALE - [510-2169, 510-2172]**

**CITY ENGINEER'S REPORT I11116**

A twelve-signature petition has been received from residents near the junction of Westhaven Drive and Montclair Avenue, Woodvale expressing concern about vehicle speeds, corner cutting and pedestrian safety at the junction and requesting the construction of traffic islands in Westhaven Drive.

The City Engineer reports on the results of a recent traffic survey which indicated some minor problems occurring with speeding and corner cutting by local motorists.

He considers improved delineation at the junction is warranted.

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

1 requests Main Roads WA to install double white lines at the junction of Westhaven Drive and Montclair Avenue, Woodvale as shown on Attachment 2 to Report I11116;

2 advises the petitioners accordingly.

**CARRIED**

Appendix III refers.

**I11117 PETITION - PALOMA PARK CAR PARKING - [510-3290]**

**CITY ENGINEER'S REPORT I11117**

A petition has been received from the residents of Paloma Loop, Marangaroo, objecting to a proposed 40-bay car park on Paloma Park having access from Paloma Loop (Item G11038 refers).

The City Engineer provides details of the concept plan for Paloma Park and states that the location of the 40-bay car park with access from Paloma Loop has been centrally located between the proposed senior and junior sports ovals.

He gives reasons why access from Mirrabooka Avenue is not recommended.

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

- 1 endorses the concept plan for Paloma Park, with the 40 bay car park having access from Paloma Loop as shown on Attachment 1 to Report I11117;
- 2 advises the petitioners accordingly.

**CARRIED**

Appendix IV refers.

**I11118 TRAFFIC CONCERNS - BELTANA ROAD, CRAIGIE - [510-606]**

**CITY ENGINEER'S REPORT I11118**

Residents of Beltana Road, Craigie have petitioned Council to close the street to through traffic. It has been indicated that there have been a number of high speed incidents with motorists losing control and that the street is also used as a short cut.

The City Engineer provides background details to the subject and reports on a recent survey of vehicle speeds and traffic volumes carried out along Beltana Road and connecting streets.

He does support the road closure but considers some speed reduction strategies are warranted.

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

- 1 does not approve the closure of Beltana Road;
- 2 initiates discussions with local residents on speed reduction strategies for Beltana Road and adjoining streets;
- 3 requests police surveillance of Beltana Road, particularly during the period 11.00 pm to 1.00 am;
- 4 advises all interested parties accordingly.

**CARRIED**

**I11119 WESTERN ACCESS - WHITFORD CITY SHOPPING CENTRE, BANKS AVENUE, HILLARYS - [510-390]**

**CITY ENGINEER'S REPORT I11119**

At its June meeting Council resolved that a report be submitted on the traffic exiting from Whitford Shopping Centre access onto

Banks Avenue and also the illumination in the Shopping Centre car park opposite Venus Way to that exit (Item I90654 refers).

The City Engineer reports on the layout of the access and the results of a recent traffic survey which indicates a 14% traffic volume increase in this section of Banks Avenue.

He considers that the permanent installation of the traffic island in Banks Avenue together with overall painted median and island treatment along the street should be progressed.

The shopping centre management has removed two light fittings on a nearby lighting column facing Banks Avenue which has resolved the lighting overspill into opposite properties.

**MOVED** Cr Wood, **SECONDED** Cr Hall that Council approves the construction of the traffic and pedestrian refuge island treatment in Banks Avenue, as shown on Attachment 2 to Report I11119 at an estimated cost of \$10,000 with the works funded from Account No 33066 - Traffic Improvements - Various Locations.

**CARRIED**

Appendix V refers.

**I11120 PARKING PROHIBITIONS: KOONDOOLA PLAZA SHOPPING CENTRE - [510-843]**

**CITY ENGINEER'S REPORT I11120**

Council has received a request from the management of Koondoola Plaza Shopping Centre to install verge prohibitions adjacent to the Centre's frontage on Koondoola Avenue. The verge prohibition has been requested to reduce the impact of vehicles parking on the verge.

The City Engineer seeks Council approval to extend the verge prohibitions along Koondoola Avenue adjacent to the shopping centre.

**MOVED** Cr Wood, **SECONDED** Cr Hall that Council approves the amendment and extension of the "NO STANDING ANY TIME" to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along the Koondoola Avenue frontage adjacent to the Koondoola Plaza Shopping Centre as shown on Attachment 2 to Report I11120.

**CARRIED**

Appendix VI refers.

**I11121 PRIORITY CHANGE INTERSECTION - SHAW ROAD/KEANE STREET  
JUNCTION, WANNEROO - [510-295]**

**CITY ENGINEER'S REPORT I11121**

In September 1992 Council resolved to undertake the construction of a parking embayment in Shaw Road to optimise the available road space for vehicle parking and improve the safety of pedestrians. Amendments to the existing parking prohibitions to reflect the revised parking strategy were also co-ordinated with these works (Item G10909 refers).

The City Engineer reports on the ongoing traffic congestion at the junction of Shaw Road and Keane Street and suggests a change in the priority signing of the Shaw Road and Keane Street junctions and the conversion of Shaw Road (east) into a school car park facility.

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

- 1 seeks Main Roads WA approval to change the priority signing of the Shaw Road and Keane Street junction as shown on Attachment 2 to Report I11121;
- 2 subject to Main Roads WA approval authorises the construction of a priority change intersection at the junction of Shaw Road and Keane Street, Wanneroo as shown on Attachment 2 to Report I11121 at an estimated cost of \$10,000 to be funded from Account No 33066 Traffic Improvements - Various Locations;
- 3 notifies interested parties accordingly.

**CARRIED**

Appendix VII refers.

**I11122 PROPOSED KINROSS COMMUNITY HALL - [325-33]**

**CITY BUILDING SURVEYOR'S REPORT I11122**

The 1994/95 budget provides funds for the construction of a community hall in Kinross.

The City Building Surveyor outlines the problems pertaining to various sites and proposes that a Clubroom facility be constructed at North Kinross Public Open Space with a reallocation of funds set aside for the Community Hall.

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

- 1        defers proposals to construct a community hall at  
Kinross and agrees to construct clubrooms on the land to  
be set aside as North Kinross Public Open Space;
- 2        enters into an agreement with the owners for the  
transfer of the site;
- 3        endorses the sketch plan;
- 4        authorises the preparation of working drawings and  
documentation and the calling of tenders;
- 5        authorises, in accordance with Section 547(12) of the  
Local Government Act, reallocation of \$330,000 from  
account 28188 for the construction of clubrooms and car  
park on North Kinross Public Open Space;
- 6        seeks approval from the Minister for Local Government in  
accordance with the provision of Section 529(e) of the  
Local Government Act for expenditure on land not in the  
ownership, or care and control of Council.

**CARRIED BY**

**AN**

**ABSOLUTE**

**MAJORITY**

**I11123    ENCROACHMENT INTO ROAD RESERVE: LOT 243 (31) GNOBAR WAY,  
MULLALOO - [319/243/31]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I11123**

The owner of the property at Lot 243 (31) Gnohar Way, Mullaloo caused retaining walls to be constructed at the front of the property which encroach on to the road reserve.

The Deputy City Building Surveyor provides background details to the subject matter and advises that a Notice was served on the owners on 30 September 1994 requiring the removal of the encroachment from the road reserve.

He seeks Council approval to instigate legal proceedings against the owners if no action has been taken to carry out the requisitions of the Notice.

**MOVED** Cr Wood, **SECONDED** Cr Hall that Council requests its solicitors to seek a court order requiring the encroachment on the road reserve adjoining Lot 243 (31) Gnohar Way to be removed and advises the owners that if the encroachment is not removed, Council will cause the encroachment to be removed and seek the recovery of costs in a Court of competent jurisdiction.

**CARRIED**

**I11124    ENCROACHMENT INTO ROAD RESERVE: LOT 244 (29) GNOBAR WAY,  
MULLALOO - [319/244/29]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I11124**

The previous owner of the property at Lot 244 (29) Gnohar Way, Mullaloo caused a brick walled enclosure to be constructed which encroaches on to the road reserve.

The Deputy City Building Surveyor provides background details to the subject matter and advises that a Notice was served on 30 September 1994.

He seeks Council approval to instigate legal proceedings against the owner for non compliance of the requisition of the Notice.

**MOVED** Cr Wood, **SECONDED** Cr Hall that Council requests its solicitors to seek a court order requiring the encroachment on the road reserve adjoining Lot 244 (29) Gnohar Way to be removed and advises the owners that if the encroachment is not removed, Council will cause the encroachment to be removed and seek the recovery of costs in a Court of competent jurisdiction.

**CARRIED**

**I11125    PROPOSED DWELLING: LOT 195 (18) FIREBALL WAY, OCEAN REEF  
- [2483/195/18]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I11125**

The owners of Lot 195 (18) Fireball Way, Ocean Reef are seeking Council approval to construct a dwelling which has a frontal appearance of a three storey dwelling.

The Deputy City Building Surveyor reports on the application and advises that no objections were received from adjoining owners within the time frame requested for replies. He states that the proposed dwelling complies with the Residential Planning Codes and the average height is 5.8 metres.

**RECOMMENDATION**

That Council approves the proposed dwelling to be erected at Lot 195 (18) Fireball Way, Ocean Reef.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that consideration of this matter be deferred pending the holding of a public meeting regarding the development of oversized dwellings.

**CARRIED**

**I11126 PROPOSED DWELLING: LOTS 626, 627 & 628, (2) (4) & (6)  
RANDELL CRESCENT, OCEAN REEF - [3109/626-627-628/2,4,6]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I11126**

The owners of Lots 626, 627 and 628 Randell Crescent, Ocean Reef are seeking Council approval to construct a three storey dwelling.

The Deputy City Building Surveyor reports on the application and advises that the average height of the dwelling over its four elevations is 6 metres.

Adjoining owners have submitted written objections to the proposed dwelling.

**RECOMMENDATION**

That Council approves the proposed dwelling to be constructed on the amalgamated Lots 626, 627 and 628 (2) (4) and (6) Randell Crescent, Ocean Reef.

**MOVED** Cr Cooper, **SECONDED** Cr Moloney that consideration of this matter be deferred pending the holding of a public meeting regarding the development of oversized dwellings.

**CARRIED**

**I11127 PROPOSED DWELLING; LOT 680 (6) MAPLE MEWS, DUNCRAIG -  
[3541/680/6]**

**DEPUTY CITY BUILDING SURVEYOR'S REPORT I11127**

The owners of Lot 680 (6) Maple Mews, Duncraig are seeking Council approval to construct a dwelling with a roof portico located 1.5 metres from the front boundary.

The Deputy City Building Surveyor reports on the application which has the favourable comments of the adjoining owners.

It is considered that approval of such a structure would create an undesirable precedent.

**MOVED** Cr Wood, **SECONDED** Cr Hall that Council refuses the application for approval in principle of the proposed portico set back 1.5 metres from the front boundary at Lot 680 (6) Maple Mews, Duncraig.

**CARRIED**

**I11128 MCKIRDY PARK, MARMION - BASKETBALL FACILITY - [061-425]**

## **CITY PARKS MANAGER'S REPORT I11128**

A petition containing 24 signatures has been received from residents of McKirdy Way, Marmion requesting installation of a basketball goal post and hard standing area in McKirdy Park.

The City Parks Manager provides details of the site and considers that due to the limited area available on McKirdy Park, the basketball facility would need to be centrally located.

He seeks Council approval to canvas residents by way of letter drop of this proposal.

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

- 1 approves the Parks Department approaching all residents of McKirdy Way, Marmion by means of a letter drop outlining the proposals and the problems associated with the installation of a facility of this nature;
- 2 should all residents accept this situation the provision of a basketball goal post, hard standing area and bollards, be listed in the 1995/96 Budget submissions for Council consideration.

**CARRIED**

## **I11129 FINNEY PARK, MARMION - PETITION - [061-123]**

### **CITY PARKS MANAGER'S REPORT I11129**

In June 1994, Council received a petition from 276 residents of Marmion seeking installation of reticulation and general clean up of Finney Park, Marmion.

The City Parks Manager reports on Council's policy with regard to park reticulation and advises that a general clean up of the dead grass has been undertaken to the satisfaction of Council's Chief Fire Officer.

Funds have been allocated in this year's budget for a footpath and upgrading of play equipment.

**MOVED** Cr Wood, **SECONDED** Cr Hall that Council advises the petitioners that as a result of an onsite meeting with their representative, the following has been resolved:

- 1 due to Finney Park being only 1.66 hectares in area, it is not intended that the park be reticulated and will remain as a dry park;



- 2 Council undertakes to take all preventative measures necessary to eradicate South African Veldt grass and other material that could be a potential fire hazard;
- 3 it is not intended to undertake any large scale clearing as it is considered that the large islands of natural growth are worthy of retention and efforts will be made by Council to upgrade these areas and other areas of the park during next winter's planting programme;
- 4 the footpath and additional play equipment for which funds were allocated on the current Budget should be installed early in the new year;
- 5 the additional footpath and lighting requested by the Residents' Action Group will be included on the 1995/96 draft Budget for Council's consideration.

**CARRIED**

#### **I91140 TOWN PLANNING**

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

**CARRIED**

#### **REPORTS**

##### **I21111 DEVELOPMENT ASSESSMENT UNIT - 1 OCTOBER 1994 TO 31 OCTOBER 1994 - [290-1]**

###### **CITY PLANNER'S REPORT I21111**

The City Planner submits a resumé of the development applications processed by the Development Assessment Unit from 1 October to 31 October 1994.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council endorses the action taken by the Development Assessment Unit in relation to the applications described in Report I21111.

**CARRIED**

Appendix VIII refers.

##### **I21112 BERKLEY ROAD LOCAL STRUCTURE PLAN AREA. PAYMENT OF COMPENSATION - J A & P M GILLHAM AND R S & L E DE MASSON - [740-86238]**

###### **CITY PLANNER'S REPORT I21112**

The Berkley Road Local Structure Plan (formerly proposed Town Planning Scheme No 22) rationalises the drainage sumps, road system and the open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and open space sites. The joint owners of Lot 101 Richenda Court, Marangaroo are entitled to compensation for a sump site they provided.

The City Planner provides background details of the subject and seeks Council approval for the payment of \$40,600 total compensation to the owners.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council authorises the payment of \$40,600 total compensation to J A & P M Gillham and R S & L E De Masson from Account No 63420 for the sump site situated at Lot 357 Scholar Close, Marangaroo.

**CARRIED**

**I21113 BERKLEY ROAD LOCAL STRUCTURE PLAN AREA. PAYMENT OF  
COMPENSATION - PACESETTER HOMES PTY LTD - [740-91423]**

**CITY PLANNER'S REPORT I21113**

The Berkley Road Local Structure Plan (formerly proposed Town Planning Scheme No 22) rationalises the drainage sumps, road system and open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and open space sites. The owners of Lots 97 and 98 Richenda Court, Pacesetter Homes Pty Ltd, are entitled to compensation for the Hepburn Avenue Regional Road Reserve they have provided.

The City Planner provides details of the subject site and seeks Council approval to pay \$85,971 nett compensation to the owners of Lots 97 and 98 Richenda Court, Marangaroo.

**CORRECTION**

The City Planner advised of the following corrections to Report I21113:

- 1 Page 1, Paragraph 2, the figure of "\$242,221" be amended to read "\$252,221";
- 2 Page 2, Paragraph 4, "Cell 5" be amended to read "Cell 6".

These corrections do not affect the Recommendation.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council authorises the payment of \$85,971 nett compensation to Pacesetter Homes Pty Ltd from Account No 63420 for the Hepburn Avenue land requirements out of Lots 97 and 98 Richenda Court, Marangaroo in exchange for a signed Transfer for the subject land.

**CARRIED**

**I21114 PROPOSED SHOPPING CENTRE ON LOT 738 (16) DUGDALE STREET, WARWICK - [30/215]**

**CITY PLANNER'S REPORT I21114**

Martin Goff and Associates on behalf of Westpoint Corporation are seeking Council approval for a shopping centre immediately to the north of the existing Warwick Shopping Centre.

The City Planner provides background details to the subject matter and an assessment of the proposal. He states that the application cannot be approved because of the shortfall of 207 car parking bays.

**RECOMMENDATION**

That Council:

- 1 does not approve the proposed shopping centre on Lot 738 (16) Dugdale Street, Warwick as submitted by Martin Goff and Associates on behalf of Westpoint Corporation Pty Ltd, as the development does not comply with Council's car parking requirement for this type of use (ie 8 bays per 100m<sup>2</sup> GLA) and the additional 207 bays required will necessitate a significant modification to the design;
- 2 advises the applicant that it is prepared to consider a modified design which accommodates the additional parking and satisfactory integration which ought to be implemented during the construction of this extension with the existing Warwick Shopping Centre.

**ADDITIONAL INFORMATION**

The City Planner advised that since writing the report the applicant has submitted modified plans which essentially will require the recommendation to be altered.

The initial recommendation was for refusal due to an under-provision of car parking and a general lack of integration with the existing Warwick Grove Shopping Centre.

Although the integration issue still needs further attention the applicant has now satisfied Council's car parking requirement of eight bays per 100m<sup>2</sup> of floorspace by enlarging the undercroft carpark. The remainder of the design is unchanged.

#### **RECOMMENDATION**

That Council:

lapproves the modified application for a shopping centre of 13,500m<sup>2</sup> GLA on Lot 738 (16) Dugdale Street, Warwick as submitted by Martin Goff and Associates on behalf of Westpoint Corporation Pty Ltd, subject to:

- (a) the development being integrated with the existing Warwick Shopping Centre to the satisfaction of Council;
- (b) the preparation of a traffic impact statement for Ellersdale Avenue and Dugdale Street and an internal traffic generation report for the additions and the entire Warwick Shopping Centre indicating flow routes, parking prohibitions and parking controls required, to the satisfaction of Council;
- (c) The provision of vehicle queuing figures for the access points into the site from Ellersdale Avenue and Dugdale Street to the satisfaction of Council;
- (d) the construction of a roundabout at the junction of Ellersdale Avenue and Dugdale Street to the specification and satisfaction of Council;
- (e) the provision of traffic/pedestrian control devices along Ellersdale Avenue and Dugdale Street, to the specification and satisfaction of Council;
- (f) this approval is for 13,500m<sup>2</sup> GLA (Gross Leasable Area as defined by the City of Wanneroo Town Planning Scheme No 1) and a minimum number of 1,080 car parking bays;
- (g) standard and appropriate development conditions;

2 advises the applicant that conditions (a), (b) and (c) will need to be satisfied prior to submission of a

Building Licence as these requirements may affect the overall design.

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

**CARRIED**

**I21115    PROPOSED DELICATESSEN, LOT 1 (925) WANNEROO ROAD,  
WANNEROO - [30/207]**

**CITY PLANNER'S REPORT I21115**

An application for a delicatessen on Lot 1 (925) Wanneroo Road, Wanneroo was deferred by Council in October 1994, pending a further report.

The City Planner provides details of the site and an assessment of the current proposal. He considers that the current situation does not warrant a change to the zoning.

**RECOMMENDATION**

That Council does not support the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the current zoning of Lot 1 (925) Wanneroo Road to permit a delicatessen or any other commercial use on the grounds that it does not believe the situation has changed and its requirements for the co-ordinated development of the "Crisafulli Rectangle" remain unfulfilled.

The Town Clerk advised that Cr MacLean had tendered his apologies for this meeting and requested that this item be deferred.

**MOVED** Cr Freame, **SECONDED** Cr Ewen-Chappell that consideration of this matter be deferred.

**LOST**

**MOVED** Cr Dammers, **SECONDED** Cr Major that Council does not support the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the current zoning of Lot 1 (925) Wanneroo Road, Wanneroo to permit a delicatessen or any other commercial use on the grounds that it does not believe the situation has changed and its requirements for the co-ordinated development of the "Crisafulli Rectangle" remain unfulfilled.

**CARRIED**

**I21116    PROPOSED SINGLE BEDROOM DWELLINGS - LOT 149 (28) DENSTON  
WAY, GIRRAWHEEN - [30/4924]**

## **CITY PLANNER'S REPORT I21116**

Homeswest wish to convert an existing building comprising 16 bedsitter units into eight single bedroom dwellings on Lot 149 (28) Denston Way, Girrawheen. The alterations are mainly internal. Relaxation of car parking standards is requested.

The City Planner gives an assessment of the proposal and advises that a reduction in car parking standards is acceptable in this instance.

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

- 1 approves the application by Homeswest for the redevelopment of the existing bedsitter units at Lot 149 (28) Denston Way, Girrawheen into eight single bedroom dwellings subject to :
  - (a) standard development conditions;
  - (b) the written agreement of the applicant to provide additional car parking bays to the Council's satisfaction should they be required in the future;
- 2 exercises its discretion under Clause 9.1 of Town Planning Scheme No 1 and relaxes the number of car parking bays required in this instance from fourteen to eight.

**CARRIED**

## **I21117 BERKLEY ROAD LOCAL STRUCTURE PLAN AREA. PAYMENT OF COMPENSATION - N & S A RAPINESE - [740-94927]**

### **CITY PLANNER'S REPORT I21117**

The Berkley Road Local Structure Plan (formerly proposed Town Planning Scheme No 22) rationalises the drainage sumps, road system and open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and open space sites. The owners of Lot 87 Berkley Road, N and S A Rapinese, are entitled to compensation for the Hepburn Avenue Regional Road Reserve they have provided.

The City Planner provides background details of the subject matter and seeks Council approval to pay \$134,904 nett compensation to the owners of Lot 87 Berkley Road.

Cr Moloney left the Chamber at this point, the time being 8.10 pm.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council authorises the payment of \$134,904 compensation to N and S A Rapinese from Account No 63420 for the Hepburn Avenue land requirements out of Lot 87 Berkley Road, Alexander Heights in exchange for a signed Transfer for the subject land.

**CARRIED**

**I21118 TWO GROUPED DWELLINGS ON LOT 1193 GARDINER HEIGHTS, KINROSS - [30/4712]**

**CITY PLANNER'S REPORT I21118**

Ventura Homes on behalf of T C Oliver is seeking Council approval for two grouped dwellings on Lot 1193 Gardiner Heights, Kinross.

The City Planner provides details of the subject site and an assessment of the proposal. He gives reasons why he supports the application involving parapet walls on both adjacent boundaries.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council approves the application for two grouped dwellings on Lot 1193 Gardiner Heights, Kinross submitted by Ventura Homes on behalf of Mr T C Oliver subject to widening of the driveway to Unit 1 to 3.0 metres and standard and appropriate conditions.

**CARRIED**

**I21119 GARAGE ADDITION, LOT 12 (174) PINJAR ROAD, MARIGINIUP - [30/4921]**

**CITY PLANNER'S REPORT I21119**

An application has been received for Council approval for a proposed double garage with reduced front and side setbacks on Lot 12 (174) Pinjar Road, Mariginiup.

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

He supports the application as there is no likely adverse effect on surrounding properties.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves a street and rear setback variation to 4.0 metres and 1.5 metres respectively for the proposed double garage on Lot 12 (174) Pinjar Road, Mariginiup submitted by Heritage Outdoor on behalf of R I and M J Glenister, subject to standard and appropriate conditions.

**CARRIED**

**I21120 TRIPLE CARPORT AND WORKSHOP ADDITION, LOT 161 (17) MORAN COURT, WANNEROO - [30/3076]**

**CITY PLANNER'S REPORT I21120**

An application has been received seeking Council approval for a proposed triple carport and workshop with reduced side setback on Lot 161 (17) Moran Court, Wanneroo.

The City Planner provides details of the subject site and an assessment of the proposal. He supports the application as there is no likely adverse impact on surrounding properties.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves a side setback relaxation to 10 metres for the proposed triple carports on Lot 161 (17) Moran Court, Wanneroo submitted by Mr S A Rhodes subject to standard and appropriate conditions.

**CARRIED**

**I21121 PROPOSED REZONING OF LOT 53 (2) NEWMAN ROAD, YANCHEP - [790-704]**

**CITY PLANNER'S REPORT I21121**

John Bloomfield on behalf of R D Krakouer is seeking Council approval to rezone Residential Lot 53 (2) Newman Road, Yanchep to Commercial.

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

He does not support the application on the grounds that there is ample provision of undeveloped Commercial land in the immediate proximity.

**RECOMMENDATION**

That Council advises the applicant, J Bloomfield that it rejects his request to rezone Lot 53 (2) Newman Road, Yanchep from



Residential to Special Zone (Restricted Use) - Office, because there is an adequate amount of appropriately zoned land in the locality.

**MOVED** Cr Cooper, **SECONDED** Cr Wood that consideration of this matter be deferred and referred to Policy and Special Purposes Committee.

**CARRIED**

Cr Moloney entered the Chamber at this point, the time being 8.12 pm.

**I21122    SUBDIVISION CONTROL UNIT FOR MONTH OF OCTOBER 1994 -**  
**[740-1]**

**CITY PLANNER'S REPORT I21122**

The City Planner submits a resumé of the Subdivision Applications processed by the Subdivision Control Unit for the month of October 1994.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council endorses the action taken by the Subdivision Control Unit in relation to the applications described in Report I21122.

**CARRIED**

Appendix IX refers.

**I21123    PROPOSED SUBDIVISION, LOCATION 6280 WANNEROO ROAD,**  
**CARABOODA - [740-94855]**

**CITY PLANNER'S REPORT I21123**

P W and S Smith are seeking Council approval to subdivide Location 6280 Wanneroo Road, Carabooda to create two lots.

The City Planner provides details of the subject site and an assessment of the proposal. He does not support the application as the proposed lot sizes do not comply with Council's Rural Subdivision Policy.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council does not support the application submitted by P W & S Smith for the subdivision of Location 6280 Wanneroo Road, Carabooda 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 this area and is located within a limestone Resource Area under both the State Planning

Commission's Basic Raw Materials Policy and Council's Rural Subdivision Policy;

- 2 support for this 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.

**CARRIED**

**I21124 SUBDIVISION/DEVELOPMENT IN PROXIMITY OF POULTRY FARMS - EAST WANNEROO - [290-7]**

**CITY PLANNER'S REPORT I21124**

East Wanneroo has historically developed as a rural area where many activities have been established that would be considered incompatible with residential development due to the level of amenity, noise, odour, dust, etc, associated with that activity.

Most forms of rural activity however, involve only primary production with very little development of the site. Such activities could therefore relocate relatively easily as urban development proceeds. Poultry farms however, represent a different problem as they involve substantial capital investment of a site with the construction of considerable infrastructure.

The incentive of urbanising such landholdings is therefore, often considered insufficient to warrant relocation due to the excessive costs involved.

In light of current Environmental Protection Authority (EPA) requirements in relation to poultry farms, legal advice has suggested that Council should continue with its current practice of not supporting applications in the vicinity of these farms.

The City Planner reports on a strategy for dealing with subdivisional development approved by the Department of Planning and Urban Development within the 500 metre buffer zone of poultry farms.

He suggests that it might be appropriate for Council to engage consultants to look at future urban areas which are affected by poultry farm buffer requirements.

**RECOMMENDATION**

That Council authorises the Mayor and Town Clerk to engage consultants to undertake the work that is necessary to identify and evaluate the impact of all Poultry Farms upon the future urban areas within East Wanneroo and detail the different

options available to overcome and resolve the potential conflicts for residential development to proceed, noting that the cost of this consultancy project is intended to be recovered through the proposed East Wanneroo developer contribution system.

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

- 1 authorises the Mayor and Town Clerk to engage consultants to undertake the work that is necessary to identify and evaluate the impact of all Poultry Farms upon the future urban areas within East Wanneroo and detail the different options available to overcome and resolve the potential conflicts for residential development to proceed, noting that the cost of this consultancy project is intended to be recovered through the proposed East Wanneroo developer contribution system;
- 2 seeks a deputation with the Minister for Planning to discuss Council's concerns with Department of Planning and Urban Development subdivisional development approval within the 500 metre buffer zone of poultry farms, such deputation to comprise of the Mayor, Cr Cooper and the Town Clerk.

**CARRIED**

**I21125 COMPENSATION PAYMENT FOR THE WIDENING OF WOODVALE DRIVE, WOODVALE - DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT - [510-1180]**

**CITY PLANNER'S REPORT I21125**

The City is seeking to upgrade and widen a portion of Woodvale Drive, Woodvale and will require to purchase land affected by the widening.

The City Planner reports that the affected lots are owned in freehold title by the State Planning Commission and Department of Planning and Urban Development.

He seeks Council approval to purchase 8657m<sup>2</sup> of land at a cost of \$20,350.00.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council offers to purchase a total area of 8657m<sup>2</sup> of land from Lots 78, 72, 2, 1 and 80 Woodvale Drive, Woodvale required for road widenings and a drainage sump, from the State Planning Commission and the Department of Planning and Urban Development for the purchase price of \$20,350.00.

**I21126 DISPOSAL OF PART OF ARISTRIDE PARK, KALLAROO - [061-449]**

**CITY PLANNER'S REPORT I21126**

An application has been received from two adjoining landowners for the amalgamation of part of Aristride Park with their properties in order that they may carry out certain building extensions. The views of the other adjoining landowners are being obtained and there appears to be no reason why the amalgamation should not be encouraged in respect of part of the reserve.

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

He supports the application which would in no way diminish the public's enjoyment of the passive recreation park.

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

- 1 approves in principle to the disposal of that part of Aristride Park, Kallaroo to the adjoining landowners adjacent to Lots 246 and 248 inclusive Vaucluse Place;
- 2 authorises advertising of the proposed disposal to ascertain the level of public support.

**CARRIED**

**I21127 SALE OF FOODSTUFFS IN EXCESS OF THOSE PERMITTED.**  
**"GROWFRESH MARKETS" LOT 500 (30) HOCKING ROAD, KINGSLEY**  
**- [30/451]**

**CITY PLANNER'S REPORT I21127**

This report relates to the sale of foodstuffs from Lot 500 (30) Hocking Road, Kingsley in excess of those permitted, pursuant to the special zoning of the lot, viz "Special Zone (Additional Use) Fresh Fruit and Vegetable Market".

The City Planner provides background details to the subject site and gives reasons why he considers legal action should be taken against the proprietors for exceeding the lawful use of the zoned land.

**RECOMMENDATION**

That Council instructs its solicitors to commence legal action against Messrs F and C Borello under the provisions of the Town

Planning and Development Act for exceeding the lawful use of zoned land, namely Lot 500 (30) Hocking Road, Kingsley.

**ADDITIONAL INFORMATION**

The City Planner advised that he had received a written request from the proprietors of Grow Fresh Markets for legal action to be deferred pending further discussions with the Planning Department.

**MOVED** Cr Dammers, **SECONDED** Cr Wood that instigation of legal proceedings against Messrs F and C Borello be deferred for one month, pending further discussions on permitted uses.

**CARRIED**

**I21128 PROPOSAL FOR MOBILE HYDROBATH AT ANIMAL BEACH CAR PARK IN HILLARYS - [765-20]**

**CITY PLANNER'S REPORT I21128**

A request from Mr Shaun Young has been received for permission to establish a mobile hydrobath facility at the animal beach car park in Hillarys.

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

He considers that the hydrobath would provide a useful facility for people exercising their dogs at the beach but it would be subject to Council's By-law Relating to Trading in a Public Place and operation standards required by this City.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council permits Mr Shaun Young to establish a mobile hydrobath at the animal beach car park in Hillarys, subject to:

- 1 a Trading in a Public Place licence for the proposed activity being granted, it being noted that this will only be granted if the applicant addressed the following:
  - (a) water supply;
  - (b) use of chemical hydrobath solution;
  - (c) waste water disposal;
  - (d) public safety;to the satisfaction of the City Environmental Health Manager, City Engineer and City Building Surveyor;
- 2 operations being conducted to the satisfaction of the City Environmental Health Manager and City Engineer.

I21129 KOONDoola REGIONAL OPEN SPACE - [745-6]

CITY PLANNER'S REPORT I21129

Homeswest has written to Council in relation to the future options for the Koondoola Regional Open Space. Homeswest owns the northern portion of the Regional Open Space and has raised the possibility of:

- 1 partial development of its landholding; or alternatively,
- 2 seeking suitable compensation for relinquishing its land for conservation purposes.

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

He strongly supports Council's previous long-term intentions to have the entire Koondoola Regional Open Space area designated as a 'A' Class Reserve and therefore is not in favour of Homeswest's objective for partial residential development.

He suggests that Council assist the Department of Planning and Urban Development and Homeswest in investigating possible areas of compensating Homeswest.

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

- 1 the Council remains strongly in favour of the conservation of the entire Koondoola Regional Open Space bushland area;
- 2 as the Koondoola Regional Open Space is reserved for the purpose of Parks and Recreation under the Metropolitan Region Scheme, it is the responsibility of the State Planning Commission and not the Council to consider matters of land acquisition and compensation;
- 3 whilst not responsible for providing compensation to Homeswest the Council would be prepared to assist the Department of Planning and Urban Development and Homeswest in any investigations aimed at identifying suitable forms of compensation;
- 4 Council has previously suggested to the Department of Planning and Urban Development that consideration be given to a land exchange in which Homeswest's

landholding is exchanged for an equivalent area of State Planning Commission owned land in its proposed Metropolitan Region Scheme amendment for Cullacabardee.

**CARRIED**

**I21130 EDUCATION DEPARTMENT SCHOOL RATIONALISATION PROGRAMME - [218-1-1]**

**CITY PLANNER'S REPORT I21130**

The State Government Property Office has written to Council in relation to a number of school sites nominated for review under the Government's School Rationalisation programme. The Property Office is seeking advice on any requisitions or requirements with respect to these properties as well as details of the current Town Planning controls and any comments on possible future uses.

The City Planner provides background details to the subject matter and an assessment of the schools nominated for possible closure or mergers with other schools.

He outlines some of the planning concerns relating to the future use of school sites which are located in established residential communities.

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

- 1 provides the Government Property Office with a copy of the City Planner's Report No I21130 outlining:
  - (a) the current planning requirements for the nominated Primary School sites;
  - (b) the Council's concerns in relation to possible alternative uses of these sites;
- 2 recommends to the Government Property Office that public comment, specifically in relation to possible future alternative uses of school sites, be sought as part of the Government's School Rationalisation Programme.

**CARRIED**

Appendix X refers.

**I21131 PROPOSED BUTLER REGIONAL RECREATION AND HIGH SCHOOLS CENTRE PROJECT AND THE PROPOSED CLARKSON/BUTLER RAILWAY STATION PRECINCT STUDY - [790-611, 790-552]**

**CITY PLANNER'S REPORT I21131**

Two major studies are currently under consideration in the Clarkson/Butler Planning District. The first of these is the preparation of an 'Agreement in Principle' and 'Concept Plan' for a major Regional Recreation Complex and High School Project in the Butler area. This project involves the City along with the Education Department and the Catholic Education Commission.

City officers have been working with these educational organisations to develop a draft 'Concept Plan' and draft 'Agreement in Principle' for the future development of a complex which will include a key Council Regional Recreation Centre, a Government High School and a Catholic High School, Primary School and Church. The other study is a proposed Clarkson/Butler Railway Station Precinct Study. Initially instigated by Westrail, this study, which has yet to be initiated, aims at ensuring that future stations in that district are planned to link correctly with surrounding residential, commercial and other land uses to ensure the best design and to encourage maximum patronage of the public transit system. In order to progress these studies, \$7,000 is required to be drawn from Town Planning Department Professional Retainer/Consultancy Fees Account No 27753.

The City Planner provides background details to the subject matter.

He gives reasons why the draft 'Agreement in Principle' and associated preliminary 'Concept Plan' is supported and seeks Council approval for the provision of financial contributions towards the Traffic Management Assessment for the Butler Regional Recreation and High Schools project and proposed Clarkson Butler Railway Station Precinct Study.

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

- 1        endorses the draft 'Agreement in Principle' dated 12 July 1994 and associated preliminary 'Concept Plan' for the proposed Butler Regional Recreation and High Schools Project as referred to in Report No I21131 and requires that a further report upon the proposed final 'Agreement in Principle' and final 'Concept Plan' be submitted in due course;
- 2        authorises in accordance with Section 547 (12) of the Local Government Act the reallocation of \$7,000 from the 1994/95 Budget, Town Planning and Regional Development, Professional Retainer/Consultancy Fees, Account No 27753 to provide Council's contribution of \$2,000 for the proposed Traffic Management Assessment for the proposed Butler Regional Recreation and High Schools project and \$5,000 being the City's contribution



to the proposed Clarkson Butler Railway Station Precinct Study;

- 3 writes to the Catholic Education Commission advising that it is prepared to meet the Commission's share of the funding (being \$1,000) of the proposed Traffic Management Assessment for the proposed Butler Regional Recreation and High Schools project for an interim period until such time as the Commission is able to repay the City, subject to a letter of undertaking from the Catholic Education Office that it will refund the City and subject to the Commission paying interest.

**CARRIED BY**

**AN**

**ABSOLUTE MAJORITY**

Appendix XI refers.

**I21132 POSSIBLE ESTABLISHMENT OF A FREE BEACH IN WANNEROO -**  
**[765-20]**

**CITY PLANNER'S REPORT I21132**

Council deferred consideration of a free (nudists') beach in Wanneroo pending advice from the Department of Planning and Urban Development's Coastal Management Co-ordinating Committee (Item I50716 refers). The advice received is that this issue is outside the Committee's terms of reference.

The City Planner reports on the background details to the subject matter and states that the major grounds for rejection of the establishment of a free beach was the conflict of legislation between the Police Act, Criminal Code and By-laws.

He considers that it would be appropriate to investigate the legislation further.

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

- 1 does not consider the formal designation of any free beach in the City of Wanneroo until the conflict in legislation relating to this matter has been resolved;
- 2 requests the Attorney General to consider a review of the legislation relevant to the establishment of free beaches so that the conflicts in that legislation referred to in Report I21132 may be removed.

**CARRIED**

Appendix XII refers.

#### **I91141 FINANCE & ADMINISTRATIVE RESOURCES**

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

**CARRIED**

#### **REPORTS**

##### **I31102 CIVIC RECEPTIONS AND FUNCTIONS - [703-3]**

###### **DEPUTY TOWN CLERK'S REPORT I31102**

The Town Clerk seeks Council approval to include the Joondalup Community Foundation appreciation cocktail party in the 1994/95 civic functions calendar.

**MOVED** Cr O'Grady, **SECONDED** Cr Magyar that Council approves the inclusion of the Joondalup Community Foundation Appreciation Cocktail Party for 9 February 1995 in the 1994/95 civic functions calendar subject to consideration of the guest list.

**CARRIED**

##### **I31103 TENDERS - PERSONAL COMPUTERS - [208-57-94/95]**

###### **CITY TREASURER'S REPORT I31103**

Tenders were called for the supply and installation of personal computers throughout the organisation.

It is anticipated that a maximum of 28 personal computers will be required during the 1994/95 financial year.

The City Treasurer reports on the tender submissions received and advises that all equipment offered is acceptable with only marginal differences in components and performance.

**MOVED** Cr Lynn, **SECONDED** Cr Freame that the tender for the supply of personal computers for 1994/95 be awarded to Dynacom Technology.

**CARRIED**

##### **I31104 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 31 OCTOBER 1994 - [021-1]**

###### **CITY TREASURER'S REPORT I31104**

The City Treasurer submits a Warrant of Payments for the period ending 31 October 1994, covering Voucher Nos 003997 - 005272 relating to Treasurer's Advance Account No 1, Voucher Nos 000040 - 000048 relating to Municipal Fund and Voucher Nos 000006 - 000007B relating to Trust, the total amount expended being \$16,839,181.11.

Crs Major, Wood and Dammers declared an interest in this Item.

**MOVED** Cr Cooper, **SECONDED** Cr Hall that Council passes for payment the following vouchers, as presented in the Warrant of Payments to 31 October 1994, certified by the Mayor and City Treasurer, and totalling \$16,839,181.11.

<u>Funds</u>	<u>Vouchers</u>	<u>Amount - \$</u>
Treasurer's Advance Account No 1 6,478,235.69	003997 - 005272	\$
Municipal \$10,282,606.82	000040 - 000048	
Trust 78,338.60	000006 - 000007B	\$
		<hr/>
\$16,839,181.11		<hr/>
		<b>CARRIED</b>

Crs Major, Wood and Dammers abstained from voting.

Appendix XIII refers.

#### **I31105 OUTSTANDING GENERAL DEBTORS - OCTOBER 1994 - [020-0]**

##### **CITY TREASURER'S REPORT I31105**

The City Treasurer submits a summary of the outstanding general debtors at the end of October 1994.

He makes comments on the action being taken with long outstanding accounts and recommends the write-off of debts totalling \$1,975.71.

**MOVED** Cr Lynn, **SECONDED** Cr Freame that Council writes out of its general debtors ledger an amount of \$1,975.71, representing

debts considered irrecoverable as detailed in Attachment B to Report I31105.

**CARRIED**

Appendix XIV refers.

**I31106 AUTHORISATION OF REALLOCATION OF FUNDS - [006-2]**

**CITY TREASURER'S REPORT I31106**

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 nett result of these reallocations and adjustments is a budget surplus of \$5,524.

**MOVED** Cr Cooper, **SECONDED** Cr Major 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 - 23 November 1994.

**CARRIED BY AN  
ABSOLUTE**

**MAJORITY**

**I31107 DONATION - TEEN CHALLENGE WA - [009-1]**

**CITY TREASURER'S REPORT I31107**

A request has been received from Teen Challenge WA for financial assistance.

The City Treasurer reports that Council has previously recognised the Teen Challenge's charity status by granting rate exemption on the property in Kingsley and donating \$500.00 to assist with printing costs.

He gives reasons why he supports this request.

**MOVED** Cr Lynn, **SECONDED** Cr Freame Council donates \$500.00 to Teen Challenge WA to assist with costs to purchase teaching and promotional material. Budget item 26531 - Other Welfare Services - Sundry Donations.

**CARRIED**

**I31108 DONATIONS - [009-1]**

**CITY TREASURER'S REPORT I31108**

The City Treasurer reports on the requests for financial assistance from Council.

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

1        donates \$50.00 to the following:

Patrick Talbot  
Adam Talbot  
Rachael Talbot  
Ryan Wilson  
Zac Kirk  
Mark Young  
Tess Byrne  
Casey Neame

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

2        donates \$200.00 to the Padbury Senior High School to assist with costs to participate in the Australian Schools Volleyball Tournament at Canberra in December 1994. Such donation to be from Account No 20947 - Sundry Donations - Recreation Control.

**CARRIED**

#### **I91142 COMMUNITY SERVICES**

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

**CARRIED**

#### **REPORTS**

**I41109 FOOD COMPLAINT NO 24 - [851-7]**

##### **CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41109**

The City Environmental Health Manager reports on an incident of the sale of a loaf of bread which was contaminated.

He seeks Council approval in accordance with the provisions of the Health Act to instigate legal proceedings against the proprietors of the bakery or the retailer.

**MOVED** Cr Wood, **SECONDED** Cr O'Grady that Council, in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of either:

- 1 De Campo's Bakery, 35 Cheriton Street, Perth 6000, or;
- 2 Cheapfoods Supermarket, Wanneroo Shopping Centre, Conlan Avenue, Wanneroo 6065.

**CARRIED**

**I41110 FOOD COMPLAINT - SAMPLE NO. 28 - [851-7]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41110**

The City Environmental Health Manager reports on an incident of the sale of a loaf of bread which was contaminated.

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

**MOVED** Cr Wood, **SECONDED** Cr O'Grady that Council in accordance with the provisions of the Health Act 1911, instigates legal proceedings in respect of sample number 28 against:

- 1 the Proprietors of Action Food Barns (WA) Pty Ltd, Duncraig Shopping Centre, Marri Road, Duncraig and/or;
- 2 the Proprietors of George Weston Foods Limited, trading at Tip Top Bakeries (Canningvale), 35 Magnet Road, Canningvale WA 6155;

**CARRIED**

**I41111 FOOD COMPLAINT - SAMPLE NUMBERS 29 AND 30 - [851-7]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41111**

The City Environmental Health Manager reports on an incident of the sale of a packet of crisps which was contaminated.

He seeks Council approval in accordance with the provisions of the Health Act to instigate legal proceedings against the retailer.

**MOVED** Cr Wood, **SECONDED** Cr O'Grady that Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against Coles Supermarket, 643 Beach Road, Warwick.

**CARRIED**

**I41112 APPLICATION - CARPORT - [30/829, 30/95, 30/339]**

**CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41112**

The City Environmental Health Manager submits the following applications:

- 1 Heritage Outdoor on behalf of Mr L H Merrick of Bay 17 Burns Beach Caravan Park to erect a freestanding carport. The carport will be of metal construction;
- 2 Mr L Tenbohmer of Bay 103 Lakelands Village Caravan Park to erect a freestanding carport. The carport will be of metal construction;
- 3 ESE Patios and Home Improvements on behalf of Mrs A Burston of Bay 100 Kingsway Caravan Park to erect a carport. The carport will be of metal construction.

He advises that the three applications are in accordance with Council's By-laws Relating to Caravan Parks.

**MOVED** Cr Wood, **SECONDED** Cr O'Grady that Council approves the applications from:

- 1 Heritage Outdoor of 25 Davidson Street, Maddington to erect a freestanding carport on behalf of Mr L H Merrick, Bay 17 Burns Beach Caravan Park;
- 2 Mr L Tenbohmer of Bay 102 Lakelands Village Caravan Park to erect a freestanding carport;
- 3 ESE Patios and Home Improvements of 48 Gillam Drive, Kelmscott to erect a carport on behalf of Mrs A Burston, Bay 100 Kingsway Caravan Park;

subject to the issue of an appropriate building licence.

**CARRIED**

**I41113 TEMPORARY ACCOMMODATION - RURAL AREA - EX F40907, E41206, F40610, G41011, H40605, I40208 - [241-1]**

#### **CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT I41113**

The City Environmental Health Manager reports on three incidents of temporary accommodation occupation in the rural area.

He provides details of the subject matter and seeks Council approval for an extension of temporary occupation in each instance.

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

1 suspends legal action against Mr and Mrs I Bakota for

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- 2 suspends legal action against Mr B Philp for permitting unauthorised occupation of a shed at Lot 500 Old Yanchep Road, Carabooda pending the result of an appeal to the Minister for Planning;
- 3 takes no action against Mr E Beckett in respect of unauthorised occupation of a caravan at Lot 20 (23) Beonaddy Road, Eglinton for a period of six months ending on 23 May 1995.

**CARRIED**

**I41114 HOME CARE SERVICES TENDER 88-94/95 - [880-8-7]**

**MANAGER WELFARE SERVICES REPORT I41114**

Council at its meeting of 12 October 1994 approved the advertising of tenders for the provision of home help, respite care and personal care services for aged and disabled residents of the City of Wanneroo.

The Manager Welfare Services provides details of the tender submissions received and emphasised the importance of giving consideration to the tenderers' ability to meet quality assurance requirements.

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

- 1 accepts the Tender from Total Care Nursing Services to provide home help at a rate of \$14.81 per hour and respite care services at a rate of \$15.84 per hour

(weekdays) and \$22.51 per hour (weekends) to aged and disabled residents of City of Wanneroo for a twelve month period;

- 2 accepts the Tender from St Louis Home Care Service to provide personal care at a rate of \$22.00 per hour and respite services at a rate of \$18.50 per hour (weekdays) and \$21.50 per hour (weekends) to aged and disabled residents of City of Wanneroo for a twelve month period;
- 3 authorises the signing of contract documents.

**CARRIED**

**I41115 RECREATION AND CULTURAL SERVICES DEPARTMENT - MONTHLY ACTIVITIES REPORT - [260-0]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT  
I41115**

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

Planning is underway at Warwick Leisure Centre for the 1995 Aquafest Programme to be run during the January school holidays.

Work has commenced on upgrading all Centre signage at Craigie Leisure Centre. Staff have commenced planning forthcoming promotions and advertising as part of the overall Centre marketing strategy.

Reconstruction of Sorrento Community Hall has commenced and the works should be completed by Christmas.

Leisure and Swimming Courses at Aquamotion are progressing well with good attendances.

The new Recreation Facilities Manager for the North Ward zone has been initiating new activities at the Gumblossom Community Centre.

The third "Perry's Paddock Picnic Day" was held in October with some 5000 people attending. The lease signing ceremony took place as part of the official opening and a plan for the overall management of the reserve will be developed and will incorporate a proposed historical village.

Negotiations have been finalised for a classical concert to be held on 10 June 1995. The feature artist is internationally acclaimed classical guitarist, Craig Ogden.

**MOVED** Cr Wood, **SECONDED** Cr O'Grady that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I41115 be received.

**CARRIED**

**I41116 SPECIAL EVENTS ALCOHOL LICENCE - AQUAMOTION - [690-1]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT  
I41116**

Due to the limited local population surrounding Aquamotion Wanneroo, the management team would like to further develop its special events programming in order to attract participants from beyond the catchment zone.

These special events will include activities such as: triathlons; corporate events; and family activity days. The centre would promote these events as an holistic entertainment package, rather than just the event itself.

It is considered that obtaining an Occasional Liquor Licence would be an integral component in the provision of these post event functions.

The City Recreation and Cultural Services Manager outlines the proposal and the conditions which would apply in relation to the Occasional Licence.

**MOVED** Cr Wood, **SECONDED** Cr O'Grady that Council authorises the Recreation Facilities Manager - Wanneroo Townsite, to obtain an Occasional Liquor Licence for special events to be held at Aquamotion Wanneroo as outlined in Report No I41116.

**CARRIED**

Appendix XV refers.

**I41117 "LICENCE TO OCCUPY" AGREEMENTS - REQUESTS FOR ADJUSTED  
BOOKING HOURS - [260-0]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT  
I41117**

Over the past few months Council has agreed to "write off" funds representing adjustments made to the booking requirements of sporting clubs for the 1991/92, 1992/93, and 1993/94 financial years (Items I50810 and I40919 refer).

The Ocean Ridge Senior Cricket Club has now indicated an intention to reduce its booking requirements and seeks a "write off" accordingly.

The City Recreation and Cultural Services Manager reports on this matter and advises that the reduction in commitment for this club "frees up" time in these venues for greater community access.

**MOVED** Cr Wood, **SECONDED** Cr O'Grady that Council agrees to "write off" an amount of \$30.16 representing an adjustment made to the booking requirements of the Ocean Ridge Senior Cricket Club for the 1991/92, 1992/93 and 1993/94 financial years.

**CARRIED**

**I41118    KIOSK OPERATION: SORRENTO DUNCRAIG RECREATION CENTRE -**  
**[330-1-1]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT**  
**I41118**

In September 1993, Council resolved to grant an extension of the licence to operate the Kiosk/Coffee Lounge at the Sorrento Duncraig Recreation Centre under the pre-existing conditions to the same operator until redevelopment of the foyer/office at the centre was completed (Item H40917 refers).

The City Recreation and Cultural Services Manager reports on the operation and the financial viability of the kiosk and suggests that Council negotiates a new licence fee with the aim of Council incurring no operating costs.

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

- 1        extends the licence to operate the kiosk at the Sorrento Duncraig Recreation Centre to the current operator for a further three years;
- 2        increases the licence fee payable from \$520 per annum to \$700 per annum and fixes this fee for a three year period (until 31/12/97).

**CARRIED**

**I41119    FESTIVAL OF PERTH - THE CITY'S INVOLVEMENT IN 1994 -**  
**[429-1-3]**

**CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT**  
**I41119**

Over the past four years, the City of Wanneroo, in conjunction with the Festival of Perth, has staged a series of highly successful free concerts for the local community. Each concert has attracted an estimated three thousand people in what has

become a recognised event in the municipality's cultural calendar.

The Festival of Perth Administration has recently confirmed support for staging the 1995 concert.

The City Recreation and Cultural Services Manager provides details of the proposed event which will feature Geoffrey Oryema from Uganda and will follow a similar format to concerts staged in previous years.

**MOVED** Cr Wood, **SECONDED** Cr O'Grady that Council hosts a reception for Geoffrey Oryema following the Festival of Perth concert at Neil Hawkins Park on 19 February 1995.

**CARRIED**

**I41120 APPOINTMENT OF HONORARY PARKING INSPECTORS FOR GLENGARRY SHOPPING CENTRE - [30/0653 C 910-1]**

**MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I41120**

Thomas Werrett Property Consultants, Managing Agents for the Glengarry Shopping Centre, cnr Glengarry Drive and Arnisdale Road, Duncraig are seeking establishment of the Shopping Centre as a Parking Station.

The Managing Agents have also nominated Alan McGregor Everington of 20 Alfreton Way, Duncraig and Geoffrey Colin Hansen of 102 Casuarina Way, Wanneroo as Honorary Parking Inspectors for the Shopping Centre.

In accordance with Section 669DA of the Local Government Act 1960, Council may appoint officers to this position.

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

- 1 in accordance with Section 669DA of the Local Government Act 1960 appoints Alan McGregor EVERINGTON and Geoffrey Colin HANSEN as Honorary Parking Inspectors for the Glengarry Shopping Centre, Duncraig for a 12 month period, subject to renewal;
- 2 in accordance with the provisions of the Justices Act 1902 authorises the withinmentioned Honorary Parking Inspectors to act under and enforce the Parking By-laws for the City of Wanneroo only within the boundaries of the Glengarry Shopping Centre, Duncraig as detailed hereunder:
  - (a) Parking Facilities By-laws No 19;

- (b) Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

**CARRIED**

**I91143 BUSINESS FOR INFORMATION**

**MOVED** Cr Freame, **SECONDED** Cr Moloney that the Business for Information Reports be received.

**CARRIED**

**REPORTS**

**I61107 PARKING - WARWICK POLICE COMPLEX - [810-4, 510-0150]**

**CITY ENGINEER'S REPORT I61107**

Council considered reports at its February and September 1994 meetings on parking problems in Eddington and Erindale Roads adjoining the Warwick Police Complex.

The City Engineer reports that the Commissioner of Police has advised that an additional twelve parking bays will be constructed at Warwick Police Complex in the New Year.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that CITY ENGINEER'S REPORT I61107 be received.

**CARRIED**

**I61108 MONTHLY REPORT - BUILDING DEPARTMENT - [201-0]**

**CITY BUILDING SURVEYOR'S REPORT I61108**

The City Building Surveyor reports of the number and value of building licences issued in the month of October 1994, building control activity, Council building works and the service of notices.

**ADDITIONAL INFORMATION**

The following Recommendation was omitted from Report I61108.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that Council endorses the action taken in relation to the issuing of Licences as set out in Attachment A to Report I61108.

**CARRIED**

**I61109 MONTHLY REPORT FOR OCTOBER 1994 - PARKS DEPARTMENT - [201-5]**

## **CITY PARKS MANAGER'S REPORT I61109**

The City Parks Manager reports on the major activities of work carried out by the Department's ground staff during October 1994.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that CITY PARKS MANAGER'S REPORT I61109 be received.

**CARRIED**

### **I61110 SENIOR SPORTS OVAL ADJOINING TENNIS CLUB, YANCHEP - EX I90966 - [061-232]**

## **CITY PARKS MANAGER'S REPORT I61110**

Council at its meeting on Wednesday 28 September 1994 resolved that a report be submitted to Council on the feasibility of:

- 1 establishing a senior sports oval on the land adjacent to the tennis club at Yanchep;
- 2 funds being set aside in the 1995/96 budget to meet the cost of employing a consultant to carry out this study.

The City Parks Manager reports that the Yanchep Sportsman's Club lease from Council an area of land totalling 3.2 hectares of which they utilise 1.2 hectares. The minimum area of land required for a football field is 3 hectares.

He advises that there is no land adjacent to the Yanchep Sportsman's Club for construction of a senior sports oval.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that CITY PARKS MANAGER'S REPORT I61110 be received.

**CARRIED**

### **I61111 DEVELOPMENT ENQUIRIES - OCTOBER 1994 - [290-0]**

## **CITY PLANNER'S REPORT I61111**

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

**MOVED** Cr Freame, **SECONDED** Cr Moloney that CITY PLANNER'S REPORT I61111 be received.

**CARRIED**



**I61112 FINANCIAL REPORT FOR THE PERIOD ENDED 31 OCTOBER 1994 -**  
**[002-3]**

**CITY TREASURER'S REPORT I61112**

The City Treasurer submits the financial report for the month of October 1994.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that CITY TREASURER'S REPORT I61112 be received.

**CARRIED**

**I61113 STAFF AND OUTSIDE WORKERS' OVERTIME - OCTOBER 1994 -**  
**[404-10]**

**CITY TREASURER'S REPORT I61113**

The City Treasurer submits the staff overtime return for the month of October 1994, together with the outside worker's overtime for the same period.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that CITY TREASURER'S REPORT I61113 be received.

**CARRIED**

**I61114 ATHLETIC BUSINESS CONFERENCE - BOSTON USA - DECEMBER 2-**  
**5, 1993 - [260-0 C404-8]**

**CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT**  
**I61114**

The City Recreation and Cultural Services Manager and the City Building Surveyor attended the Athletic Business Conference in Boston USA in December 1993 and organised a study tour of two countries and five cities to examine relevant issues within the public parks and recreation service in the United States.

A summary of their activities and impressions is submitted.

Their discussions and visits to various facilities gave them a valuable insight into the parks and recreation service in the United States of America.

They thanked the Council for allowing them to undertake the trip and broaden their outlook.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT I61114 be received.

**CARRIED**

**I61115 DOG ATTACK ON CHILD - MCDONALD SPORTS COMPLEX, PADBURY -**  
**[903-6-1]**

**MANAGER - MUNICIPAL LAW & FIRE SERVICES REPORT I61115**

At a meeting of Council on 12 October 1994 it was resolved that a report be submitted to Council on its ability to impound a dog known to have attacked a person and hold until appropriate action can be taken (Item I91019 refers).

The Manager - Municipal Law and Fire Services provides details of the attack and the action taken by Council's Senior Ranger.

He advises an action against the registered owner was later filed under Section 33D(1) of the Dog Act and has been listed in the Joondalup Court of Petty Sessions.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that **MANAGER - MUNICIPAL LAW & FIRE SERVICES MANAGER'S REPORT I61115** be received.

**CARRIED**

**I61116 COURT DECISION REGARDING SERVICE STATION - [960-1]**

**CITY PLANNER'S REPORT I61116**

Council at its meeting on 27 July 1994 requested that the City Planner submit a report on a Town Planning Appeal Tribunal decision in relation to a development application for a service station at the corner of Scarborough Beach Road and Charles Street, North Perth (Item I90757 refers).

The City Planner provides details of the subject property and the history of the appeal to the Town Planning Appeals Tribunal.

The Tribunal noted that the Council's primary grounds for refusing the original application were based on the likely adverse effect on the amenity of nearby residents. It considered that the standard of amenity and convenience considered appropriate in a solely residential zone should not be regarded the same for those residents who choose to live on the boundary of a commercial zone.

The proposed BP Service Station, convenience store and McDonalds restaurant have been constructed.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that **CITY PLANNER'S REPORT I61116** be received.

**CARRIED**

**I61117 LEASE ARRANGEMENTS - BURNS BEACH CARAVAN PARK RESERVE**  
**31632 - [940-3]**

**CITY PLANNER'S REPORT I61117**

Council has called for a report on the current position regarding the lease of the Burns Beach Caravan Park (Item I91062 refers).

The City Planner provides background history of the subject area and outlines details of the existing lease arrangements.

As both Burns Beach and Quinns Rocks caravan parks are situated on land reserved for parks and recreation under the Metropolitan Region Scheme it is considered advisable to ascertain the long term strategy of the State Planning Commission before considering further proposals relating to changes in lease arrangements.

**MOVED** Cr Freame, **SECONDED** Cr Moloney that CITY PLANNER'S REPORT I61117 be received.

**CARRIED**

**I61117A LEASE ARRANGEMENTS - BURNS BEACH CARAVAN PARK RESERVE**  
**31632 - [940-3]**

Cr Cooper asked that he be involved at any meetings called to discuss this matter.

**RESOLVED** that Cr Cooper be involved in any meetings called to discuss the matter of leasing arrangements for Burns Beach Caravan Park Reserve 31632.

**I91144 POLICY AND SPECIAL PURPOSES COMMITTEE**

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that the Report of the Policy and Special Purposes Committee Meeting, held on 16 November 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
	B A COOPER - Observer	Central Ward
	L A EWEN-CHAPPELL - Observer	Central Ward
	S P MAGYAR - Observer	Central Ward

B J MOLONEY - Observer from 5.47 pm	South Ward
K H WOOD - Observer	South Ward
I D MACLEAN - Observer to 7.07 pm	South Ward
F D FREAME - Observer	South-West Ward

Town Clerk:	R F COFFEY
Deputy Town Clerk:	R E DYMOCK
City Treasurer:	J B TURKINGTON
City Planner:	O G DRESCHER
Acting City Engineer:	D BLAIR
City Recreation and Cultural Services Manager:	R BANHAM
City Environmental Health Manager:	G FLORANCE
City Building Surveyor:	R FISCHER
City Parks Manager:	F GRIFFIN
Manager - Municipal Law & Fire Service:	T TREWIN
City Librarian:	N CLIFFORD
Manager - Welfare Services:	P STUART
Committee Clerk:	J HARRISON

#### **APOLOGIES**

Apologies for absence were tendered by Crs Curtis, Hall and Lynn.

#### **CONFIRMATION OF MINUTES**

The Minutes of Policy and Special Purposes Committee Meeting held on 2 November 1994, were confirmed as a true and correct record.

#### **PETITIONS AND DEPUTATIONS**

Nil

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

Cr Dammers declared an interest in Item I51113.

#### **MEETING TIMES**

Commenced:	5.33 pm
Closed:	7.40 pm

**I51112 COUNCIL MEETING STRUCTURE - [702-0]**

At the Policy and Special Purposes Committee meeting held on 2 November 1994, Cr Dammers suggested that the meeting scheduled for 16 November 1994 be set aside to discuss Council meeting structure and the possible reintroduction of committee meetings (Item I51110 refers).

Lengthy discussion took place regarding the current system which has been in place since October 1993. Councillors were of the general view that there was a great need to reintroduce committee meetings whilst retaining the existing two open Council meetings per month.

It was suggested that two open Committee meetings be held in the week prior to Council meetings. Town Planning items would be submitted to a Town Planning Committee and items relating to Technical Services, Community Services and Finance and Administrative Resources be combined and submitted to a "General Purposes" Committee. It was considered these changes be implemented from February 1995.

**MOVED** Cr Wood, **SECONDED** Cr Ewen-Chappell that the Town Clerk prepare a report for consideration of the Policy and Special Purposes Committee outlining changes to Council Meeting Structure with a view to holding Town Planning and General Purposes Committee Meetings together with a Council meeting on a fortnightly basis.

**CARRIED**

**PROPOSAL TO INCREASE REPRESENTATION ON THE POLICY & SPECIAL PURPOSES COMMITTEE - [920-2]**

This item was not raised for discussion. A report will be submitted in due course.

**I51113 JOONDALUP CIVIC AND CULTURAL FACILITIES - STUDY TOUR OF EASTERN STATES LIBRARIES - [730-8-4]**

Town Clerk referred to the considerable work currently being undertaken on the first stage of the Joondalup Civic and Cultural Facilities, particularly in respect of the library. It has been ascertained that several libraries currently operating or about to open in the Eastern States provide for the latest design technology, method of operation and management, and that considerable merit exists in these libraries being viewed first hand. He therefore proposed that arrangements be made for the City Librarian and City Building Surveyor to travel to the Eastern States for this purpose. He also suggested that appropriate members of the Architectural Firm, James Christou

and Partners should also be included with perhaps Council agreeing to meeting the cost of one member of that firm.

Further discussion ensued and it was also agreed that an elected member of Council should also accompany the tour.

Cr Dammers declared an interest in this Item.

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

- 1 authorises the City Librarian and City Building Surveyor to undertake a study tour of selected libraries in the Eastern States;
- 2 authorises Cr Dammers to accompany the City Librarian and City Building Surveyor;
- 3 invites James Christou and Partners to nominate a member of its Firm to accompany Council's representatives at Council's expense;
- 4 authorises the expenditure of approximately \$13,500 from Account No 20151 (Conference Expenses).

**CARRIED BY AN  
ABSOLUTE MAJORITY**

Cr Dammers abstained from voting.

**IS1114 WARD BOUNDARIES AND REPRESENTATION - [801-5]**

A letter has been received from the Hon. Paul Omodei, Minister for Local Government, in which he indicates that he is considering additional phase-in options and has requested Council's comments.

If the new ward system is implemented, Council will not be able to avail itself of these options because the implementation of the new system requires a complete spill.

In addition to advising of the new options, the Minister has indicated that he has some reservations about the City having 19 Councillors.

Currently, Melville and Fremantle have the highest number of Councillors at 18 each and the draft legislation allows that situation to remain.

If the Minister is unwilling to allow the City of Wanneroo to have 19 Councillors, he may be prepared to accept 18. This could be achieved by combining the proposed Quinns and Yanchep Wards.

The following tables show the 10 Ward 19 Councillor proposal which Council has adopted, together with a 9 Ward 18 Councillor arrangement.

**10 WARDS  
19 COUNCILLORS**

WARD	COUNCILLORS	ELECTORS 1995	ELECTORS 2000
Marangaroo	2	21,419	23,947
Warwick	2	24,586	26,105
Sorrento	2	21,591	23,556
Whitfords	2	18,169	21,647
Ocean Reef	2	13,865	19,612
Heathridge	2	19,926	23,439
Joondalup	2	13,532	17,286
Wanneroo	2	14,713	22,282
Quinns	2	9,456	22,671
Yanchep	1	4,973	5,968
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**9 WARDS  
18 COUNCILLORS  
COMBINING QUINNS & YANCHEP WARDS**

WARD	COUNCILLORS	ELECTORS 1995	ELECTORS 2000
Marangaroo	2	21,419	23,947
Warwick	2	24,586	26,105
Sorrento	2	21,591	23,556
Whitfords	2	18,169	21,647
Ocean Reef	2	13,865	19,612
Heathridge	2	19,926	23,439
Joondalup	2	13,532	17,286
Wanneroo	2	14,713	22,282
Quinns/Yanchep	2	14,429	28,639
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**RECOMMENDATION**

That the Town Clerk be authorised to write to the Hon Paul Omodei, Minister for Local Government advising that whilst Council would prefer representation to be by 19 Councillors over 10 wards, it would accept a 9 ward 18 Councillor arrangement.

**MOVED** Cr Freame, **SECONDED** Cr Dammers that should the new ward boundaries and Councillor representation not be approved by the Minister, the option remains for 4 x 2 elections under the existing wards and the phase in options outlined by the Hon Minister for Local Government.

**CARRIED**

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council seeks an urgent deputation with the Minister for Local Government to clarify his intentions with regard to ward boundaries and Council representation in the City of Wanneroo, such deputation to comprise of the Mayor, Cr Cooper and the Town Clerk.

**CARRIED**

#### **I91145 TOWN CLERK'S REPORT**

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

**CARRIED**

#### **I91146 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]**

Document: Deed  
Parties: City of Wanneroo and Water Authority of WA  
Description: Sewer Reserve 37268 Craigie  
Date: 3.11.94

Document: Deed  
Parties: City of Wanneroo and Western Australian Land Authority  
Description: Joondalup City Centre - Stage 3B Drainage and Access Lots 523 and 535  
Date: 10.11.94

Document: Deed  
Parties: City of Wanneroo and Western Australian Land Authority  
Description: Joondalup City Centre - Stage 3B Truncation Easement Lots 523 and 535  
Date: 10.11.94

Document: Deed  
Parties: City of Wanneroo and Western Australian Land Authority  
Description: Joondalup City Centre - Stage 3B Drainage and Access Easement



Date: 10.11.94

Document: Deed

Parties: City of Wanneroo and Western Australian Land Authority

Description: Joondalup City Centre - Stage 3B Truncation Easement

Date: 10.11.94

Document: Withdrawal of Caveat

Parties: City of Wanneroo and Warwick Entertainment Centre Pty Ltd

Description: Lot 904 Dorchester Avenue, Warwick

Date: 14.11.94

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

**CARRIED**

# **I91147 HUMAN RESOURCES MATTERS - [404-0]**

This report gives details of staff appointments and resignations and seeks authorisation of an Officer in accordance with the Dog Act.

## **STAFF APPOINTMENTS**

<u>Position</u>	<u>Appointment</u>	<u>Commencement</u>
Planning Officer TP	Richard Bairstow	10.10.94
Planning Officer TP	Stephen Walker	10.10.94
Environ.Hlth Officer Hlth	Alison Edmunds	24.10.94
Environ.Hlth Officer Hlth	Marko Pasalich	2.11.94
Library Clerk Gr.1 Whit	Joyce DeLucia	4.10.94
Library Clerk Gr.1 Yan P/T	Linda Overton	24.10.94
Rehabilitation Officer P/T Admin	Claire Wakeford	7.11.94
Planning Officer TP	Gavin Ponton	24.10.94
Recreation Officer - Special Projects - Recreation	Julie Milsted	21.11.94
Cultural Development Officer - Recreation	Carmelita Baltazar	14.11.94
Technical Assistant - Health Programme Supervisor (P/T)	Chris Stout	17.11.94
G'whheen/Koondoola Rec Centre Programme Supervisor (P/T)	Tanya Davies	07.11.94
G'whheen/Koondoola Rec Centre Administration Officer - Rec	Katie Noad	15.11.94
Administration Officer - Eng	Claire Evans	07.11.94
	John Byrne	07.11.94

Assist Librarian - Woodvale	Carolyn Talbot	28.11.94
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#### RESIGNATIONS

Clerical Officer Welfare	Neil McKay	05.10.94
Receptionist (P/T) -	Joanne Bastow	12.11.94
Aquamation - Recreation		

#### AUTHORISATION OF OFFICER - DOG REGISTRATION

In accordance with the provisions of Section 16 of the Dog Act 1976, Council is requested to appoint Mr Craig Fisher as an Authorised Registration Officer.

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

- 1 in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report;
- 2 in accordance with the provisions of Section 16 of the Dog Act 1976, approved the appointment of Craig Fisher as an Authorised Registration Officer.

**CARRIED**

#### **I91148 REGISTER OF DELEGATION OF AUTHORITY - [201-1-1]**

Section 157A (4) of the local Government Act requires the annual review of all delegated authority granted by Council to its officers.

Appendix XVI to this report details all current authorities delegated by Council. This year Council has made an additional two delegations of authority to the City Planner. At Item I50508 Council authorised the City Planner to process and approve (but not to refuse) development applications; and to approve variations to residential setbacks. These amendments have been included in Appendix XVI.

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

- 1 in accordance with the provisions of Section 157A of the Local Government Act, delegates authority as specified in Appendix XVI hereto;
- 2 amends the Register of Delegation of Authority accordingly.

**CARRIED**

Appendix XVI refers

**I91149 PARLIAMENTARY COMMISSIONER FOR ADMINISTRATIVE  
INVESTIGATIONS ANNUAL REPORT 1994 - [316-1]**

The 1994 Annual Report of the Parliamentary Commissioner for Administrative Investigations has been received.

The Parliamentary Commissioner (or State Ombudsman) receives and investigates complaints into State Government Departments, Local Governments and Statutory Authorities. The Parliamentary Commissioner is responsible to Parliament and his function is to carry out independent and impartial investigations.

Each year the Annual Report details some of these investigations and the related statistics. For the twelve months to June 1994 13 complaints were finalised concerning the City of Wanneroo. Of these 6 were not substantiated, 2 were withdrawn, 2 were totally or substantially favourable for the complainant, 1 was partially favourable for the complainant, 1 was outside the Ombudsman's jurisdiction and 1 was not investigated. All complaints concerning Council were dealt with on an informal basis and no formal investigations were necessary.

In the coming year as issues become the subject of the Parliamentary Commissioner's investigations Council will be informed of case particulars and appraised of progress.

SUBMITTED FOR INFORMATION

**I91150 WANNEROO HOSPITAL SITE REDEVELOPMENT - [858-2-1]**

At its meeting of 28 September 1994 (Item I90956 refers), Council resolved to write to the Health Department of Western Australia requesting Council representation on any Committee or Task Force which may be appointed to consider the future development of the Wanneroo Hospital Site Redevelopment Project.

The following correspondence has now been received from the General Manager of the Upper North Metropolitan Health Service:

*"As you are aware it is proposed to considerably redevelop the Wanneroo Hospital Site to significantly increase the facilities available to the community of Wanneroo.*

*As part of the process of redeveloping the site a Project Control Group is being formed to oversee the projects development, It is anticipated that this group will have representations from the community, the Government Health Bureau, Wanneroo Hospital and will include a project director. Whilst the details of the final project are not yet clear it is*

likely that the project will include considerably increasing the size of the current public hospital at Wanneroo, the establishment of a private hospital on the Wanneroo Hospital site, the establishment of a private medical centre which will include high-level, diagnostic facilities on the Wanneroo Hospital site and the establishment of a community based facility that will incorporate community health, community based psychiatric and other related health services.

Once completed this would mean that the Wanneroo Hospital site would be the largest, non-teaching, health service campus in Western Australia. As such we are seeking representation from your Council to serve on the Project Control Group. I would be happy to discuss this further with you should you require."

Cr Dammers nominated Mr Major as Council's representative to the Wanneroo Hospital Site Redevelopment Project Control Group.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council nominates Cr Major and the City Planner to participate on the Wanneroo Hospital Site Redevelopment Project Control Group.

**CARRIED**

**I91151 JOONDALUP CIVIC AND CULTURAL FACILITIES MASTER PLAN -**  
**[730-8-8-1]**

The Committee, at its previous meeting, received the Joondalup Civic and Cultural Facilities Master Plan and resolved to utilise it as the basis for the development of the civic and cultural facilities sites in Joondalup (Item I71001 refers).

The public interest in the development of Joondalup is widespread. The civic and cultural facilities are an integral part of the development and it is expected that there will be requests for copies of the Master Plan. There is a substantial cost in duplicating the document.

The Master Plan document is available in two parts. The first, an Executive Summary of about 50 pages consists of a discussion of the issues relating to each component, the design philosophy, development staging and estimates of cost. This is followed by drawings to illustrate the test. The second part consists of additional text relating to the first part.

It is proposed that the Executive Summary is made available upon request at a charge of \$15.00. This represents the costs for materials, labour and handling. The additional information is not considered suitable for distribution as it deals with internal administrative matters.

**MOVED** Cr Wood, **SECONDED** Cr Moloney that the Joondalup Civic and Cultural Facilities Occasional Committee, as empowered by Council, authorises the sale of the Executive Summary of the Joondalup Civic and Cultural Facilities Master Plan at a cost of \$15.00.

**CARRIED**

**I91152 JOONDALUP CIVIC AND CULTURAL FACILITIES PROJECT;**  
**LOCATION OF LIBRARY - [730-8-8-1]**

The Joondalup Civic and Cultural Facilities Occasional Committee, at its October 1994 meeting, resolved to investigate the feasibility of the library being relocated to the north-east corner of the site (Item I71001 refers).

Hames Sharley were engaged to prepare the report and in so doing, assess three options:

- . relocate the Art Gallery/Museum to the Library area and, conversely, Library to the Art Gallery/Museum area;
- . Library to occupy the corner of Boas Avenue/Lakeside Drive;
- . Review current Master Plan location in relation to the other proposed options.

The options addressed were:

- . pedestrian access
- . car park accessibility
  - . short term
  - . long term
- . views
- . climate
- . staging
- . integration
- . townscape streetfront affect.

The report forms Appendix XVII hereto. It was also referred to James Christou & Partners, Architects, for their input and comment with respect to their brief to prepare the architectural design and to the City Librarian to comment with respect to the management issues that may arise from the options.

The City Librarian advised there are four crucial considerations:

1. Floor plan flexibility

2. Optimum client usage
3. Internal management
4. Carparking and service access

#### **OPTIONS A & C**

These sites would provide street frontage, recommended North-South aspect and a higher profile.

However, they are not recommended:

##### Floor plan flexibility

The smaller site footprint necessitates 3 levels - limiting future flexibility of operations.

##### Optimum client usage

Slightly improved proximity to the City, pedestrian access and business is offset by restricted tenant options and user convenience in accessing three floors.

##### Internal management

Three floors would necessitate higher staff and security levels.

##### Carparking and service access

Abortive costs associated with staged carparking may be offset by reduced initial outlay. However there are serious service delivery issues crucial to library and tenant operations. Three levels would increase vertical transport costs.

Additionally, Option C eliminates the North-West entry to the complex.

#### **OPTION B**

The City Librarian's original concerns as outlined remain.

##### Floorplan flexibility

The division between two floors requires further clarification. It is evident however, the majority of floor space will be plaza level which would maximise future flexibility.

##### Optimum Client usage

The rear location issues of identity, isolation and convenient access are still considered threats to the library attaining its usage potential by all types of clients.

#### Internal management

One or two floors will minimise control points and maximise staff efficiencies.

#### Carparking and service access

Undercover on-site parking and service delivery facilities are satisfactory but will need to be optimised by escalators or lifts in the design. Expensive initial outlay but no abortive costs.

#### SUMMARY

Concerns raised by the City Librarian related to the proposed eastern location of the library in the Civic and Cultural Facilities Master Plan.

The suggested transposition of Library and Performing Arts Centre was not supported by the Joondalup Civic and Cultural Facilities Occasional Committee as it was considered other options existed.

The relocation of the library to either the Northern boundary on Boas Avenue, or the corner of Boas Avenue and Lakeside Drive was investigated. Neither of these options provided solutions to the location concerns.

This matter is still under consideration.

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

**CARRIED**

#### **I91153 COUNCILLOR TRAINING - [702-3]**

Cr O'Grady has expressed interest in attending the "Introduction to Town Planning" course which is being offered by Municipal Training Services.

The course is scheduled for Saturday 3 December and the cost will be \$170.00.

Cr O'Grady declared an interest in this Item.

**MOVED** Cr Dammers, **SECONDED** Cr Freame that Council approves of Cr O'Grady attending the "Introduction to Town Planning" course offered by Municipal Training Services.

**CARRIED**

Cr O'Grady abstained from voting.

**I91154 REGIONAL MARKETING TASKFORCE - PROMOTIONAL MATERIAL - [320-0]**

At its meeting on 12 October 1994 Council was apprised of an initiative of the RED Group's Regional Marketing Taskforce to produce a video and brochure to promote the real estate, tourism, industry and commerce of the Wanneroo region.

The Taskforce has now submitted further detail in respect of the video content and I believe the production will reflect the dynamic growth and lifestyle of the region in a balanced and informative manner.

Funds are available within allocation 39780 - Tourism and Area Promotion; Promotion of City - to contribute towards the production of the video. Council will recall that in August 1993, a contribution of \$3,000 was made to a promotional campaign for the Yanchep area; establishing a precedent in Council assistance to such initiatives.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council contributes an amount of \$5,000 to the RED Group's Regional Marketing Taskforce to assist in the production of a video marketing the Wanneroo region, such expenditure to be against allocation 39780 - Tourism and Area Promotion; Promotion of City.

**CARRIED**

**I91155 CARRAMAR GOLF COURSE - BOOKINGS - [622-0]**

Messrs Duncan and Crosbie, Course Controllers at the Carramar Golf Course, have suggested to improve patronage of the course during the mid-week, that bookings be permitted for a trial period of, say, six months. Currently at both Marangaroo and Carramar bookings are taken for weekends and public holidays. This system works well and enables the Course Controllers to allocate and supervise the maximum numbers of players that can be accommodated.

The system for both courses during the mid-week is that no bookings are taken and players tee off on a first come-first served basis. The Course Controllers have advised that after questioning many of the patrons, they prefer to attend other



courses during the week because they can book a time slot and be assured of hitting off right on the time allocated.

Bookings will be initially taken one week in advance, although this can be adjusted depending on the experiment - eg booking today for the same time next week. Whilst the weekend patronage is acceptable some action should be taken to boost the numbers of players during week days.

The introduction of a booking system at the Carramar Golf Course for week days is supported pending a build up of urbanisation in the vicinity.

No alterations are proposed to the current booking arrangements at Marangaroo. The Course Controllers will continue to advertise the Carramar Golf Course in the media to inform people of its existence.

**MOVED** Cr O'Grady, **SECONDED** Cr Lynn that Council authorises on a trial basis for six months commencing Monday 5 December 1994 the introduction of a mid-week booking system at Carramar Golf Course only with the system to operate for individuals and groups to book a specific time slot one week in advance.

**CARRIED**

**I91156    PROPOSED WAREHOUSE AND COMMERCIAL DEVELOPMENT ON PT LOT 3 (57) JOONDALUP DRIVE, EDGEWATER - [30/3769]**

The City Planner referred to Items I51104 and I51105 which were considered by Council at its meeting on 9 November 1994 wherein Council resolved to:

At Item I51104:

- "1        seek a meeting with Bunnings Building Supplies Pty Ltd to discuss the current application for a building supply showroom on Pt Lot 3 Joondalup Drive and Ocean Reef Road, Edgewater in view of the earlier commitments made to Council and the Community by Haselhurst Management;
- 2        write to Department of Planning and Urban Development advising them of its concerns in this matter."

At Item I51105

- "1        seek a meeting with Haselhurst Management on behalf of Edgewater Gate Pty Ltd to discuss the current application for Mixed Business development of Pt Lot 3 (57) Joondalup Drive in view of the earlier commitments made to Council and the Community on this land;

2 write to Department of Planning and Urban Development advising them of its concerns in this matter."

I wish to advise that a new set of plans has now been prepared which will be deposited with Council on Wednesday 23 November 1994 for its consideration.

The consultants have advised that the plans have been re-designed in order to achieve a compromise, however the main building bulk for the Bunnings store remains much the same although it has been relocated away from Joondalup Drive and a landmarked building is proposed on the corner of this road and Ocean Reef Road.

As there is a departure from the original plans, and commitments made to Council and the community, it would be prudent to arrange a public meeting to be held on Monday 19 December 1994 at which the consultants can outline their proposal to the community who were previously concerned about the development in this precinct.

In order to achieve the appropriate notification it is intended to advertise the public meeting in newspapers circulated in the district advising the public of the change of plans and the proposed meeting.

Following the public meeting Council will then be in a position to gauge the community reaction to the changes proposed. Council may then be able to make its determination at the Council meeting on 21 December 1994 to which a report will be presented outlining other issues pertaining to the new plans.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council authorises the appropriate advertising to be undertaken to call a public meeting on Monday 19 December 1994 to discuss the proposed warehouse and commercial development on Pt Lot 3 (57) Joondalup Drive, Edgewater.

**CARRIED**

**191157 PROPOSED RETAINING WALLS: LOT 247 (7) PRINDIVILLE DRIVE, WANGARA - [30/4935]**

An application has been received for a retaining wall within a showroom/factory development at Lot 247 (7) Prindiville Drive, Wangara (see Appendix XX).

Council requires that all applications for retaining walls which will exceed 2 metres in height are to be submitted to Council

for approval. All walls which exceed 1 metre in height require the written comments of the affected adjoining owners to be submitted.

The applicant has indicated that when the original application for the showroom/factory development was submitted, it was not known that retaining walls greater than 1.5 metres would be required. The building licence cannot be issued until approval for the wall is given. The actual height of the proposed retaining wall will be 3 metres high in sections.

It is considered that the wall within the commercial area will not have a detrimental effect on the amenity of the area and the affected adjoining owner has provided written favourable comments.

**MOVED** Cr Moloney, **SECONDED** Cr Dammers that Council approves the proposed retaining wall to be constructed at Lot 247 (7) Prindiville Drive, Wangara, to a maximum height of 3 metres.

**CARRIED**

Appendix XX refers.

#### **I91158 REGIONAL ECONOMIC DEVELOPMENT ORGANISATIONS - [312-2]**

Over the past two years, both State and Federal Governments have been engaged in significant activity in the area of regional development, and this has coincided with a much greater involvement by local authorities in local economic development.

As part of their 1992 Local Capital Works Program, the Federal Government announced the Strengthening Local Economic Capacity (SLEC) Program and subsequently, have conducted a review of regional Australia via the Kelty Taskforce and the Urban and Regional Development Review by Jenny Macklin.

The resultant Federal Government White Paper on Industry Employment and Regional Development has included an allocation of \$150 million to the Regional Development Program; a four year program aimed at facilitating regional economic development.

Fundamental to the operation and implementation of the Regional Development Program is the determination of "regions" around Australia, and the creation of Regional Economic Development Organisations in each of those regions to help determine objectives and priorities for the region.

The Federal Government have deemed that they will liaise with a maximum of five regions - to be known as provinces - in Western Australia. Regional WA will be divided into a North, Central

and Southern Province, each consisting of three Regional Development Commissions. The metropolitan area will be split into two - Metropolitan North and Metropolitan South, essentially using the Swan River as the divide.

Further, the Federal Government have recommended that the Regional Economic Development Organisation (REDO) should be a core group of business, union, local government, education and training representatives, and that it will have a prime focus on economic development (business growth, economic activity expansion, and a global focus).

The WA Municipal Association is now seeking expressions of interest from senior local government officers and elected members to serve on the Metropolitan North REDO.

It is considered that interested persons would possess the following qualities:

- commitment to the field of economic development
- strategic thinking abilities
- willingness to work with all sectors
- "Big Picture" vision
- willingness to commit time to the process (particularly in the initial stages)
- a general understanding of the various elements of economic development.

The Federal Government has assigned a high priority to the Regional Development Program and accordingly Expressions of Interest are to be submitted to WAMA no later than 5 December 1994.

Cr Dammers nominated Cr Cooper as Council's representative on the North Regional Economic Development Organisation.

**MOVED** Cr Dammers, **SECONDED** Cr Hall that Council nominates Cr Cooper as representative on the North Regional Economic Development Organisation.

**CARRIED**

**I91159 DEMONSTRATION STREET - JOONDALUP CITY NORTH - PLAISTOWE STREET - [730-8-1]**

At its meeting in March 1992, Council considered a structure plan and concept for Joondalup City North (G20305) and resolved to support the broad concept of the proposal subject to a number of detailed aspects being resolved.

Planning and development have been proceeding in consultation with Council officers and the first release of land is expected early next year. LandCorp proposes to construct a demonstration street as an indicator of the character proposed in the area to precede the first release to the public.

In April 1994 Council supported a draft of the revised Joondalup City Centre Development Plan and Manual (I20402) subject to resolution of a number of issues. It is intended that guidelines specific to Joondalup City North will be included in the manual but there are still a number of minor unresolved issues and it has now become critical that development of the demonstration street commence.

The proposed guidelines will vary the R Code provision substantially in order to create the desired character for the area and in the absence of an approved Development Plan and Manual it is necessary for Council to exercise its discretion under the Codes to approve the development.

The demonstration street consists of eleven single residences and two duplexes with reduced setbacks to Plaistowe Street. The proposed setback varies between 1 and 2 metres and has been the subject of discussion between Council and LandCorp officers for some considerable time. It is suggested that the demonstration street be constructed as proposed so that the effect of the setback can be assessed by Council. All other aspects of the proposal can comply with the requirements of the R Codes and the proposed Development Plan and Manual.

**MOVED** Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council exercises its discretion under Clause 1.5.7 of the Residential Planning Codes and approves the development of a demonstration street in Plaistowe Street, Joondalup with reduced street setbacks subject to standard and appropriate development conditions.

**CARRIED**

Appendix XIX refers.

#### **MOTIONS FOR FURTHER ACTION**

Nil

#### **MOTIONS FOR REPORT**

#### **I91160 POLICY TO APPROVE VARIATIONS TO RESIDENTIAL SETBACKS - [290-5]**

**MOVED** Cr Major, **SECONDED** Cr Dammers that a report be submitted to Policy and Special Purposes Committee on a policy relating to the approval of variations to residential setbacks.

CARRIED

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

I91161 NOTICE OF MOTION - CR LYNN - [702-0]

Cr Lynn gave notice of her intention to move the following Motion at the next Ordinary Meeting of Council, to be held on Wednesday, 9 November 1994:

"That Council rescinds its resolution I51012, viz:

"That Council approves the modified building licence application submitted by R L Fisher & Associates on behalf of Mr and Mrs Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Sorrento, subject to:

- 1 Unit 1 being setback at a minimum 6.0m from the lot's West Coast Drive boundary;
- 2 standard and appropriate development conditions."

Council, at its meeting of 9 November 1994 resolved that the rescission motion be deferred pending consideration of the additional information submitted by Cr Lynn (Item I91128 refers).

**MOVED** Cr Lynn, **SECONDED** Cr Dammers that Council rescinds its resolution I51012, viz:

"That Council approves the modified building licence application submitted by R L Fisher & Associates on behalf of Mr and Mrs Mirandah for two grouped dwellings (one of which is three storeys) on Lot 40 (32) West Coast Drive, Sorrento, subject to:

- (a) Unit 1 being setback at a minimum 6.0m from the lot's West Coast Drive boundary;
- (b) standard and appropriate development conditions."

CARRIED

**MOVED** Cr Lynn, **SECONDED** Cr Freame that consideration of this matter be referred to Policy and Special Purposes Committee for reconsideration and recommendation to Council.

CARRIED

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

Nil

**PUBLIC QUESTION/COMMENT TIME**

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

**MOVED** Cr Dammers, **SECONDED** Cr Cooper that the meeting be held behind closed doors, the time being 9.17 pm.

**CARRIED**

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

**CONFIDENTIAL BUSINESS**

**I91152** **JOONDALUP CIVIC AND CULTURAL FACILITIES PROJECT;  
LOCATION OF LIBRARY - [730-8-8-1]**

**MOVED** Cr Cooper, **SECONDED** Cr Wood that Cr Dammers and The Town Clerk be empowered to carry out Council's function on the Joondalup Civic and Cultural Facilities Occasional Committee in the absence of other Council representatives.

**CARRIED**

Cr Lynn advised that she wished to resign from the Joondalup Civic and Cultural Facilities Project and nominated Cr Major to replace her.

**MOVED** Cr Lynn, **SECONDED** Cr Wood that Council nominates Cr Major to the Joondalup Civic and Cultural Facilities Project.

**CARRIED**

Cr MacLean entered the Chamber at this point, the time being 9.31 pm.

**I91162** **COUNCILLORS' MAIL**

Cr O'Grady raised the question of processing and delivery of mail received by Council which is addressed to Councillors.

The Town Clerk advised of the current policy in this matter.

**MOVED** Cr Cooper, **SECONDED** Cr O'Grady that all mail addressed to Councillors by name be delivered to that Councillor unopened.

**CARRIED**

**MOVED** Cr Wood, **SECONDED** Cr MacLean that the meeting be held with the doors open.

#### **DATE OF NEXT MEETING**

The next Ordinary Meeting of Council has been scheduled for on **WEDNESDAY 7 DECEMBER 1994.**

There being no further business, the Chairman declared the Meeting closed at 9.35 pm the following Councillors being present at that time:

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



I11100A

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CITY OF WANNEROO

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TECHNICAL SERVICES SECTION

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REPORTS FOR COUNCIL MEETING

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23 NOVEMBER 1994

I11112

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CITY OF WANNEROO REPORT NO I11112

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: PLANT & VEHICLE ADDITIONAL PURCHASES - TENDER  
NUMBERS 080 - 082-94/95

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Tenders were advertised on 24 and 27 September 1994 for the supply and delivery of the following

**Tender No**

080-94/95      One Domestic refuse truck, approximately 19m<sup>3</sup>.

081-94/95      One 4WD, 4 door hardtop wagon.

082-94/95      One Fork lift.

Tenders closed on Friday, 7 October 1994 and tenders received are as per the attached schedules.

**Tender No 080-94/95**

The tender of MacDonald Johnston compaction equipment as tendered by Skipper Trucks in combination with the International Acco truck is preferred. Of the automated side

loading equipment available in Council's refuse fleet, the MacDonald Johnston compactor is proving to be the most reliable. Reliability is critical in the refuse collection operations to ensure rubbish is collected on a daily basis. In this tender no allowance has been made by Wastemaster for rear vision and hopper cameras as per the specification and when this cost (\$5,000) is included, the MacDonald Johnston option provides the lower cost.

#### **Tender No 081-94/95**

The lowest tender submitted by Halberts Mitsubishi is recommended.

#### **Tender No 082-94/95**

The fork lifts tendered by All Forks, Hymat and WA Fork Truck Distributors were evaluated by the Transport Manager and the Senior Purchasing Officer. It is the considered opinion of both officers that Council would be best served with the Crown 20MT 130A.

In physical size the Crown forklift is smaller and therefore more easily manoeuvred. In the restricted area of the basement at the Administration Centre this is considered to be of fundamental importance.

#### **Commuter Bus**

Council approved the purchase of a new 15 seater bus for the Parks Department to replace the bus currently on hire for the transportation of corrective services personnel. At Tender No 77-94/95 for the replacement of Council's commuter bus, Plant No 95063, a single tender has been received from Prestige Toyota. This Company's tender price offer is in accordance with State Tender Board pricing. The tender price is, therefore, considered competitive and has been recommended accordingly. As the specification for this new commuter bus is the same as that advertised at Tender No 77-94/95, it is recommended that Council accepts the price of \$30,753 for the supply of a Toyota commuter bus without the need to call a separate tender.

#### **RECOMMENDATION**

That Council:

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

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
080-94/95	Skipper Trucks	\$189,213.00
081-94/95	Halberts Mitsubishi	\$ 30,431.00
082-94/95	WA Fork Truck Dist	\$ 13,580.00

- 2 purchases a Toyota Commuter Bus from Prestige Toyota for the price of \$30,753 as submitted at Tender No 77-94/95 (Report No                      refers)

R T McNALLY  
City Engineer

BD/jc  
dre1005

I11113

CITY OF WANNEROO REPORT NO I11113

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 208-6

WARD: ALL

SUBJECT: PLANT REPLACEMENT RESERVE - TENDER NUMBERS  
068-079-94/95

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Tenders were advertised on 24 and 27 September 1994 for the supply and delivery of the following:

**Tender No**

068-94/95	1 Skid Steer Loader
069-94/95	1 35KW Tractor.
071-94/95	3 Ride-on rotary mowers.
072-94/95	5 Full forward control, 13,900 GVM trucks.
073-94/95	2 Remote control large plate compactors.
074-94/95	6 650mm rotary mowers.
075-94/95	2 Mini refuse trucks.
076-94/95	2 4WD Dual cab utilities.
077-94/95	3 Buses, 15, 18 and 22 seaters.
078-94/95	1 Fire patrol vehicle.
079-94/95	1 Light attack fire unit.

The items of plant and equipment to be traded are outlined on the schedules at Attachment 1.

Tenders closed on Friday, 7 October 1994 and tenders received are as per the attached schedules.

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

**Tender No: 068-94/95**

At this tender the Mustang 960 loader is recommended. The Scat Trak 1300c is not to specification being in the smaller and less

powerful category. Both the Scat Track 1700c and Bobcat 853 were considered and Council's operational staff were given the opportunity to evaluate both. Comparing the Scat Trak 1700c and the Bobcat 853 with the Mustang 960 currently in use by Council it was found that neither matched the Mustang in breakout force. Breakout force is essential in the road maintenance operation for efficiently loading road material onto trucks.

#### **Tender No: 069-94/95**

The tender from E & M J Rosher to supply a Landini 6880 tractor is the lowest priced tender to specification and recommended accordingly.

The tender from Donnybrook Mechanical Services for the Ford 3930 tractor is below the minimum power take-off requirement of 35KW.

#### **Tender 071-94/95**

The John Deere F935 and Cub Cadets 024003 rotary mowers tendered by CJD Equipment and Mower City respectively are not considered suitable for Council operations.

Two John Deere 935's were previously purchased by Council and proved to be unreliable. Reference to other users indicate that some problems with transmissions still exist and this can equate to annual transmission exchange at a cost of around \$2,000. It would not be appropriate for Council to purchase the John Deere 935 until these problems have been rectified.

The Club Cadet is not considered by the City Parks Manager to be suitable for Parks operations. The machine does not provide rear discharge, a requirement of specification due to Council's liability for the repair to damaged vehicle windscreens caused by flying stones when mowing median strips.

The Toro Groundsmaster tendered by Rover Mowers has proved to be the most suitable machine for Council's operation and Council's fleet of 12 ride-on mowers is exclusively the Toro Groundsmaster.

#### **Tender No 072-94/95**

Five (5) trucks are included in this tender for replacement, four (4) of which are outlined in Schedule "A" and one in Schedule "B". Schedule "B" refers to a 4WD vehicle and is a recall of tenders deferred from 1993/94 when Council considered it appropriate to

retain its 4WD truck and budget the trade value in 1994/95 in order that it may provide a suitable replacement for its Thornycroft fire unit plant number 97 070.

The recommendation from Skipper Trucks at Schedule "A" and Major Motors at Schedule "B" provide the lowest changeover price for these trucks.

Since deferring the replacement of Council's Isuzu 4WD tip truck plant number 96 114, it has been established that 4WD Isuzu tray top truck plant number 96 116 would be more suitable for the Municipal Law and Fire Services Department. The tray top truck does not have the weight of a hoist and associated hydraulics and a larger water capacity may be achieved than with the tip truck configuration.

Vehicle plant number 96 116 is one year younger and in better condition than tip truck 96 114 and hence a higher trade value has been provided. A shortfall of \$25,000 now exists between the \$30,000 budgeted in the capital account number 21199 and the trade value now obtained of \$55,000. (Notably trade values have varied between \$41,500 and \$55,000).

All five (5) trucks involved at this tender have provided higher than anticipated trade values and a total saving of \$98,898 has been achieved in the Plant Replacement Reserve. With the exception of only one truck all are contained in the Parks funded area. The \$25,000 shortfall in account number 21199 may, therefore, be accommodated from these savings.

In making allowance for the inclusion of 96 116 for use as a fire unit in the 1994/95 Budget, funding did not allow for the inclusion of the replacement of plant number 96 114. The savings which have now been made will provide for its replacement and Council is asked to authorise the inclusion of its Isuzu truck plant number 96 114 in the 1994/95 Plant Replacement Programme.

#### **Tender No 073-94/95**

At this tender only one offer to supply a Dynapac LG 5509 plate compactor has been received and it is not to specification. The unit offered does not meet the weight requirements necessary to achieve the desired level of compaction. Accordingly, there is no alternative other than to recall this tender.

#### **Tender No 077-94/95**

This tender called for the replacement of two (2) of Council's Toyota Coaster, 18 & 22 seater buses and one (1) Toyota Commuter 15 seat bus. Unfortunately, no tenders were received for the Yanchep Community Toyota Coaster bus as storage of luggage requirements at specification conveyed to the Transport Manager proved to be in conflict with Australian Design Regulations. The Whitford Recreation Association Toyota Coaster had been the subject of some damage prior to the inspection of trade vehicles and was, therefore, not presented.

The only tender received is that of Prestige Toyota for a Toyota Commuter 15 seater bus and is a similar vehicle to that being replaced. Therefore, only plant number 95 063 is to be considered for replacement at this tender. Similar discounting is normally applied by this company to Council as applies to State Tender Board pricing and is therefore recommended.

The replacement of the Toyota Coaster buses will be recalled at a later date when specification issues and damage repairs have been completed.

#### **Tender No 078-94/95**

Only one tender has been received and it is to supply a Toyota Landcruiser Personnel Carrier. It provides only for 3 or 11 seater options and is designed for personnel transport. The vehicle being replaced is a standard 4/5 seat capacity hard top wagon and the Municipal Law and Fire Services Manager has indicated that the 4/5 seater hard top wagon is more suited to his operation as on a number of occasions 4 to 5 persons are required to be transported. It is recommended that this tender be recalled.

#### **Tender No 079-94/95**

On two separate occasions the replacement of Council's light attack fire unit, plant number 95 111 has been advertised and no tenders received.

Further advertising and recalling of tenders would delay the provision of the upgraded fire unit. As the fire season is rapidly approaching, it has been considered appropriate to seek three quotations from Toyota dealers for the necessary cab chassis to be fitted to the bodies as supplied by T L Engineering. Tender Schedule No 079-94/95 outlines the quotations received.

Toyota Landcruiser cab chassis are exclusively used for the purpose of light attack fire units. These vehicles have proved to be the most suitable to the Municipal Law and Fire Services Manager, maintaining uniformity of parts and equipment and suitability for fitment of radio equipment. T L Engineering is the supplier of the body of light attack fire units already in service and the only tenderer offering to supply this equipment.

The changeover figure for the provision of the fire unit is less than \$30,000 and, therefore, can be accommodated in the quotation system.

### RECOMMENDATION

That Council:

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

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
068-94/95	Tutts	\$22,500.00
069-94/95	E & M J Rosher	\$20,000.00
071-94/95	Rover Mowers (supply only)	\$55,006.00
071-94/95	D & E Parker (purchase 98 350)	\$ 6,300.00CR
072-94/95	Skipper Trucks - Schedule "A"	\$92,257.00
072-94/95	Major Motors - Schedule "B"	\$32,453.00
074-94/95	Rover Mowers (supply only)	\$15,744.00
074-94/95	A McKail (trade purchases only)	\$ 3,550.00CR
075-94/95	Major Motors (supply only)	\$112,930.00
075-94/95	Raytone Motors (trade purch only)	\$51,869.00CR
076-94/95	Nuford	\$ 6,192.00
077-94/95	Prestige Toyota	\$15,614.00

- 2 endorses the re-advertising of tenders for the replacement of remote control large plate compactors, plant numbers 95 061 and 95 003;
- 3 recalls tender number 078-94/95;
- 4 endorses the calling of three quotations in lieu of tender number 079-94/95 for the early replacement of the light attack fire unit, plant number 95 111;
- 5 accepts the quotation of \$29,263 from Prestige Toyota/T L Engineering for the supply and delivery of a Toyota



Landcruiser fire unit for the replacement of the light attack fire unit plant number 95 111.

- 6 accepts the tender of M Skroza for the outright purchase of trade vehicle plant number 95 111 for the price of \$18,000.00.
- 7 authorises the inclusion of Isuzu tip truck, plant number 96 114 in the 1994/95 Plant Replacement Programme.
- 8 Reallocates \$25,000 from the Plant Replacement Reserve Account Number 29400 to accommodate the shortfall in the capital account 21199 at Tender Number 072-94/95.

R T McNALLY  
City Engineer

BD:PRG  
dre1003

I11114

CITY OF WANNEROO REPORT NO: I11114

TO: TOWN CLERK

FROM: ACTING CITY PARKS MANAGER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 208-8

WARD: SOUTH

SUBJECT: TENDER NO 87-94/95 - SUPPLY, INSTALLATION AND  
COMMISSIONING OF AN AUTOMATIC RETICULATION  
SYSTEM AT PALOMA PARK, MARANGAROO

Tenders were advertised during October for Supply, Installation and Commissioning of an Automatic Reticulation System at Paloma Park, Marangaroo.

Tender documents were issued to the following companies on request:-

Hugall & Hoile, 6/9 Stanford Way, Malaga  
Total Eden, 6 Port Pirie Street, Bibra Lake  
Swan Irrigation, 489 Scarborough Beach Road, Osborne Park  
Elliotts Irrigation, 24 Canham Way, Greenwood  
Malua Reticulation, 13 Harold Street, Dianella  
Spray-Rite Reticulation, 13 South Bannf Rd, Floreat Park  
Quality Reticulation, P O Box 303, Midland  
Aquaduct Reticulation, Cassowary Road, High Wycombe

Tenders were received from the following:

Total Eden	\$121,230.00
Malua Reticulation	\$106,899.00
Hugall & Hoile	\$105,459.00
Swan Irrigation	\$114,085.00

Hugall & Hoile have successfully undertaken Council's infield reticulation tenders previously. The unit price submitted is the lowest, therefore, acceptance is recommended.

**RECOMMENDATION**

That Council:

- (a) accepts the tender as submitted by Hugall & Hoile for \$105,459.00 for the supply, installation and commissioning of an automatic reticulation system at Paloma Park, Marangaroo, and;
- (b) authorises signing of the tender documents.

F GRIFFIN  
City Parks Manager

DHC:JB  
gre1007

TO: TOWN CLERK

FROM: ACTING CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 26 OCTOBER 1994

FILE REF: 210-2

WARD: ALL

SUBJECT: ENGINEERING DEPARTMENT CURRENT WORKS

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The Engineering Department Current Works Report is valid for works during the period ending 7 October 1994.

**A COUNCIL WORKS**

2MAJOR WORKS

.1Joondalup Drive Duplication

The drainage pipe outfall structures have been completed. Outstanding work includes the reinstatement of the temporary outfall structure and verge works. This project will be completed by mid October.

.2Marmion Avenue Duplication

Minor road crossings for mainline drainage across the existing carriageway are to be completed when the new carriageway is open to traffic.

Main roadworks and intersection modifications are progressing satisfactorily. The section of Hodges Drive, east of Chantilly Way, was closed from 4 October to 7 October to allow the construction of the new Marmion Avenue eastern carriageway intersection works. Work at this intersection proceeded well and Hodges Drive was reopened to traffic as scheduled. Traffic light modifications at this intersection were co-ordinated with the road construction and are practically complete. It is anticipated that the new carriageway will be opened to traffic by the end of the October school holidays.

Verge and fencing works in the vicinity of the drainage sump at the Marmion Avenue/Hodges Drive intersection will resume once the new carriageway has been opened.

.3Marmion Avenue Dual Use Path

The Dual Use Path has been completed between Ocean Reef Road and Prince Regent Drive. Construction of the final section to Hodges Drive is now underway with asphaltting programmed for the second week in October. The dual use path is expected to be completed in time for the opening of the new carriageway.

.4Beverley Crescent/Hall Road/Graham Road, Quinns Rocks

Work on this project recommenced on 7 October 1994 following the relocation of water services by the Water Authority of WA. All drainage works have been completed and it is anticipated that the remaining road and verge works will be completed by the end of October.

3

DRAINAGE WORKS

.1Raleigh Road, Sorrento

The outfall drainage line and outlet structure have been completed and installed. Fencing of the outfall and the spray mulching of the surrounding area is programmed and will be completed by mid October.

.2Wangara Outfall Structure

Rain has hindered the completion of the earthworks associated with this project.

Outstanding works, include re-casting the outfall wall extension, regrading the sump batters and sump floor.

The weir walls are completed and the stone pitched apron connecting both weirs is finished.

.3Hocking Road, Kingsley

Drainage works have been completed. As part of the intersection modifications, SECWA will be relocating a power pole at the Wanneroo road intersection on 14 October. The roadworks are scheduled to commence on

24 October with an anticipated completion in mid November.

#### 4PEDESTRIAN AND CYCLE FACILITIES

##### .1Private

Alex Heights	Pedestrian Accessway	Hillcrest Road Mirrabooka Avenue Currambine	to
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Dual Use Path      Currambine  
Boulevard  
(Doncaster  
Square              to  
Connolly  
Drive)              Currambine

Pedestrian  
Accessway

Mistral  
Meander to  
Currambine  
Boulevard

Iluka



Footpath

Aral Court and  
Graton Loop

Iluka

Footpath	Santa Parade	Monica	
<u>Plaistow Street (Grand Boulevard to Lot 48) north side</u>		<u>Footpath</u>	<u>Plaistow Street Boulevard to Lot south side</u>
<u>Merriwa</u>	<u>Pedestrian Accessway</u>	<u>Allum Green to (half)</u>	
<u>Merriwa</u>	<u>Pedestrian Accessway</u>	<u>Coldstream Circuit Place to Helby Close</u>	
<u>Merriwa</u>	<u>Footpath</u>	<u>Helby Close to Green (half)</u>	
<u>Merriwa</u>	<u>Footpath</u>	<u>Coldstream Circuit (Baltimore Parade Calder Retreat)</u>	
<u>Quinns Rocks</u>	<u>Dual Use Path</u>	<u>Morialta Avenue (Wo Place to Santa B Parade)</u>	
<u>Quinns Rocks</u>	<u>Dual Use Path</u>	<u>Santa Barbara (Morialta Parade t 234 inc)</u>	

.9Council Contractor

Wanneroo

Footpath

Continuation  
asphalt/slab repla  
programme in Wa  
Road - east side

#### 4 TRAFFIC MANAGEMENT

.1Cliff Street/Sheppard Way Roundabout

The extension of the guard rail to enhance safety near a power pole has been programmed for mid October 1994.

.2Springwood Way, Woodvale

All outstanding works of the cul-de-sac head installation have been undertaken and this project is now complete.

.3Warwick Road/Ron Chamberlain Drive, Duncraig

The installation of a left turn lane in Warwick Road commenced late in August 1994 and is substantially complete. The outstanding works include paving of the islands and verge reinstatement.

.4Dampier Avenue - Traffic Management Scheme, Kallaroo

The lighting upgrade has been undertaken and is now complete. The median strip painting will be completed by mid October 1994.

5 CAR PARKS

.1Chichester Car Park, Woodvale

Installation of the Watt's Profile speed hump has been completed. The stencil crete island infill will be constructed early in October. Work on this project will then be complete.

.2Mullaloo Point Stage 2 (Animal Exercise Beach)

Water binding of the limestone base, kerbing and asphaltting of the access road and car park have now been completed. Concrete pathway works and bollard installation are presently being undertaken. Access to the old car park is now only possible via the new car park. The old access road is required to be filled with spoil from the car park earthworks. Linemarking, dune stabilisation and fencing are still to be completed.

This project is anticipated to be completed by late October.

### .3Mullaloo Point Sailing Club Car Park

The next stage of construction of the existing limestone car park has now commenced. The project comprises of the construction of a turnaround/rigging area to the south of the existing access road and the kerbing, asphaltting and lighting of the existing limestone parking area to the north of the access road. Associated work includes installation of concrete pathways, beach access pathways, linemarking, fencing and dune stabilisation.

Drainage works have been completed and the construction of the turnaround has commenced. It is anticipated that work on this project will be complete by mid November.

## 6 MISCELLANEOUS

### .1Maintenance

As part of the 1994/95 budget, Council has implemented funds to gradually upgrade the limestone pathways along the foreshore. The programme commenced on 26 September 1994 beginning in Sorrento and progressing north. Approximately twelve paths were completed.

Repairs to the shoulder of Pinjar Road, from Wanneroo Road to Caport Street, were carried out by Council's minor works crew.

### .2Kerbing Works

The following list shows the locations where Council's kerbing contractor has recently installed kerbing for the month of September 1994.

-Marmion Avenue, Heathridge - Hodges Drive intersection

-Mullaloo Point Stage 2 (Animal Exercise Beach)

-Springwood Way, Woodvale Cul-de-sac Treatment

7 1994/95 ARTERIAL ROADS STREET LIGHTING PROGRAMME

Works orders for the following projects have been placed according to designs and quotations received from SECWA.

Marmion Avenue (Hodges Drive to Edinburgh Way)  
Marmion Avenue (Anchorage Drive to Santa Barbara Pde)  
Burns Beach Rd (Marmion Ave to Currumbine train station)  
Connolly Drive (Burns Beach Road to Selkirk Way)  
Connolly Drive (Hester Avenue to Jenolan Way)

The required light poles have been delivered on site for all projects. Light poles in Marmion Avenue, Burns Beach Road and Connolly Drive (Hester Avenue to Jenolan Way) have been installed. The cabling work has commenced and 90% of the works in Connolly Drive (Hester Avenue to Jenolan Way) is complete.

8 SPEED ZONING - JOONDALUP DRIVE, EDGEWATER

Main Roads WA has advised that following further assessment, it will not proceed with a proposal to increase the speed zoning in Joondalup Drive near Edgewater which is currently 70 km/h. However, the situation will be reassessed once adjacent development of the area has progressed.

B WASTE MANAGEMENT

Discussions for a new enterprise agreement for the whole of Waste Management are currently being undertaken.

Issues and areas of improved productivity are being recognised with the view of finalising a document that can be endorsed by Council.

The 20th January 1995 has been established as being the date for expiration of the current domestic collection services agreement.

The waste section completed its functions in September to schedule. The Bulk Refuse Service fell marginally behind due to several factors, including the state of the refuse placed out in the Koondoola, Girrawheen areas.

The recycling service continued to schedule with participation rates fairly stable.

The domestic collection continues to function quite satisfactorily.

#### **CSUBDIVISIONAL DEVELOPMENT**

The status of subdivisional development within the City of Wanneroo is shown on Attachment 1. This attachment highlights the contract value of works and associated number of lots provided for subdivisions completed this financial year, subdivisions commenced since 1 July 1994 and those subdivisions currently under or awaiting construction.

Submitted for information

P PIKOR  
Acting City Engineer

GR:DM:HT:AT  
Berel012

I11116                      CITY OF WANNEROO REPORT NO I11116

TO:                      TOWN CLERK

FROM:                      CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE:    23 NOVEMBER 1994

FILE REF:            510-2169, 510-2172

WARD:                      SOUTH

SUBJECT:            PETITION - VEHICULAR SPEEDS  
WESTHAVEN DRIVE/MONTCLAIR DRIVE, WOODVALE

A twelve signature petition has been received from residents near the junction of Westhaven Drive and Montclair Avenue, Woodvale expressing concern about vehicle speeds, corner cutting and pedestrian safety at the junction. According to the petitioners, vehicle speeds are of particular concern during peak times. The petitioners are requesting the construction of traffic islands in Westhaven Drive.

Westhaven Drive functions as a local street and has two connecting eastern roads, Montclair Avenue and Birchfield Avenue, that provide direct access to Trappers Drive for a significant number of residents in the surrounding area.

The road layout and the results of a recent traffic survey are shown on Attachment 1.

The survey has indicated that Montclair Avenue carries approximately 675 vehicles per day while, in comparison, Birchfield Avenue carries approximately 364 vehicles per day. A pedestrian survey at the junction of Westhaven Drive and Montclair Avenue indicated approximately 1-2 pedestrians cross to/from the public accessway at peak times. The public accessway is recognised as a main thoroughfare to nearby schools and reserves for young children. During this survey, all right turning vehicles into Montclair Avenue were observed cutting the corner.

The vehicle survey also indicated that the 85th percentile speed of vehicles on the Westhaven Drive approach to Montclair Avenue is below the legal speed limit. However, during the morning peak period of 7.00 - 9.00am, four in thirty-five vehicles

exceeded 60 Km/hr. In the afternoon period between 3.00 and 5.00pm only, two in seventy-five vehicles exceeded 60 Km/hr. Speeding motorists were predominantly north/southbound along Westhaven Drive.

The random nature of speeding and corner cutting is typical of local motorists driving to locally perceived road conditions. To effectively reduce the speed of this type of motorist, a significant traffic island treatment would be required. This treatment would require road widening and, in comparison to other streets, this cannot be justified under the normally applied parameters, such as recorded traffic volumes and 85th percentile speed of vehicles. Generally, priority treatments are undertaken for Local Distributor Roads, such as Trappers Drive.

A minor treatment to alert motorists of the perceived conditions is warranted and, in this context, improved delineation at the junction, with painted double white lines, is recommended. This treatment, as shown on Attachment 2, is likely to confine motorists to the respective traffic lanes and, therefore, generally reduce the incidents of corner cutting at the junction.

#### RECOMMENDATION

That Council:

- 1 requests Main Roads WA to install double white lines at the junction of Westhaven Drive and Montclair Avenue, Woodvale as shown on Attachment 2 to Report No
- 2 advises the petitioners accordingly.

R T McNALLY  
City Engineer

BL:EMT  
Berel109



I11117 CITY OF WANNEROO REPORT NO I11117

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 510-3290

WARD: SOUTH

SUBJECT: PETITION - PALOMA PARK CAR PARKING

A petition has been received from the residents of Paloma Loop, Marangaroo, objecting to a proposed 40 bay car park on Paloma Park having access from Paloma Loop (Item G11038 refers).

The petitioners express concern that the additional traffic generated by the car park will endanger children and senior citizens living nearby. The petitioners request the car park be relocated with access from Mirrabooka Avenue.

The concept plan for Paloma Park, as shown on Attachment 1, indicates that the northern section of the reserve bounded by Mirrabooka Avenue, Rawlinson Drive, Jefferson Drive and Paloma Loop will be for active recreation with proposed senior and junior sports ovals. A forty bay car park, with access from Paloma Way, has been centrally located between the proposed senior and junior sports ovals.

Another forty bay car park with access from Rawlinson Drive is located near the proposed amenities block on the western side of the senior sports ground.

The option of any access to Mirrabooka Avenue needs to consider the overall traffic strategy and road function. The future function of Mirrabooka Avenue is as a dual carriageway carrying in the order of 25,000 vpd. The Alexander Heights neighbourhood shopping centre also fronts onto Mirrabooka Avenue and is located opposite this section of Paloma Park. Therefore, the provision of access to this road will be restricted due to the future median for the dual carriageway and limited spacing between the Rawlinson Drive and Griffon Way junctions.

Another option is to combine the two forty bay car parks into a single 80 bay facility adjacent to the amenities block with access from Rawlinson Drive.

However, this option will not satisfy the fundamental demand of park users being able to be located close to the junior oval.

As Paloma Loop represents the closest approach to the junior oval it is likely that parking and associated traffic congestion will develop in this street. Experience in similar circumstances has demonstrated that parking facilities would then need to be formalised or parking prohibitions installed. The most appropriate form for the parking facilities would be the 40 bay car park on the reserve as originally proposed.

The installation of parking prohibitions along the road frontage to the park would not be consistent with established policy of allowing access to public parks.

The combining of the car parks would create a more severe traffic congestion on Rawlinson Drive. It is likely a second access point to Rawlinson Drive would be required in close proximity to nearby existing road intersections.

Traffic congestion at this location would also be far more significant. The general accepted practice is to distribute the traffic generation to avoid congestion.

Also, the opinions of the residents of Rawlinson Drive, on this proposed alteration to the concept plan, have not been canvassed at this time.

On this basis, the location of the forty bay car park, between the senior and junior sports grounds, provides the most practical and effective traffic option.

#### RECOMMENDATION

That Council:

- 1 endorses the concept plan for Paloma Park, with the 40 bay car park having access from Paloma Loop as shown on Attachment 1 to Report No
- 2 advises the petitioners accordingly.

R T McNALLY  
City Engineer

GL:AT  
Berel119

I11118                      CITY OF WANNEROO REPORT NO I11118

TO:                      TOWN CLERK

FROM:                  CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE:    23 NOVEMBER 1994

FILE REF:            510-606

WARD:                SOUTH-WEST

SUBJECT:            TRAFFIC CONCERNS - BELTANA ROAD, CRAIGIE

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Residents of Beltana Road, Craigie have petitioned Council to close the street to through traffic. It has been indicated that there have been a number of high speed incidents with motorists losing control and that the street is also used as a short cut.

Though the petitioners have not identified a particular location, the most likely site would appear to be in the area bounded by Spinaway and Kadina Streets as shown on Attachment 1.

Beltana Road functions as a local connecting street between the western and eastern sections of Camberwarra Drive.

The residents previously petitioned Council in November 1991. At that time, the major concern was with pedestrian safety in the vicinity of Spinaway and Kadina Streets (Item F11119 refers). Council subsequently resolved to construct a pedestrian refuge island at this location. This treatment, with localised road widening, maintained the existing vehicular flows and pedestrian routes while improving pedestrian safety. Several of the current petitioners do not appear to have been residents of Beltana Road 2-3 years ago.

A survey of vehicle speeds and traffic volumes was recently carried out along Beltana Road and connecting streets.

The results of the survey indicate that vehicular speeds along Beltana Road are at or below the legal speed limit. There is, however, a noticeable trend for a few motorists to travel at recorded higher speeds around the 11.00pm to 1.00am time period.

With regard to the traffic volumes, school bound vehicles account for the majority of traffic with directional peak flows of 65-75 vehicles per hour (vph) compared to 15-20 vph for other peak times. The survey results of the afternoon school peak flow patterns are shown on Attachment 2. The overall results

indicate that the pedestrian refuge island and associated line marking have reduced overall vehicle speeds.

A proposed closure of Beltana Road will have a significant impact on school traffic flows that access the Craigie High School and Craigie Primary School. Any closure proposal would redirect this traffic onto other streets, possibly creating problems in other areas.

Also, approval of this closure can set a precedent for similar requests from other local street residents. On this basis, the proposed closure of Beltana Road is not supported.

While the road closure is not supported, it is considered that the spot survey of vehicle speeds and the reports of vehicles regularly leaving the road in the evenings highlight the need to examine speed reduction strategies with the local residents. In addition, increased police surveillance in the late evenings, early mornings is supported.

#### RECOMMENDATION

That Council:

- 1 does not approve the closure of Beltana Road;
- 2 initiates discussions with local residents on speed reduction strategies for Beltana Road and adjoining streets;
- 3 requests police surveillance of Beltana Road particularly during the period 11.00pm to 1.00am.
- 4 advises all interested parties accordingly.

R T McNALLY  
City Engineer

DP:HY  
Berel117

I11119                      CITY OF WANNEROO REPORT NO I11119

TO:                      TOWN CLERK

FROM:                      CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE:    23 NOVEMBER 1994

FILE REF:              510-390

WARD:                      SOUTH-WEST

SUBJECT:              WESTERN ACCESS - WHITFORD CITY SHOPPING CENTRE, BANKS  
AVENUE, HILLARYS

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At its June meeting Council resolved that a report be submitted on the traffic exiting from Whitford Shopping Centre access onto Banks Avenue and also the illumination in the Shopping Centre car park adjacent to that exit (Item I90654 refers).

The approved extensions to the Whitford City Shopping Centre incorporates an access to the south western corner connecting onto Banks Avenue.

This access is located opposite Venus Way and concerns have been expressed about the operational and traffic aspects.

The access has been constructed with a designed layout to prevent right hand turn movement from the centre car park and eliminate cross movements from or to Venus Way, as shown on Attachment 1.

As part of this layout, a temporary traffic island has been installed in Banks Avenue pending monitoring of the traffic movements at this junction.

The results of a recent traffic survey indicates that there has been a 14% traffic volume increase in this section of Banks Avenue from 2630 vpd to 3000 vpd.

Also, this western access to the Whitford City Shopping Centre on Thursday carries approximately 650 vpd. In comparison the Endeavour Road access carries 730 vpd.

The average traffic volumes using the western access on a weekday and Saturday are 370 and 455 vpd respectively.

General monitoring of the western access indicates that there is a low incidence of motorists turning contrary to the directional flows.

Also, the traffic volumes in Venus Way have remained low with a total of 95 vpd using this street on a Thursday, 60 vpd for a weekday and 74 vpd for Saturday.

On this basis, it is considered that the permanent installation of the traffic island in Banks Avenue at the western access, together with an overall painted median and island treatment along the street, should be progressed as shown on Attachment 2.

The estimated cost of this treatment is \$10,000 and funding is available in account number 33066 - Traffic Improvements Various Locations. The works will be co-ordinated with the roundabout treatment at the Banks Avenue/Endeavour Road junction.

This treatment will assist to control motorists movements along Banks Avenue and improve pedestrian safety. There is also a need for minor footpath extensions at the western access and the shopping centre management will be requested to undertake connecting internal links.

With regard to the car park lighting and effect on opposite properties, the shopping centre has removed two light fittings on a nearby lighting column facing Banks Avenue. This appears to have resolved the lighting overspill into the opposite properties.

As part of the proposed traffic island treatment at the Venus Way and Banks Avenue junction, there will be a need to upgrade the street lighting on the western side of Venus Way.

#### RECOMMENDATION

That Council approves the construction of the traffic and pedestrian refuge island treatment in Banks Avenue, as shown on Attachment 2 to Report No , at an estimated cost of \$10,000 with the works funded from Account No 33066 - Traffic Improvements Various Locations.

R T McNALLY  
City Engineer

PP:AT  
Bere1121



I11120 CITY OF WANNEROO REPORT NO I11120

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 510-843

WARD: CENTRAL

SUBJECT: PARKING PROHIBITIONS: KOONDoola PLAZA SHOPPING CENTRE

Council has received a request from the management of Koondoola Plaza Shopping Centre to install verge prohibitions adjacent to the Centre's frontage on Koondoola Avenue. The verge prohibition has been requested to reduce the impact of vehicles parking on the verge. It is considered there is sufficient parking within the Centre's car park without the need for shoppers parking on the verge.

The existing NO STANDING ANY TIME prohibitions in Koondoola Avenue, as shown on Attachment 1, will need to be amended and extended. The proposed prohibitions are shown on Attachment 2.

The Shopping Centre Management will support the verge prohibition with bollards.

RECOMMENDATION

That Council approves the amendment and extension of the "NO STANDING ANY TIME" to "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs along the Koondoola Avenue frontage adjacent to the Koondoola Plaza Shopping Centre as shown on Attachment 2 to Report No

R T McNALLY  
City Engineer

BL:HY  
Bere1116

I11121                      CITY OF WANNEROO REPORT NO I11121

TO:                      TOWN CLERK

FROM:                      CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 510-295

WARD: CENTRAL

SUBJECT: PRIORITY CHANGE INTERSECTION  
SHAW ROAD/KEANE STREET JUNCTION, WANNEROO

In September 1992 Council resolved to undertake the construction of a parking embayment in Shaw Road to optimize the available road space for vehicle parking and improve the safety of pedestrians. Amendments to the existing parking prohibitions to reflect the revised parking strategy were also co-ordinated with these works. (Item G10909 refers).

The embayment formalised parking arrangements on the south side of Shaw Road adjacent to the Wanneroo Primary School. However, as motorists were still able to park on the northside, pedestrians regularly crossed between parked vehicles to and from the Wanneroo Primary School in particular. As a consequence, the Wanneroo Primary P & C Association sought a mid block raised pedestrian platform.

The need for a pedestrian crossing point raised the wider issue of traffic management in Shaw Road and the somewhat conflicting access requirements of both schools. Access to Wanneroo Primary School is limited to Shaw Road (east), Keane Street and Hastings Street. The Wanneroo Junior Primary School has Shaw Road, Church Street and Frederick Street as accessible boundaries. Both schools are serviced by buses with bus stands in Shaw Road (west) and Hastings Street. In addition, the future development of Lot 132 on the eastern boundary of Shaw Road, possibly as a residential/group housing development, also has access connotations for Shaw Road.

The focal point of the traffic congestion is generally at the junction of Shaw Road and Keane Street. Currently, motorists park randomly in this area, particularly pre-primary school traffic. The Wanneroo Junior P & C Association proposes to

relocate the pre-primary set down/pick up area to the east side of the school. A future access road from Church Street to a group housing development on Lot 132 may be an achievable planning objective.

Traffic surveys have indicated that most pedestrians cross Shaw Road to the east of the Keane Street junction as shown on Attachment 1. Also, vehicular traffic flow is predominantly from the western section of Shaw Road to Keane Street. Hence, a priority change intersection treatment from the existing Tee arrangement is considered appropriate for this junction as shown on Attachment 2. Also the raised platform will allow a higher visual profile for pedestrians while reducing vehicular speeds into and out of Shaw Road (east). The estimated cost of these works is \$10,000 and funding is available from Account No 33066 Traffic Improvements - Various Locations.

The conversion of Shaw Road (east) into a school car park facility, similar to Crinum Court, Woodvale, is seen as the final stage of the traffic management strategy. Such a project, currently estimated to cost \$50,000-\$70,000, would require substantial Education Department and developer funding.

There is general agreement with both school P & C Associations on the realigned traffic junction treatments proposed. Also, Main Roads WA has indicated support to the concept of a priority change intersection at the junction of Shaw Road and Keane Street. A formal application will need to be made to the Commissioner of Main Roads WA to approve the changed priority intersection signing.

#### RECOMMENDATION

That Council:

- 1 seeks Main Roads WA approval to change the priority signing of the Shaw Road and Keane Street junction as shown on attachment 2 to Report No
- 2 subject to Main Roads WA approval authorises the construction of a priority change intersection at the junction of Shaw Road and Keane Street, Wanneroo as shown on Attachment 2 to Report No at an estimated cost of \$10,000 to be funded from Account No 33066 Traffic Improvements - Various Locations;
- 3 notifies interested parties accordingly.

R T McNALLY  
City Engineer

DP:EMT  
Berel113

I11122

CITY OF WANNEROO REPORT NO: I11122

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 325-33

WARD: NORTH

SUBJECT: PROPOSED KINROSS COMMUNITY HALL

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## Introduction

The 1994/95 budget provides funds for the construction of a community hall in Kinross. This report discusses the problems of various sites and proposes an alternative solution to meet the community needs for a facility.

## Sites

The existing community purposes site in Kinross is located at the corner of Kinross and Edinburgh Avenues in the neighbourhood shopping centre. The site is constrained by an aged persons complex, medical centre and residential development, and is considered unsuitable for a community hall.

A site, yet to be developed in Selkirk Road, east off Connolly Drive is proposed to be integrated into the proposed shopping centre site adjacent to the public open space, see Attachment A. The plan indicates the hall will abut a town square and the shopping centre. The developer advises the centre may not be developed for some time. To construct the hall now (if the site were available) would create a number of integration problems including those relating to car parking, access, etc.

The above mentioned shopping centre site abuts public open space. This is yet to be developed. However, in discussions with the developer, the Public Open Space could be made available and, during the construction phase, services (power, water) and would be provided. Subject to land sales and the speed of development,

there could be a problem with access to sewer. This may be resolved by the installation of holding tanks.

It would be inappropriate to construct the community hall on the Public Open Space. It is preferable to provide a Clubroom facility which would ultimately service the sports reserve needs.

The construction of the community hall at some future time in the shopping centre development will provide for the take up of users displaced by the reserve users. This has been discussed with the Parks and Recreation Departments and the Kinross Residents Steering Committee, and they are in agreement that this is the best option.

### Plan

Site and sketch plans has been prepared, see Attachments B and C respectively. The location of the Clubrooms will allow integration of uses between the future community hall and the Clubrooms, and aesthetically will provide a pleasing backdrop to the town square.

The Clubrooms will contain a hall suitable for approximately 150 people, kitchen, storage space, and toilets. It will be designed to permit the addition of changerooms at some future time if the need arises. The proposal has been discussed with the Kinross Residents Steering Committee. They made a number of suggestions which can be incorporated into the building. These include the provision of a servery from kitchen to verandah, and raked ceilings.

The estimated cost of the project is:

\$

Building	220,000	
Car parking	45,000	
Services	23,000	
Landscaping	5,000	
Furniture and fittings	16,000	
Contingency	7,000	
Fees, printing, etc	<u>14,000</u>	330,000

Budget - Kinross Community Hall

Stage 1 Allocation No. 28222 (loan) <sup>(1)</sup>	200,000	
Stage 2 Allocation No. 28188 <sup>(2)</sup>	<u>380,000</u>	<u>580,000</u>

Surplus: 250,000

Note:

- (1) It would require advertising and a special meeting to change the purpose of the loan funds to construction of clubrooms;
- (2) Stage 2 funds are from the municipal account and can be reallocated by Council under Section 547(12) of the Local Government Act.

RECOMMENDATION

That Council:

- 1 defers proposals to construct a community hall at Kinross and agrees to construct clubrooms on the land to be set aside as North Kinross Public Open Space;
- 2 enters into an agreement with the owners for the transfer of the site;
- 3 endorses the sketch plan;
- 4 authorises the preparation of working drawings and documentation and the calling of tenders;
- 5 authorises, in accordance with Section 547(12) of the Local Government Act, reallocation of \$330,000 from account 28188 for the construction of clubrooms and car park on North Kinross Public Open Space;
- 6 seeks approval from the Minister for Local Government in accordance with the provision of Section 529(e) of the Local Government Act for expenditure on land not in the ownership, or care and control of Council.



R FISCHER  
City Building Surveyor

RF:SE

bre10011

**I11123****CITY OF WANNEROO REPORT NO: I11123**

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 319/243/31

WARD: CENTRAL

SUBJECT: ENCROACHMENT INTO ROAD RESERVE: LOT 243 (31) GNOBAR  
WAY, MULLALOO

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**BACKGROUND**

The owner of the property at Lot 243 (31) caused retaining walls to be constructed at the front of the property which encroach on to the road reserve (see Attachment 'A').

The matter was placed before Council on 16 July, 1993 (H10735 refers), with the recommendation that Council serve a Notice under Section 400 (1)(i) of the Local Government Act, requiring that the encroachment be removed and the verge reinstated to its original levels. The matter was deferred and referred back to the Technical Services Committee.

The matter was again placed before Council on 25 August, 1994 (H10830 refers). Council resolved to serve the Notices but investigate the option of the land within the road reserve being excised and acquired by the adjoining owners.

Meetings have been held with the owners and Council officers and it was explained that if Council did support excising of the portion of land, the owners would be required to also meet the costs of relocation of the statutory authorities services. The owners refused to commit themselves to such an arrangement.

The Notice was subsequently served on 30 September, 1994. No response has been received from the owners and no action has been taken by them to carry out the requisitions of the Notice.

It is considered that Council should now seek an order from the Court of Petty Sessions to seek an order to have the encroachment removed from the road reserve.

If the order is not complied with within the time so fixed by the order, Council may lawfully remove the encroachment and may in a Court of competent jurisdiction recover the expense of so doing from the owner of the adjoining property.

#### RECOMMENDATION

That Council request its solicitors to seek a court order requiring the encroachment on the road reserve adjoining Lot 244 (29) Gnobar Way to be removed and advise the owners that if the encroachment is not removed, Council will cause the encroachment to be removed and seek the recovery of costs in a Court of competent jurisdiction.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre11017

I11124

CITY OF WANNEROO REPORT NO: I11124

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 319/244/29

WARD: CENTRAL

SUBJECT: ENCROACHMENT INTO ROAD RESERVE: LOT 244 (29) GNOBAR  
WAY, MULLALOO

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BACKGROUND

The previous owner of the property at Lot 244 (29) caused a brick walled enclosure to be constructed which encroaches on to the road reserve (see Attachment 'A').

The matter was placed before Council on 16 July, 1993 (H10735 refers), with the recommendation that Council serve a Notice under Section 400 (1)(i) of the Local Government Act, requiring that the encroachment be removed and the verge reinstated to its original levels. The matter was deferred and referred back to the Technical Services Committee.

The matter was again placed before Council on 25 August, 1994 (H10830 refers). Council resolved to serve the Notices but investigate the option of the land within the road reserve being excised and acquired by the adjoining owners.

Meetings have been held with the owners and Council officers and it was explained that if Council did support excising of the portion of land, the owners would be required to also meet the costs of relocation of the statutory authorities services. The owners refused to commit themselves to such an arrangement.

The Notice was subsequently served on 30 September, 1994. The owners have written to Council explaining that they were appealing to the Minister for Local Government against the requisitions of the Notice and were also seeking assistance from the State Ombudsman.

The Minister advised the owners that he was unable to hear or determine an appeal against the Notice as it was served under Section 400.

The State Ombudsman considers that Council has no option but to request that the encroachment be removed and that the owners seek legal advice if they wish to pursue a claim against the person who sold them the property. The Ombudsman has also advised the owners that if they wish to make comment on the information provided by Council, they must do so before the end of this month.

While every effort has been made to assist the owners it is now considered that a complaint should be lodged by Council to the Court of Petty Sessions to seek an order to have the encroachment removed from the road reserve.

If the order is not complied with within the time so fixed by the order, Council may lawfully remove the encroachment and may in a Court of competent jurisdiction recover the expense of so doing from the owner of the adjoining property.

#### RECOMMENDATION

That Council request its solicitors to seek a court order requiring the encroachment on the road reserve adjoining Lot 244 (29) Gnohar Way to be removed and advise the owners that if the encroachment is not removed, Council will cause the encroachment to be removed and seek the recovery of costs in a Court of competent jurisdiction.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre11016

I11125

CITY OF WANNEROO REPORT NO: I11125

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 2483/195/18

WARD: CENTRAL

SUBJECT: PROPOSED DWELLING: LOT 195 (18) FIREBALL WAY, OCEAN REEF.

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APPLICATION

An application has been received for approval to construct a dwelling at Lot 195 (18) Fireball Way, Ocean Reef, which has a frontal appearance of a three storey dwelling (see Attachment 'A').

COUNCIL POLICY

Council's Policy requires that a dwelling shall not exceed two storeys or 6000 in height. Letters are to be sent to the affected adjoining owners for comment. If an objection is received, the proposal is to be placed before Council for consideration.

ADJOINING OWNERS COMMENTS.

Letters were sent to the adjoining owners on 14 October, 1994. There were no objections received within the time frame requested for replies. However a letter was received on 2 November, 1994, from the owners of Lot 196. The owners have indicated they are concerned about privacy,

They have also asked if the building is commensurate with the existing surrounding dwellings and will the proposed dwelling effect their house value.

COMMENTS

In answer to the objections, the proposed dwelling complies with the Residential Planning Codes which address the issue of privacy. It is considered that the proposed dwelling is commensurate with the surrounding dwellings. The effect on the values of existing dwellings is not known, but it is considered that the proposed dwelling will add value to the surrounding dwellings and enhance the area.

The proposed dwelling is typical of the 'three storey' dwellings which have been previously approved by Council, inasmuch as the garages are below normal ground level. The 'third storey' is one third stair well void and two thirds will be used for a games room and retreat. The rear and one side elevation are predominantly two storey. The average height of the proposed dwelling is 5.8 metres.

#### RECOMMENDATION

That Council approve the proposed dwelling to be erected at Lot 195 (18) Fireball way, Ocean Reef.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre11020

I11126

CITY OF WANNEROO REPORT NO: I11126

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 3109/626-627-628/2,4,6

WARD: CENTRAL

SUBJECT: PROPOSED DWELLING: LOTS 626, 627 & 628, (2)(4) & (6)  
RANDELL CRESCENT, OCEAN REEF

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APPLICATION

An application has been submitted for approval to construct a three storey dwelling at Lots 626, 627 & 628 Randell Crescent, Ocean Reef (See Attachments 'A1' and 'A2').

COUNCIL POLICIES

'HEIGHT OF BUILDINGS IN RESIDENTIAL NEIGHBOURHOODS-G3-17

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

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

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



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

#### 'AMALGAMATION OF LOTS - J3-01

Where a proposed building extends over more than one surveyed allotment as a condition of approval to commence development under the Town Planning Scheme, such lots shall be amalgamated into one allotment. The Building Surveyor shall not issue a building licence until he is satisfied that an approved diagram of survey has been lodged at the Office of Titles and an application for a Certificate of Title for the amalgamated allotments has been registered and accepted.`

#### COMMENTS OF ADJOINING NEIGHBOURS

Letters describing the proposed dwelling and an invitation to view the drawings were sent to four immediate adjoining neighbours and five neighbours on the opposite side of Randell Crescent.

Typical objections received were as follows:

If Council's Policy does not permit the approval of any dwelling exceeding two storeys or six metres in height, why does Council approve them.

The file number of the letter and it's message indicated that the proposed dwelling was to be constructed on only one lot.

The four storey dwelling exceeds ten metres in height.

The sheer magnitude of the plans must constitute "unreasonably excessive development".

The proposed dwelling will do nothing to enhance the area.

The dwelling will affect the privacy of numerous surrounding homes.

The dwelling will stick out like an 'Observation City'.

There is controversy and ill feeling concerning three storey residential buildings in Ocean Reef.

The massive frontage will give an overpowering impression in comparison to other dwellings in the area.

#### COMMENTS

Council's Policy was published in the Wanneroo Times on 3 May, 1994. It gives the impression that Council will not consider any deviation from the Policy.

The letters sent to adjoining owners for comment did indicate only one lot number, the officers have indicated that this was done because the computer will not accept a larger file number.

The average height of the dwelling over its four elevations is 6 metres.

The dwelling is typical of many which have been approved by Council inasmuch as the garages are below natural ground level.

The 'fourth storey' or attic is confined within the roof space. Dormer windows which face the street will be set in the roof to provide light and sea views.

The dwelling is predominantly two storey construction particularly on the eastern elevation.

It should be noted that the northern side of the proposed amalgamated lots contains an area equivalent to one Lot on which it is proposed to install a private swimming pool and a putting green. The dwelling is set back 13.7 metres from the southern boundary.

It is considered that the frontage of the proposed dwelling will have no greater impact than a conventional pair of grouped dwellings. The proposed dwelling complies with the Residential Planning Codes.

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 approve the proposed dwelling to be constructed on the amalgamated Lots, 626,627 & 628, (2)(4) & (6) Randell Crescent, Ocean Reef.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre11010

I11127

CITY OF WANNEROO REPORT NO: I11127

TO: TOWN CLERK

FROM: DEPUTY CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 3541/680/6

WARD: SOUTH-WEST

SUBJECT: PROPOSED DWELLING: LOT 680 (6) MAPLE MEWS, DUNCRAIG

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APPLICATION

An application has been received for approval in principle to construct a dwelling at Lot 680 (6) Maple Mews, Duncraig, with a roofed portico located 1.5 metres from the front boundary (see Attachment 'A').

COUNCIL POLICY

Council's Policy J3-10, Primary Street Setback, states:

'For the purpose of exercising discretion under Clause 1.5.5 of the Residential Planning Codes, a carport or garage, whether attached to a dwelling or not, may be constructed up to 3000 of a primary street alignment provided the overall primary street setback is in accordance with Clause 1.5.8 (a) and the required number of car parking bays can be accommodated on site.'

BACKGROUND

The applicant wishes to locate a roofed portico 1.5 metres from the front boundary. The written favourable comments of both adjoining owners have been provided.

COMMENTS

As indicated on the attachment, Maple Mews is a cul-de-sac and it is considered that the portico would not impinge on the streetscape. The Residential Planning Codes give Council the authority to approve a carport or garage right up to the front

boundary but there is no reference in the Codes to a portico. It is considered that if Council was to approve such a structure, it would create an undesirable precedent.

#### RECOMMENDATION

That Council refuse the application for approval in principle of the proposed portico set back 1.5 metres from the front boundary at Lot 680 (6) Maple Mews, Duncraig.

L.CANDIDO  
Deputy City Building Surveyor

LC:lc  
bre11014

I11128

CITY OF WANNEROO REPORT NO: I11128

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 061-425

WARD: SOUTHWEST

SUBJECT: MCKIRDY PARK, MARMION - BASKETBALL FACILITY

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A petition containing 24 signatures has been received from residents of McKirdy Way, Marmion requesting installation of a basketball goal post and hard standing area in McKirdy Park.

McKirdy Park is a large road island park of 4089m<sup>2</sup> (see attachment 1) with small bush areas and trees. Maximum width east to west is 165 metres and length north to south is 180 metres.

This type of play item has been successfully installed in various locations where noise is not a factor. The continual ball bounce and striking of the backboard have generated considerable complaints where located closer than 150 metres to a residence.

Due to the limited area available on McKirdy Park the item would need to be centrally located and this would require removal of some vegetation to accommodate the 6 metre x 8 metre concrete pad.

Installation of a goal post in a park of this minimal size may create a noise problem for residents directly opposite the item.

The provision of bollards around the park is essential prior to installation of a goal post as they attract older youths with cars.

**RECOMMENDATION**

That Council:

- (a) approves the Parks Department approaching all residents of McKirdy Way, Marmion, by means of a letter drop

outlining the proposals and the problems associated with the installation of a facility of this nature, and;

- (b) should all residents accept this situation the provision of a basketball goal post, hard standing area and bollards, be listed in the 1995/96 budget submissions for Council consideration.

F GRIFFIN  
City Parks Manager

DHC:JB  
gre1006

I11129

CITY OF WANNEROO REPORT NO: I11129

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 061-123

WARD: SOUTHWEST

SUBJECT: FINNEY PARK, MARMION - PETITION

---

In June 1994 Council received a petition from 276 residents of Marmion requesting that certain works be carried out on Finney Park, Marmion.

There are two main requests in the petition and these are as follows:-

- (a) Installation of reticulation
- (b) Complete clean up of dead grass and undergrowth to prevent further fires.

In regard to reticulation of the park which is only 1.66 hectares in area I advise that Council's present policy in relation to park reticulation states that public open space under 4 hectares in area will not be reticulated. In this instance I believe there are no special arguments or reasons that can be put forward to support the request and consider the area should remain as a dry park.

To allay the ratepayers' and surrounding residents' concerns regarding fires in the park I advise that Parks Department staff have recently undertaken works in the park which have been inspected by Council's Chief Fire Officer who advises that the area is now completely safe.

In August 1994 the Finney Park Residents' Group submitted a concept plan to this office showing the work they required to be carried out. An onsite meeting was held with Councillor F Freame, Mr Jack Shaw, Mr N Grigsby, Mr D Cluning and myself when



a detailed inspection of the park was carried out. As a result of this meeting I undertook the eradication of the South African Veldt grass which was sprayed by Council's contractor and the Secretary of the Residents' Group advised me that he was happy with this action.

Part of the concept plan produced by the ratepayers showed a number of areas in the park that they suggested be cleared and planted with grass. I disagreed with this request and after consultation with Mr Shaw it was agreed that this work was unnecessary.

On this current year's budget Council has allocated funds for a footpath and upgrading of the play equipment. It is anticipated that these works will be completed early in the new year. The Ratepayers' Association has now requested that an additional footpath be constructed from the rear of the retirement homes linking up with the new footpath and I have advised them that this item will need to be placed on next year's draft budget.

They have also requested that a light be placed in the park for security purposes for ratepayers who cross through the park to the bus stop on Marmion Avenue and as funds are not currently available it is suggested that this item be placed on the forthcoming draft budget.

#### RECOMMENDATION

That Council advises the petitioners that as a result of an onsite meeting with their representative the following has been resolved:

- 1 Due to Finney Park being only 1.66 hectares in area it is not intended that the park be reticulated and will remain as a dry park, and;
- 2 Council undertakes to take all preventative measures necessary to eradicate South African Veldt grass and other material that could be a potential fire hazard, and;
- 3 It is not intended to undertake any large scale clearing as it is considered that the large islands of natural growth are worthy of retention and efforts will be made by Council to upgrade these areas and other areas of the park during next winter's planting program, and;

- 4        The footpath and additional play equipment for which funds were allocated on the current budget should be installed early in the new year, and;
- 5        The additional footpath and lighting requested by the Residents' Action Group will be included on the 1995/96 draft budget for Council's consideration.

F GRIFFIN  
City Parks Manager

FG:JB  
gre1200

I21100A

CITY OF WANNEROO

TOWN PLANNING SECTION

REPORTS FOR COUNCIL MEETING

23 NOVEMBER 1994

I21112CITY OF WANNEROO REPORT NO: I21112TO: TOWN CLERKFROM: CITY PLANNERFOR MEETING OF: COUNCIL - TOWN PLANNING SECTIONMEETING DATE: 23 NOVEMBER 1994FILE REF: 740-86238WARD: SOUTHSUBJECT: BERKLEY ROAD LOCAL STRUCTURE PLAN AREA. PAYMENT OF  
COMPENSATION - J A & P M GILLHAM AND R S & L E DE  
MASSON

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METRO SCHEME: Urban  
LOCAL SCHEME: Residential Development  
REPORT WRITTEN: 19.10.94

#### SUMMARY

The Berkley Road Local Structure Plan (formerly proposed Town Planning Scheme No 22) rationalises the drainage sumps, road system and the open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and open space sites. The joint owners of Lot 101 Richenda Court, Marangaroo are entitled to compensation for a sump site they provided.

#### BACKGROUND

The owners are entitled to compensation, firstly for the land value of the site and secondly for the construction and fencing costs that are in excess of their proportionate contribution.

At the time the owners paid their headworks contributions in February 1994 they accepted a land value of \$17,600 for the 1000m<sup>2</sup>

site. That amount was based on the then current vacant englobo land acquisition rate of \$176,000 per hectare.

The agreed construction and fencing costs was \$23,000 based on actual prices which were accepted as being comparable to other sump costs in the Structure Plan Area. The completed sump has now been accepted by the City Engineer.

Funds to pay the gross compensation of \$40,600 are held in Trust Fund Account No 63420 (Town Planning Scheme No 22).

RECOMMENDATION:

THAT Council authorises the payment of \$40,600 total compensation to J A & P M Gillham and R S & L E De Masson from Account 63420 for the sump site situated at Lot 357 Scholar Close, Marangaroo.

O G DRESCHER  
City Planner

twm:gm  
pre941104  
19.10.94

I21113

CITY OF WANNEROO REPORT NO: I21113

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 740-91423

WARD: SOUTH

SUBJECT: BERKLEY ROAD LOCAL STRUCTURE PLAN AREA. PAYMENT OF  
COMPENSATION - PACESETTER HOMES PTY LTD

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METRO SCHEME:Important Regional Road  
LOCAL SCHEME:Important Regional Road  
REPORT WRITTEN:4.11.94

SUMMARY

The Berkley Road Local Structure Plan (formerly proposed Town Planning Scheme No 22) rationalises the drainage sumps, road system and open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and open space sites. The owners of Lots 97 and 98 Richenda Court, Pacesetter Homes Pty Ltd, are entitled to compensation for the Hepburn Avenue Regional Road Reserve they have provided.

BACKGROUND

The owners have provided an aggregate of 9282 square metres for Hepburn Avenue. They have accepted a land value of \$242,221 based on the June 1994 Quarter vacant englobo land acquisition rate of \$271,820 per hectare.

Their headworks levy contributions for the 45 new lots they created amount to \$166,250 which has been offset against the agreed compensation. They are therefore due a nett amount of \$85,971.

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## LAND VALUES

The vacant englobo per hectare rate is determined by recent or current land sales of the two hectare lots in Berkley Road. It is therefore owner/developer driven and is not set by the City arbitrarily. Sales prices rose from \$93,850 per hectare to \$247,109 per hectare over the 27 month period from January 1992 to May 1994 which represents an increase of 163.30%.

The landowners from whom the City must purchase the Scheme Purpose land have an expectation that they will be paid the market rate which is current at the time of acquisition. The City therefore keeps price movement under review constantly and adjusts it upwards as required. A further ten percent is applied as a precautionary measure to provide for a possible situation where the City may be forced to compulsorily acquire a parcel in order to achieve a strategic Scheme objective where the land owner concerned is reluctant to sell. The June Quarter rate of \$271,820 is comprised of the market rate of \$247,109 plus a 10.0% allowance of \$24,710.

All Scheme landowners, including those from whom Scheme Purpose land is acquired, are charged headworks contributions at that rate. As the owners cannot be expected to sell at a lesser rate than they are charged, the City finds itself in the position of including the additional 10.00% in all acquisitions.

## FUNDING

Funds to pay the compensation are held in the Berkley Road Trust Fund Account No 63420 (Town Planning Scheme No 22).

The alignment of Hepburn Avenue forms the northern boundary of the structure plan/scheme area. It has been calculated that only 27% of total land acquisition/construction requirement for Hepburn Avenue is attributable to the Berkley Road Scheme with the balance 73% being the responsibility of the area to the north. The area to the north is included in Cell 5 of the East Wanneroo Scheme.

Pending development in Cell 6 of the East Wanneroo Scheme, the whole of the payments required to acquire and construct Hepburn Avenue will have to be drawn from the Berkley Road account. When subdividers' contributions have been paid into the East Wanneroo Scheme a recoup equal to 73% of the acquisition and construction

costs of Hepburn Avenue will have to be paid back to the Berkley Road Scheme.

RECOMMENDATION:

THAT Council authorises the payment of \$85,971 nett compensation to Pacesetter Homes Pty Ltd from Account 63420 for the Hepburn Avenue land requirements out of Lots 97 and 98 Richenda Court, Marangaroo in exchange for a signed Transfer for the subject land.

O G DRESCHER  
City Planner

twm:gm  
pre941105a  
4.11.94



I21114

CITY OF WANNEROO REPORT NO: I21114

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 30/215

WARD: SOUTH

SUBJECT: PROPOSED SHOPPING CENTRE ON LOT 738 (16) DUGDALE  
STREET, WARWICK

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METRO SCHEME:Urban

LOCAL SCHEME:Commercial

APPLICANT/OWNER:Westpoint Corporation Pty Ltd

CONSULTANT:Martin Goff & Associates

APPLICATION RECEIVED:1.8.94

DAU: 9.8.94

APPLICANT CONTACTED:2.9.95

ADVICE RECEIVED:13.10.94

REPORT WRITTEN:8.11.94

SUMMARY

An application has been received seeking approval for a shopping centre consisting of 13,500m<sup>2</sup> of floorspace (ie supermarket 3500m<sup>2</sup>, department store 7000m<sup>2</sup> and speciality shops 3000m<sup>2</sup>). The subject site is immediately to the north of the existing Warwick Shopping Centre. It cannot be approved as it has a shortfall of 207 car parking bays, the addition of which will require a substantial modification to the design.

BACKGROUND

At its meeting in November 1989 Council (D21103) approval a shopping centre on the subject site comprising 13,550m<sup>2</sup> gross leasable floor area. The application proposed a free standing centre of 12,700m<sup>2</sup> of floorspace with an additional 850m<sup>2</sup> associated with a shopping arcade connecting to the existing Warwick Shopping Centre. The proposal was also approved by the Department of Planning and Urban Development (DPUD).

In March 1992 a further approval for the above proposal was issued as the original approval had expired.

Both above applications provided car parking in excess of the required eight bays per 100m<sup>2</sup> of floorspace.

#### CURRENT PROPOSAL

Martin Goff and Associates (Town Planning Consultants) have submitted a new application on behalf of Westpoint Corporation Pty Ltd.

The application proposes an extension of the Warwick Grove Shopping Centre to incorporate a new two level department store comprising 7000m<sup>2</sup> of floorspace, 3500m<sup>2</sup> of supermarket floorspace and 3000m<sup>2</sup> of speciality shops (ie total 13,500m<sup>2</sup>).

Eight hundred and seventy three (873) car parking bays are proposed, a large proportion of which will be accommodated in an undercroft carpark.

One access point to the site is proposed via Dugdale Street, two via Ellersdale Avenue and two via the existing Warwick Shopping Centre car park.

Although not proposing its construction at this stage, the applicant identifies on plans submitted for approval how the proposed centre can be linked with Warwick Grove via a mall extension (see attachment)

#### MAJOR ISSUES

1. Under the Metropolitan Centres Policy, Warwick Grove is identified as a regional shopping centre defined as having in excess of 30,000m<sup>2</sup> of floorspace. Council's approval to develop is required under the Policy, however, DPUD's approval is not required in this case. DPUD approval is only necessary if the shopping floorspace increase exceeds 5,000m<sup>2</sup> over that previously approved by DPUD. The total floorspace expansion is 50m<sup>2</sup> less than that approved by DPUD in 1989. The proposal therefore is in compliance with the State Government's Metropolitan Centres Policy.
2. Under Council's Town Planning Scheme No 1 the subject land is zoned Commercial where the proposed use is

identified as a "P" use (ie a use that is permitted under the Scheme). 13,500m<sup>2</sup> of floorspace is allocated via the previous approval for this site and this figure is identified in Council's shopping centre's information sheet. Therefore, from a zoning and floorspace perspective the proposal complies.

3. The applicant has requested Council's approval for a reduction in its normal car parking standard for this kind of development from 8 bays per 100m<sup>2</sup> of floorspace to 6.4 bays per 100m<sup>2</sup> of floorspace.

The applicant argues that recent trends in retail trading (ie Thursday night and all day Saturday trading) have allowed peak retailing times to be more evenly spread and consequently old parking standards based primarily on Saturday morning peak times no longer apply. The applicant then goes on to give examples of studies where shopping centre car parking standards are recommended at rates of between 6.0 and 6.3 bays per 100m<sup>2</sup> of floorspace.

Although acknowledging the applicant's argument for a reduction, it must be remembered that this type of development currently generates the need for 8 bays per 100m<sup>2</sup> GLA and the previous approval for the site proposed car parking at this rate.

Given current circumstances, there appears to be no justification as to why Council should vary from its standard parking requirement.

The applicant proposes 873 bays whereas at 8 bays per 100 1080 bays are required. This represents a shortfall of 207 bays which will require a substantial modification to the design to be accommodated.

4. From a functional point of view the linking of the proposed shopping centre to the existing centre is considered important. As mentioned earlier in this report the applicant has suggested a possible link, however, the link appears to be some future plan. It will need to be part of the development of the shopping centre.
5. Several other issues mainly relating to pedestrian and vehicular traffic movement and control affect the development and would have been satisfied by conditions of development approval (ie traffic study, provision of a

roundabout at the intersection of Ellersdale Avenue and Dugdale Street etc). These items will not be discussed in detail because of the recommendation of this report.

#### RECOMMENDATION:

##### THAT Council:

1. does not approve the proposed shopping centre on Lot 738 (16) Dugdale Street, Warwick, as submitted by Martin Goff and Associates on behalf of Westpoint Corporation Pty Ltd, as the development does not comply with Council's car parking requirement for this type of use (ie 8 bays per 100m<sup>2</sup> GLA) and the additional 207 bays required will necessitate a significant modification to the design;
2. advises the applicant that it is prepared to consider a modified design which accommodates the additional parking and satisfactory integration which ought to be implemented during the construction of this extension with the existing Warwick Shopping Centre.

O G DRESCHER  
City Planner  
tk:gm/pre941140  
9.11.94

I21115

CITY OF WANNEROO REPORT NO: I21115

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 30/207

WARD: CENTRAL

SUBJECT: PROPOSED DELICATESSEN, LOT 1 (925) WANNEROO ROAD,  
WANNEROO

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LOCAL SCHEME:Special Zone (Restricted Use) Service Industrial  
excluding Light Industrial, Lunch Bar, Motor  
Repair Station, Petrol Filling Station and  
Service Station

METRO SCHEME:Urban

APPLICANT/OWNER:Gemworth Pty Ltd and Lansden Holdings Pty Ltd

CONSULTANT:R Donofrio

APPLICATION RECEIVED:24.8.94

REPORT WRITTEN:4.11.94

SUMMARY

This application for a delicatessen was placed before Council at its meeting on 12 October 1994 (I21003). Council resolved at that meeting to defer Mr Donofrio's application pending this further report containing the following detailed history of the Crisafulli Rectangle, Wanneroo Gate development.

The proposed use is contrary to the approved zoning of Lot 1 and it is not deemed appropriate that the area be rezoned, therefore the application is not supported.

HISTORY

In February 1987 Council initiated Amendment No 375 to Town Planning Scheme No 1 to rezone Lots 92,93 1, 2, 98, 99, 100 and 101 Wanneroo Road, known as Crisafulli Rectangle, from Residential to Special Zone (Restricted Use) Restricted Commercial Uses Approved by Council (B20227). Amendment No 375

was initiated due to an application to develop the whole site, including a re-development of the squash courts approved in August 1975 on Lot 1.

The development application included two ingress points from Wanneroo Road and egress being to Noonan Drive and Crisafulli Avenue only via an accessway running the length of the rear. The proposal included a slip lane off Wanneroo Road (Attachment 3). Council imposed a number of conditions, including a 0.1m pedestrian accessway (PAW) along Wanneroo Road with breaks for the two ingress points and reciprocal rights of carriageway and parking between all landowners in the proposal.

In October 1987 the State Planning Commission gave consent for Amendment No 375 to be advertised subject to modification. The Commission was concerned that the proposed Special Zone did not give sufficient indication as to what uses Council would approve for this land and Council may approve retail uses that would be inappropriate in this particular location due to traffic generation and ribbon development along Wanneroo Road, causing possible pedestrian and vehicular conflict. As a direct result, Council resolved to modify the amendment for advertising to Special Zone (Restricted Use) Service Industrial excluding Light Industrial, Motor Repair Station and Service Station (B21034). Numerous objections were received with the result that at the close of advertising in February 1988 Council resolved to again modify the amendment to read Special Zone (Restricted Use) Service Industrial, excluding Light Industrial, Lunch Bar, Motor Repair Station, Petrol Filling Station and Service Station (C20246). Amendment No 375 was finally approved by the Minister and gazetted in August 1988.

In May 1989 Council received an application from W D Wright to develop a delicatessen in the squash courts building on Lot 1 Wanneroo Road. Mr Wright was consequently advised that his proposal was not an acceptable use within the premises due to the zoning.

A further application in May was received for the conversion of the squash courts on Lot 1 to showroom/warehouses. This was approved by Council subject to Main Roads WA agreement to a temporary access off Wanneroo Road and the applicant entering into a legal agreement for reciprocal parking and access to other lots. The Main Roads granted approval for one temporary crossover from Wanneroo Road. The crossover was to be temporary until all future access could be finalised for all properties in Crisafulli Rectangle by Council.

In August 1989 Council requested Kott Gunning to draft up a deed for reciprocal parking and access over Lots 92, 93, 1, 2, 300, 100 and 101. This deed was not finalised as the owners were not all in agreement.

In June 1990 Council received an application from Mr L Ottolini and Mr R Donofrio to establish a delicatessen on Lot 1. This application was followed by a submission from BSD Consultants on behalf of the owners of "Wanneroo Gate Service Commercial Centre" which was originally the squash courts, requesting Council to initiate an amendment to permit the additional use of delicatessen on Part Lot 1.

August 1990 Council resolved to advise BSD of the background to the special zone and reject their request to expand the zoning to allow uses other than low traffic generating showroom uses (E20809).

In February 1991 the Main Roads Department were requested to approve a second access point to the Crisafulli Rectangle site. This request was the direct result of a meeting held with Mr Donofrio.

In March 1991 Council received a further submission from BSD Consultants requesting Council to initiate an amendment to Town Planning Scheme No 1 to permit the additional use of delicatessen on Lot 1. This submission was the same as that received in July 1990. This was followed by a letter from the owners of Wanneroo Gate in August 1992 also asking Council for approval to locate a delicatessen on Lot 1.

Council considered this application in October 1992 in conjunction with a petition of 173 signatures supporting the proposal. Council resolved not to support the application and not to change the zoning due to the location and the impact of traffic (G21007).

Apart from the current delicatessen application the most recent application was for a mini amusement centre which was refused by Council in February of 1994 because it was contrary to Council Policy on amusement machines.

#### ASSESSMENT

The current proposal to establish a delicatessen/lunch bar in Unit 6 of the existing development known as Wanneroo Gate, Lot 1

Wanneroo Road, Wanneroo (Attachment No 2) would require rezoning as a prerequisite to allowing the use. The Special Zone specifically excludes a lunchbar and a shop (in which classification a delicatessen falls), the use is prohibited in the base Service Industrial zone.

The applicant advises that he has canvassed the surrounding area with the result showing that ten of the thirteen people contacted do want some sort of shop in the area. In addition to this, the current application is for a unit fronting Wanneroo Road as opposed to previous applications which were for rear units. The applicant feels that a delicatessen will draw more people to the centre and therefore increase the overall viability.

There is currently an outstanding issue of access to the area which has never been provided in accordance with the structure plan (Development Guide Plan) which was adopted for the area. A legal agreement to ensure reciprocal access and parking when Council initiated Amendment No 375 has not been finalised due to one of the key land owner's (Lot 2) reluctance to sign a legal agreement or to develop his land. Access to Lot 1 is still via Wanneroo Road with temporary access connecting the showroom development on Lot 300 to the south which in turn has temporary access via the veterinary consulting rooms on the corner of Wanneroo Road and Noonan Drive.

In the circumstances, I remain of the same opinion as in 1992, that no factors have changed since Council's previous assessment of the situation which would warrant any change to the current zoning. However, if Council wishes to initiate any alteration to the current zoning it is recommended that it be subject to the issues of access from Wanneroo Road and reciprocal access and parking over all the lots being finalised prior to the initiation of the amendment.

#### RECOMMENDATION:

THAT Council does not support the application by Mr R Donofrio on behalf of Gemworth Pty Ltd and Lansden Pty Ltd to expand the current zoning of Lot 1 (925) Wanneroo Road to permit a delicatessen or any other commercial use on the grounds that it does not believe the situation has changed and its requirements for the co-ordinated development of the "Crisafulli Rectangle" remain unfulfilled.



O G DRESCHER  
City Planner

mb:gm  
pre941136  
7.11.94

I21116

CITY OF WANNEROO REPORT NO: I21116

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 30/4924

WARD: SOUTH

SUBJECT: PROPOSED SINGLE BEDROOM DWELLINGS : LOT 149 (28)  
DENSTON WAY, GIRRAWHEEN

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SUMMARY

Homeswest wish to convert an existing building comprising 16 bedsitter units into eight single bedroom dwellings. The alterations are mainly internal. Relaxation of car parking standards is requested.

ASSESSMENT

Existing car parking arrangements comprise four bays because few of the occupants of the bedsitters own cars. An additional four car bays are proposed to provide one bay per new single bedroom dwelling (total eight). The normal Town Planning Scheme standard of two bays per unit up to four units and 1.5 bays per unit thereafter, requires 14 bays. Homeswest requests a relaxation for the development of the eight single bedroom dwellings to be allowed with the reduced total of eight bays. Clause 5.2 relating to single bedroom dwellings allows a 50% reduction in standards.

RECOMMENDATION:

THAT Council:

1. approves the application by Homeswest for the re-development of the existing bedsitter units at Lot 149 (28) Denston Way, Girrawheen into eight single bedroom dwellings subject to:

- ( a)standard development conditions;
  - ( b)the written agreement of the applicant to provide additional car parking bays to the Council's satisfaction should they be required in the future;
2. exercises its discretion under Clause 9.1 of Town Planning Scheme No 1 and relaxes the number of car parking bays required in this instance from fourteen to eight.

O G DRESCHER  
City Planner

acs:rb:gm  
pre941132  
1.11.94

I21117

CITY OF WANNEROO REPORT NO: I21117

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 740-94927

WARD: SOUTH

SUBJECT: BERKLEY ROAD LOCAL STRUCTURE PLAN AREA. PAYMENT OF  
COMPENSATION - N & S A RAPINESE

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METRO SCHEME:Important Regional Road  
LOCAL SCHEME:Important Regional Road  
REPORT WRITTEN:27.10.94

#### SUMMARY

The Berkley Road Local Structure Plan (formerly proposed Town Planning Scheme No 22) rationalises the drainage sumps, road system and open space requirements for the residential development of the area. All subdividing landowners in the area pay a development headworks levy to the City and those funds are used to compensate those owners who actually provide the drainage, regional road and open space sites. The owners of Lot 87 Berkley Road, N and S A Rapinese, are entitled to compensation for the Hepburn Avenue Regional Road Reserve they have provided.

#### BACKGROUND

Usually the City only acquires Scheme Purpose land at the time the owners subdivide their landholdings, however, Mr and Mrs Rapinese represent a special case and acquisition of the Hepburn Avenue reserve ahead of subdivision is recommended. In addition to the 4963m<sup>2</sup> Hepburn Avenue reserve the Structure Plan requires them to provide about 3320m<sup>2</sup> for open space and 6232m<sup>2</sup> for a drainage site. Their total provision for Scheme purpose land will therefore be 1.4515 hectares out of the total 2.0867 hectares that they own.

The owners have accepted a land value of \$134,904 for the 4963m<sup>2</sup> Hepburn Avenue land based on the June 1994 Quarter vacant englobo land acquisition rate of \$271,820 per hectare.

It is likely that negotiations will commence shortly to acquire the open space or drainage land but at this time the owners wish to deal separately with the Hepburn Avenue land.

#### LAND VALUES

The vacant englobo per hectare rate is determined by recent or current land sales of the two hectare lots in Berkley Road. It is therefore owner/developer driven and is not set by the City arbitrarily. Sales prices rose from \$93,850 per hectare to \$247,109 per hectare over the 27 month period from January 1992 to May 1994 which represents an increase of 163.30%.

The landowners from whom the City must purchase the Scheme Purpose land have an expectation that they will be paid the market rate which is current at the time of acquisition. The City therefore keeps price movement under review constantly and adjusts it upwards as required. A further ten percent is applied as a precautionary measure to provide for a possible situation where the City may be forced to compulsorily acquire a parcel in order to achieve a strategic Scheme objective where the land owner concerned is reluctant to sell. The June Quarter rate of \$271,820 is comprised of the market rate of \$247,109 plus a 10.0% allowance of \$24,710.

All Scheme landowners, including those from whom Scheme Purpose land is acquired, are charged headworks contributions at that rate. As the owners cannot be expected to sell at a lesser rate then they are charged, the City finds itself in the position of including the additional 10.00% in all acquisitions.

#### FUNDING

Funds to pay the compensation are held in the Berkley Road Trust Fund Account No 63420 (Town Planning Scheme No 22).

The alignment of Hepburn Avenue forms the northern boundary of the structure plan/scheme area. It has been calculated that only 27% of total land acquisition/construction requirement for Hepburn Avenue is attributable to the Berkley Road Scheme with the balance 73% being the responsibility of the area to the north. The area to the north is included in Cell 5 of the East Wanneroo Scheme.

Pending receipt of contributions for development in Cell 5 of the East Wanneroo Scheme, the whole of the payments required to acquire and construct Hepburn Avenue will have to be drawn from the Berkley Road account. When subdividers' contributions have been paid into the East Wanneroo Scheme a recoup equal to 73% of the acquisition and construction costs of Hepburn Avenue will have to be paid back to the Berkley Road Scheme.

RECOMMENDATION:

THAT Council authorises the payment of \$134,904 compensation to N and S A Rapinese from Account 63420 for the Hepburn Avenue land requirements out of Lot 87 Berkley Road, Alexander Heights in exchange for a signed Transfer for the subject land.

O G DRESCHER  
City Planner

twn:gm  
pre941105  
19.10.94

I21118

CITY OF WANNEROO REPORT NO: I21118

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 30/4712

WARD: CENTRAL

SUBJECT: TWO GROUPED DWELLINGS ON LOT 1193 GARDINER HEIGHTS,  
KINROSS

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METRO SCHEME:Urban

LOCAL SCHEME:Residential Development - R25

OWNER: T C Oliver

CONSULTANT:Ventura Homes

APPLICANT CONTACTED:24.8, 25.8, 29.9, 17.10.94

ADVICE RECEIVED:22.9, 4.10.94

REPORT WRITTEN:25.10.94

SUMMARY

This application for two grouped dwellings involves parapet walls for carports on both adjacent boundaries. It is supported despite the lack of consent from one adjacent landowner because the amenity of the area will not be adversely affected.

PROPOSAL

Lot 1193 is 807m<sup>2</sup> zoned Residential Development and coded R25 under the Residential Planning Codes (R Codes).

Grouped dwellings in areas coded R25 require a minimum area of 800m<sup>2</sup>.

Both carports have parapet walls to adjacent lots.

ASSESSMENT

Two grouped dwellings were approved on 25 May 1994 for this lot under the same ownership. The revised plans differ greatly and require a new approval.

Parapet walls on adjacent boundaries for grouped dwellings require the affected neighbours to be consulted under Clause 1.5.10 of the R Codes. The owners of Lot 1192 have refused to give consent because they intend selling the block and do not wish to enter an agreement which may affect purchasers' prospects.

The general provisions of the R Codes require Council to have regard to the amenity of residential developments and allow it to impose conditions relating to the building design, materials, setbacks and location and orientation on a lot. The consent of adjacent landowners does not alter the degree of amenity afforded by the proposed units and therefore the intent of the R Codes.

Site inspection confirmed that Lots 1192 and 1194 are both vacant lots so it is not possible to accurately assess the effects development of those lots will have.

The development conforms to the requirements of the R Codes in all other aspects but the driveway to Unit 1 needs to be widened to 3.0m to meet the standard set by the Engineering Department.

#### RECOMMENDATION:

THAT Council approves the application for two grouped dwellings on Lot 1193 Gardiner Heights, Kinross submitted by Ventura Homes on behalf of Mr T C Oliver subject to widening of the driveway to Unit 1 to 3.0 metres and standard and appropriate conditions.

O G DRESCHER  
City Planner

hjc:gm  
pre941117  
26.10.94



I21119

CITY OF WANNEROO REPORT NO: I21119

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 30/4921

WARD: CENTRAL

SUBJECT: GARAGE ADDITION, LOT 12 (174) PINJAR ROAD, MARIGINIUP

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METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: R I and M J Glenister

CONSULTANT: Heritage Outdoor

APPLICATION RECEIVED: 22.9.94

APPLICANT CONTACTED: 13.10.94

ADVICE RECEIVED: 7.11.94

REPORT WRITTEN: 8.11.94

#### SUMMARY

Reduced front and side setbacks are requested for a proposed double garage, less than the 7.5 metre front and 4.0 metre setbacks prescribed for the Rural zone. The proposal is supported, given there is no likely adverse effect on surrounding properties.

#### BACKGROUND

The subject site is located on the east side of Pinjar Road, where it meets the south side of Tapping Street. The floor area of the garage is proposed to be 37m<sup>2</sup> and to be constructed of colorbond.

#### ASSESSMENT

Clause 5.41 (a) of Council's Town Planning Scheme No 1 prescribes a minimum front setback of 7.5m and 4m to any other boundary. This proposal provides a 2.7m setback to the Tapping Street boundary and a 1.5m setback to the rear boundary. The owners

have previously cleared the vicinity of vegetation in anticipation of a Building Licence and request that the proposed garage is approved in that location in order to avoid further clearance of bushland on the site.

The owners further request consideration of setback dispensation on the basis that the property is not unlike a normal suburban lot in shape and size and normal 'residential' type setbacks would seem more appropriate on this site and surrounding properties. In addition, Council's Building Department has previously granted a licence for construction of a workshop as close as 1.2 metres to the rear and side boundaries in the south-east corner of the lot.

The proposed location of the garage is separated by the next property on Tapping Street by the right of way and as such would not affect the outlook of the adjoining neighbours. Consequently, the setback variation is supported, on the basis that the garage is located 4.0 metres from the Tapping Street boundary. It is considered that a setback reduction from the normal 7.5 metres off the street alignment to 4.0 metres which is normally attributed to a side/rear boundary, is more acceptable than 2.7 metres, despite the owner's wishes to maintain bushland.

#### RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves a street and rear setback variation to 4.0 metres and 1.5 metres respectively for the proposed double garage on Lot 12 (174) Pinjar Road, Mariginiup, submitted by Heritage Outdoor on behalf of R I and M J Glenister, subject to standard and appropriate conditions.

O G DRESCHER  
City Planner

vc:gm  
pre941138  
8.11.94

I21120

CITY OF WANNEROO REPORT NO: I21120

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 30/3076

WARD: SOUTH

SUBJECT: TRIPLE CARPORT AND WORKSHOP ADDITION, LOT 161 (17)  
MORAN COURT, WANNEROO

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METRO SCHEME:Rural

LOCAL SCHEME:Special Rural

APPLICANT/OWNER:Mr S A Rhodes

APPLICATION RECEIVED:24.10.94

APPLICANT CONTACTED:24.10.94

ADVICE RECEIVED:26.10.94

REPORT WRITTEN:7.11.94

#### SUMMARY

A reduced side setback is requested for the proposed triple carport and workshop within the 15.0 metre prescribed minimum within the Special Rural Zone. The proposal is supported given there is no likely adverse impact on surrounding properties.

#### BACKGROUND

The subject lot is located on the eastern end of Moran Court and comprises a 1.0193 hectare site with an existing single house. A triple carport and workshop building is proposed on the southern portion of the lot, a total of 101m<sup>2</sup> floor area. The carport is proposed to accommodate Mr Rhodes' hobby of electronics. The building will be constructed of colorbond roofing with face brickwork walls for the workshop component.

#### ASSESSMENT

Council's Schedule 4 (Part 1 Clause 5) of Town Planning Scheme No 1 prescribes a minimum side setback of 15.0 metres for dwellings or outbuildings in the Special Rural Zone. This proposal provides a minimum of 10m with an average of 14.5 metres as the outbuilding staggers back into the site. The owners wish to site the outbuilding in the subject location as previous owners have cleared the area and established a compacted pad of crushed limestone.

A site inspection has revealed that beyond the cleared area there exists dense bush, including gums, banksias, kangaroo paws and a number of shrubs.

Given the cleared area is close to achieving an "average" of 15 metres in setback and the adjoining owner most affected by the proposal has no objection to the setback variation, the location of the outbuilding is supported.

#### RECOMMENDATION:

THAT Council exercises its discretion under Clause 5.9 of Town Planning Scheme No 1 and approves a side setback relaxation to 10 metres for the proposed triple carports on Lot 161 (17) Moran Court, Wanneroo, submitted by Mr S A Rhodes, subject to standard and appropriate conditions.

O G DRESCHER  
City Planner

vc:gm  
pre941137  
8.11.94

I21121

CITY OF WANNEROO REPORT NO: I21121

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 790-704

WARD: NORTH

SUBJECT: PROPOSED REZONING OF LOT 53 (2) NEWMAN ROAD, YANCHEP

METRO SCHEME:Urban

LOCAL SCHEME:Residential

OWNER: R D Krakouer

APPLICANT:John Bloomfield

APPLICATION RECEIVED:30.9.94

APPLICANT CONTACTED:18.10.94

ADVICE RECEIVED:21.10.94

REPORT WRITTEN:27.10.94

#### SUMMARY

This application to rezone a Residential lot for office purposes is not supported due to the ample provision of undeveloped Commercial land in the immediate proximity.

#### BACKGROUND

Lot 53 is zoned Residential and is 1282m<sup>2</sup> in area. It is located on the corner of Newman Road and Yanchep Beach Road opposite an undeveloped Service Station site zoned for this use and an adjacent Commercial zoned lot of 6041m<sup>2</sup> (Lot 12).

The proposal is to purchase a residential dwelling and convert it for office use to accommodate the applicant who manages a real estate company and his staff. He currently operates under a Home Occupation permit from Lot 128 Brazier Road and wishes to expand his business.

The owner of Lot 53 is aware of and supports the proposal.

## ASSESSMENT

The only logical zone which could be considered for this use is Special Zone (Restricted Use) Office in order that other uses allowable in Commercial zones be excluded such as shops.

The nearest existing established offices are at the Two Rocks Village about 5km north of Yanchep.

Under Council's structure plan for the area, a shopping centre of 1346m<sup>2</sup> is proposed to be developed on Lot 12 Yanchep Beach/Newman Road which is zoned Commercial. An application for earthworks on this lot and adjacent Lots 11, 14 and 15 is presently being considered by Council which indicates that development will occur in the near future. Offices are a permitted use in Commercial zones and likely to be incorporated in the centre.

Furthermore, a District Shopping Centre is proposed under a draft Metropolitan Region Scheme amendment for the corner of Yanchep Beach Road/Newman Road in several years time. This would provide further opportunities for office uses such as is proposed by the applicant.

In view of the fact that there is deemed sufficient appropriately zoned land in Yanchep which is as yet undeveloped, it would not be appropriate for Council to rezone further land for commercial use and the application is not supported.

## RECOMMENDATION:

THAT Council advises the applicant, J Bloomfield, that it rejects his request to rezone Lot 53 Newman Road, Yanchep from Residential to Special Zone (Restricted Use) - Office, because there is an adequate amount of appropriately zoned land in the locality.

O G DRESCHER  
City Planner

hjj:gm  
pre941121  
31.10.94

**I21122**

**CITY OF WANNEROO REPORT NO: I21122**

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 740-1

WARD: ALL

SUBJECT: SUBDIVISION CONTROL UNIT FOR MONTH OF OCTOBER 1994

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

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

RECOMMENDATION:

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

O G DRESCHER  
City Planner  
gap:gm  
pre941130



I21123

CITY OF WANNEROO REPORT NO: I21123

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 740-94855

WARD: NORTH

SUBJECT: PROPOSED SUBDIVISION, LOCATION 6280 WANNEROO ROAD,  
CARABOODA

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METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: P W & S Smith

APPLICATION RECEIVED: 28.7.94

DAU/SCU: 8.9.94 REPORT WRITTEN:

24.10.94

SUMMARY

The application is for the subdivision of Location 6280 Wanneroo Road, Carabooda to create two lots. Proposed lot sizes do not comply with Council's Rural Subdivision Policy and the lot is located within a Resource Area (Limestone) under both the State Planning Commission's (SPC) Basic Raw Materials Policy and Council's Rural Subdivision Policy. It is therefore recommended that the application should not be supported.

SITE DESCRIPTION

Location 6280 comprises an area of 3.5263 hectares and contains a residential dwelling. It is cleared and undulating, with existing access to the dwelling being from Taronga Place. The site also has frontages to Wanneroo Road and Pipidinnny Road. The location of the lot is shown on Attachment No 1.

PROPOSAL

It is proposed to subdivide Location 6280 from its current area of 3.5263 hectares into two lots of 1.7621 ha and 1.7646 ha

respectively (see Attachment No 2). The residential dwelling would be located on the southernmost lot, which has the 1.7646 ha area.

#### ASSESSMENT

Location 6280 is zoned Rural and is subject to Council's Rural Subdivision Policy G3-33, which stipulates a minimum lot size of 4 hectares in this locality. The proposed lot sizes do not comply with this minimum.

The site is also affected by the State Planning Commission's Basic Raw Materials Policy. The aim of this Policy is to protect and facilitate the extraction of those raw materials required to serve the future needs of the Perth Metropolitan Area. The primary method of achieving this aim is to prevent the intrusion of land uses which are sensitive to, and therefore incompatible with extraction operations, and may therefore prevent those operations from occurring.

Whilst the lot is located within a Limestone Resource Area the area, in this case, does not have the regional significance of a Priority Resource Area, it is an area of high resource potential where future extraction operations may occur.

The more intensive land uses that would result from subdivision of this land would exacerbate amenity problems associated with adjacent extraction activities (existing and future). Further subdivision would also restrict the scale of, and therefore potentially the viability of, future limestone extraction operations. It would also impede attempts to assemble sufficient land for viable extraction.

Council's Rural Subdivision Policy recognises these issues and therefore stipulates that Council shall not support subdivision in areas containing important limestone resources if the subdivision is likely to lead to the unavailability of limestone for extraction.

Council's Engineering Department has advised that a condition regarding the ceding of land required for truncations at the intersections of Taronga Place and Pipidinnny Road with Wanneroo Road should be imposed if Council intends to support the application.

#### RECOMMENDATION:

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THAT Council does not support the application submitted by P W & S Smith for the subdivision of Location 6280 Wanneroo Road, Carabooda 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 this area and is located within a limestone Resource Area under both the State Planning Commission's Basic Raw Materials Policy and Council's Rural Subdivision Policy;
2. support for this 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.

O G DRESCHER  
City Planner  
sgw:gm/pre941124  
31.10.94

I21124

CITY OF WANNEROO REPORT NO: I21124

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 290-7

WARD: CENTRAL AND SOUTH

SUBJECT: SUBDIVISION/DEVELOPMENT IN PROXIMITY OF POULTRY FARMS  
- EAST WANNEROO

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SUMMARY

East Wanneroo has historically developed as a rural area where many activities have been established that would be considered incompatible with residential development due to the level of amenity, noise, odour, dust, etc, associated with that activity. Most forms of rural activity however, involve only primary production with very little development of the site. Such activities could therefore relocate relatively easily as urban development proceeds. Poultry farms however, represent a different problem as they involve substantial capital investment of a site with the construction of considerable infrastructure. The incentive of urbanising such landholdings is therefore, often considered insufficient to warrant relocation due to the excessive costs involved.

In light of current Environmental Protection Authority (EPA) requirements in relation to poultry farms, legal advice has suggested that Council should continue with its current practice of not supporting applications in the vicinity of these forms. This however, will result in the sterilisation of vast areas of land otherwise potentially suitable for urban development. It is therefore believed that consultants should be engaged to further examine this issue to provide some resolution to the current conflicts being experienced.

SUBDIVISION/DEVELOPMENT IN PROXIMITY TO POULTRY FARMS

In 1991, the Environmental Protection Authority released its Environmental Code of Practice for the poultry industry. This code prescribes, inter alia, guidelines which are designed to minimise residential development within close proximity of operational poultry farms (ie within 500 metres). In short, this is designed to reduce potential conflicts that invariably arise between the different land uses.

As Council is aware, there is currently a considerable amount of land within East Wanneroo that is proposed for future Urban development and is affected by the EPA buffer requirements for poultry farms. In dealing with any application for rezoning or subdivision in such instances, the Council has acted in accordance with the EPA guidelines to ensure it cannot be held culpable should future conflicts arise. The Council has done this by requesting that the applicant demonstrates to Council prior to rezoning or subdivision proceeding, that the land affected by the EPA buffer requirements can be dealt with to the satisfaction of the Department of Planning and Urban Development (DPUD) and the EPA.

The Council will note, however, that DPUD did not entirely support this view, and subsequently approved some subdivision within 500 metres of poultry farms without the EPA's support.

As a consequence, the Council is now required to deal with applications for the issue of subdivisional clearance and building licenses in an area where it had not supported subdivision. To resolve this conflict, legal advice was sought from Council's solicitors, McLeod and Co to determine how it should deal with all aspects of subdivision and development within the 500 metre buffer to avoid any future action being taken against the Council.

The legal advice suggests that Council should continue its current practice of not supporting applications affected by poultry farms. It was made clear, however, that the Council has a responsibility for the orderly and proper planning of land within its boundary. Therefore, it would be considered reasonable to issue subdivisional clearances and building licences in cases where DPUD has approved subdivision within the 500 metre buffer of poultry farms, providing the appropriate disclaimers were included. On this basis, and as long as Council is seen to have taken all reasonable steps to advise landowners, it is unlikely that it would be considered culpable to any claims for compensation.

Restrictive covenants were identified as a suggested mechanism for advising potentially affected landowners of this issue. Several concerns were identified with this option and consequently, it was not recommended.

#### FUTURE DEVELOPMENT AROUND POULTRY FARMS

The Council can now be satisfied with the way it is dealing with applications within the future urban area that are affected by poultry farm buffer requirements. The question of how to deal with the area of land within the buffer however, should now be addressed.

It has been suggested that non-residential land uses such as public open space, schools, commercial centres etc should be located within these buffer areas. This, however, is considered an inefficient and impractical way of planning, particularly given that such infrastructure is often located on the basis of specific criteria, ie catchment areas, population distribution, transport routes etc. Given the substantial capital investment in infrastructure that is often involved with the operation of poultry farms, in many cases, urban development is insufficient incentive for the relocation of these farms. Therefore, in a proposed urban area, a 500 metre buffer results in sterilising at least 70 hectares of land that may otherwise be developed for residential purposes. It is therefore considered more appropriate that alternatives be considered, such as the opportunities for relocating such poultry farms.

Council will note that the Government proposes to establish a working group which is to investigate this matter. In the meantime, however, the Council is having to deal with applications within East Wanneroo, some of which are considerably affected by poultry farms, with no obvious solution in sight.

Therefore, to provide some progress on this issue, and establish a strategy for dealing with planning and development around poultry farms, it is proposed that the Council engages consultants to examine this issue further. It is believed that this would offer the best opportunity for providing an acceptable solution to this problem, and it is anticipated that the cost incurred should be able to be subsequently recouped through the developer contribution system for East Wanneroo.

#### RECOMMENDATION:

THAT Council authorises the Mayor and Town Clerk to engage consultants to undertake the work that is necessary to identify and evaluate the impact of all Poultry Farms upon the future urban areas within East Wanneroo and detail the different options available to overcome and resolve the potential conflicts for residential development to proceed, noting that the cost of this consultancy project is intended to be recovered through the proposed East Wanneroo developer contribution system.

O G DRESCHER  
City Planner

rwz:gm  
pre941143  
9.11.94

I21125

CITY OF WANNEROO REPORT NO: I21125

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 510-1180

WARD: SOUTH WARD

SUBJECT: COMPENSATION PAYMENT FOR THE WIDENING OF WOODVALE  
DRIVE, WOODVALE - DEPARTMENT OF PLANNING AND URBAN  
DEVELOPMENT

METRO SCHEME:Rural/Parks and Recreation

LOCAL SCHEME:Rural/Parks and Recreation

## INTRODUCTION

The City needs to upgrade and widen a portion of Woodvale Drive, Woodvale. Land owned by the Department of Planning and Urban Development will be affected and it has agreed to sell the land to the City for the amount of \$20,300.00.

## LAND REQUIREMENTS

Lots 1, 72, 78 and 2 will be affected by the widening of Woodvale Drive. The lots are owned in freehold title by the State Planning Commission and the Department of Planning and Urban Development (DPUD). A drainage sump will also be required as shown on Attachment No 1. Land for the sump will need to be acquired from Lots 80 and 1 which are owned by the State Planning Commission and DPUD respectively.

On 9 September 1993 the Valuer General's Office provided a valuation for the land affected by the widening. The suggested



purchase prices and area of the land required from each property is as follows:

<u>Lot</u>	<u>Area (m)</u>	<u>Valuation (\$)</u>
78	1310	3500
72	460	1150
2	1005	4000
1 (road widening and sump)	3607	3600
80 (sump only)	<u>2275</u>	<u>5700</u>
	TOTAL <u>8657m<sup>2</sup></u>	<u>\$17,950</u>

The Department of Planning and Urban Development were requested to advise if they would be prepared to sell the required land to the City for \$17,950. The Finance and Property Committee acting under delegated power from the State Planning Commission did not accept this offer and resolved to sell the land to the City for the amount of \$20,350.00.

In view of the twelve month time delay and the fact that the Valuer General's Office valuations are usually very conservative, the offer made by the Committee is fair and reasonable.

Funds to meet the purchase of the land are held in the Road Widening Land Acquisition Account No 32683.

#### RECOMMENDATION:

THAT Council offer to purchase a total area of 8657m<sup>2</sup> of land from Lots 78, 72, 2, 1 and 80 Woodvale Drive, Woodvale required for road widenings and a drainage sump, from the State Planning Commission and the Department of Planning and Urban Development for the purchase price of \$20,350.00.

O G DRESCHER  
City Planner

cd:rp  
pre941126

I21126

CITY OF WANNEROO REPORT NO: I21126

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 061-449

WARD: SOUTH-WEST

SUBJECT: DISPOSAL OF PART OF ARISTRIDE PARK, KALLAROO

METRO SCHEME:Urban

LOCAL SCHEME:Residential Development

APPLICANT: M G & R M Hicks and R F & S E Johnson

APPLICATION RECEIVED:9.6.94

REPORT WRITTEN:3.11.94

SUMMARY

An application has been received from two adjoining landowners for the amalgamation of part of Aristride Park with their properties in order that they may carry out certain building extensions. The views of the other adjoining landowners are being obtained and there appears to be no reason why the amalgamation should not be encouraged in respect of part of the reserve.

BACKGROUND

Aristride Park was created by subdivision in 1987 as a Section 20A Reserve for the purpose of Public Recreation and is vested in the control of Council.

The main body of the reserve is situated on the east side of Aristride Avenue and a smaller section, which is the subject of this application, is situated on the west side.

The western section has been grassed for passive recreation except for its western edge which is formed by a low sand dune covered with native vegetation. This dune falls steeply into the rear of Lots 247 and 248.

The owners wish to acquire only a narrow wedge of the dune which will be about 5 metres wide at its greatest width at the common boundary of the lots as shown on the attachment.

The disposal of this small section would not in any way diminish the public's enjoyment of the passive recreation park.

#### APPLICATION AND CONSENSUS

The owners of Lot 247 (20) and Lot 248 (22) Vaucluse Place have supported the amalgamation but the owners of Lot 246 (16) Vaucluse Place have not yet stated that they wish to have any part of the reserve amalgamated with their landholding. In the event they choose not to participate in the land distribution the opportunity to amalgamate that part might arise in the future if there is a change of ownership of the lot which is vacant.

#### DISPOSAL OF SECTION 20A RESERVES

Where small reserves are of no practical value and their disposal will not disadvantage the local community the Crown will allow them to be sold at a price to be determined by the Minister for Lands. Before approval to dispose is given the Council must satisfy the Minister that the proposed disposal has been widely publicised within the locality and is not objected to.

The Crown will also impose stringent accounting measures to ensure that the proceeds of sale will be applied to either purchasing other land within the general locality as replacement open space, or if it is more appropriate to constructing capital improvements on existing reserves within the general locality. Where the proceeds of sale are not sufficient by themselves to achieve either of those ends they may be placed in a trust account of pooled similar funds to be used when it has reached a sufficient level.

The proceeds of sale may not be used for reserves maintenance or for any other purpose.

#### RECOMMENDATION:

THAT Council:

1. approves in principle to the disposal of that part of Aristride park, Kallaroo to the adjoining landowners adjacent to Lots 246 and 248 inclusive Vaucluse Place;

2. authorises advertising of the proposed disposal to ascertain the level of public support.

O G DRESCHER  
City Planner

twm:gm  
pre941134

I21127

CITY OF WANNEROO REPORT NO: I21127

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 30/451

WARD: SOUTH WEST

SUBJECT: SALE OF FOODSTUFFS IN EXCESS OF THOSE PERMITTED.  
"GROWFRESH MARKETS" LOT 500 (30) HOCKING ROAD,  
KINGSLEY

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#### SUMMARY

This report relates to the sale of foodstuffs from the above property in excess of those permitted, pursuant to the special zoning of the lot, viz "Special Zone (Additional Use) Fresh Fruit and Vegetable Market".

#### BACKGROUND

Messrs Frank and Charles Borello applied for Council approval during 1986 to conduct a "Growers Market" on Lot 500 (30) Hocking Road, Kingsley, an area of land totalling 1.5448 ha zoned Rural.

The property concerned is bounded by Whitfords Avenue to the north, Hocking Road to the south, Cherokee Village Caravan Park to the east and other rural properties to the west.

Council considered the application at its meeting on 11 June 1986 (Item A20633) when it resolved to "approve to rezone the then Pt Lot 63 (now lot 500) Hocking Road, Kingsley from Rural to Special Zone (Restricted Use) Fresh Fruit and Vegetable Market" subject to the sale and storage area not exceeding 400 square metres.

In due course, and on 29 August 1988 the Minister for Planning approved the rezoning substituting the words (Additional Use) in place of the words (Restricted Use) as per Council's resolution but this has no material effect on the special activity intended.

Council is aware that it recently resolved to prosecute four Market Garden Sales proprietors for selling foodstuffs in excess of those permitted under the provisions of the City of Wanneroo Town Planning Scheme. In turn, two of those proprietors have enquired why no action has been taken against Messrs Borello who are selling a range of items far greater than any Market Garden Sales outlet.

On 23 September 1994 a letter was sent to Messrs Borello advising them that in terms of the zoning of their property they are permitted to sell fresh fruit and vegetables only and therefore an inspection would be made four weeks later to ensure compliance with the zoning.

On 27 October 1994 an inspection was made of the subject premises when it was quite clear that no effort had been (or will be made) to discontinue sales of a very large array of unauthorised foodstuffs and it is fair to say that the premises are being used as a food shop, albeit with the emphasis on fruit/vegetable sales.

Messrs Borello assert that during their initial discussions with Councillors/staff they were of the clear impression that the use of the word "Market" implied that they were thus enabled to conduct similar forms of sales to the (now closed) Odin market and another at Herdsman Lake. They argue that if they had known that by undergoing the lengthy and expensive process of rezoning only to finish up being able to sell less than Market Garden Sales proprietors they would not have done so.

Both Messrs Borello have clearly indicated that they have no intention to restrict sales to fruit and vegetables only. They feel they have been misled and are prepared to defend the issue in Court.

On the other hand, however, they prefer that Council reviews their situation most especially because of Council's insistence on their property being developed to commercial standards, ie toilets, bitumenised and marked car parking area. Whereas generally Market Garden Sales premises were not required to provide such facilities.

Messrs Borello are also of the opinion that local residents appreciate the location of their premises and continually request items of food and beverage in addition to fruit and vegetables as the nearest shops are 1½kms distant.

Notwithstanding the foregoing, however, the fact remains that in terms of the zoning Messrs Borello are permitted to sell fruit and vegetables only. Should they wish to expand their sales to include a wider range of foodstuffs then they would need to apply for a rezoning to accommodate such use.

RECOMMENDATION:

THAT Council instructs its solicitors to commence legal action against Messrs F and C Borello under the provisions of the Town Planning and Development Act for exceeding the lawful use of zoned land, namely Lot 500 (30) Hocking Road, Kingsley.

O G DRESCHER  
City Planner  
jhw:gm/pre941131  
1.11.94

I21128

CITY OF WANNEROO REPORT NO: I21128

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 765-20

WARD: SOUTH-WEST

SUBJECT: PROPOSAL FOR MOBILE HYDROBATH AT ANIMAL BEACH CAR  
PARK IN HILLARYS

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SUMMARY

A request from Mr Shaun Young has been received for permission to establish a mobile hydrobath facility at the animal beach car park in Hillarys. The proposal may be considered under Council's By-laws Relating to Trading in a Public Place.

BACKGROUND

The animal beach at Hillarys was established in 1976 and since then has become a popular dog and horse exercise area. The car park for this beach is situated approximately 500m from Pinnaroo Point (Attachment No 1). It was enlarged and upgraded recently.

The proposal was referred to the relevant Council departments (Environmental Health, Engineering, Parks, Recreation and Land Office) for comment. All these departments supported the proposal on the assumption that there is a demand for such a facility, and provided it operates properly.

PROPOSAL

The proponent is a registered Dog Hygienist and has operated in the City of Wanneroo for several months. He would like to solely operate at the dog beach car park and does not intend employing any additional staff.

The proposal will operate at the section of the parking area which should create minimum inconvenience to public access in the



parking area. The proponent will take equipment to the site each morning and remove it late afternoon. His equipment would comprise a van with attached trailer and a water tank. He is also going to use natural non-polluting products that would easily disperse in the sand with the waste water which will be disposed of into the surrounding sandy soil.

There are several issues associated with the proposal that need to be addressed. These are as follows:

1. water supply;
2. use of chemical hydrobath solution;
3. waste water disposal, and
4. maintenance of safety precaution.

The above areas of concern should be clarified with the City Environmental Health Manager, City Engineer and City Building Surveyor.

This type of activity could operate in a similar manner as "Mr Whippy" (ice-cream mobile salesman). As this is a mobile operation activity there is no requirement for lease or tender processes. However, it falls within the authority of Council's By-law Relating to Trading in a Public Place which allows for specific conditions to be attached to approved licence holders. An annual licence fee of \$510 also applies.

#### CONCLUSION

The proposed hydrobath facility at the animal beach car park in Hillarys would provide a useful facility for people exercising their dogs at that beach. Therefore, this type of facility is worthy of consideration subject to operation standards required by this City.

#### RECOMMENDATION:

THAT Council permits Mr Shaun Young to establish a mobile hydrobath at the animal beach car park in Hillarys, subject to:

1. a Trading in a Public Place licence for the proposed activity being granted, it being noted that this will only be granted if the applicant addressed the following:

- ( a)water supply;
- ( b)use of chemical hydrobath solution;
- ( c)waste water disposal, and

( d)public safety;

to the satisfaction of the City Environmental Health Manager,  
City Engineer and City Building Surveyor;

2. operations being conducted to the satisfaction of the  
City Environmental Health Manager and City Engineer.

O G DRESCHER  
City Planner

rh:gm  
pre941127  
31.10.94

I21125

CITY OF WANNEROO REPORT NO: I21125

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 745-6

WARD: SOUTH

SUBJECT: KOONDOOLA REGIONAL OPEN SPACE

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METRO SCHEME: Parks and Recreation  
LOCAL SCHEME: Parks and Recreation  
REPORT WRITTEN: 3.11.94

SUMMARY

Homeswest has written to the Council in relation to the future options for the Koondoola Regional Open Space. Homeswest owns the northern portion of the Regional Open Space and has raised the possibility of:

1. partial development of its landholding; or alternatively,
2. seeking suitable compensation for relinquishing its land for conservation purposes.

BACKGROUND

The Council, for some time now, has maintained its support for the continued reservation of Koondoola Regional Open Space for Parks and Recreation purposes. To secure this objective the Council has sought to have the land declared an 'A' Class Reserve. (Council resolution October 1992: G91019).

In the past, the main obstacle to the reservation of the Koondoola Regional Open Space as an 'A' Class Reserve has been the ownership of the land. As shown on Attachment No 1 the northern portion of the site is owned by Homeswest with the remainder held by the State Planning Commission. The Minister

for Planning has previously indicated in a letter dated 23 July 1993 that:

- (i) in order to designate the subject open space as an 'A' Class Reserve it would be necessary to acquire the Homeswest land; and
- (ii) funding to acquire the Homeswest land was not available.

In view of this situation the Council, in August 1993 (H20842) resolved to advise the Department of Planning and Urban Development that it:

1. wishes to lease that portion of Koondoola Regional Open Space that is owned by the State Planning Commission as an interim measure to achieve the reservation of the land as an 'A' Class Reserve and its subsequent vesting in the City of Wanneroo;
2. suggests that the Department considers a land exchange in which Homeswest's landholding in Koondoola Regional Open Space is exchanged for an equivalent area of land within the Urban Deferred zone in its proposed Metropolitan Region Scheme amendment for Cullacabardee."

The following letter has now been received from Mr Greg Joyce, the Executive Director of Homeswest:

"I refer to recent discussions which I have had with Hon Iain MacLean MLC, in respect to the above land. Mr Maclean has expressed concern about the current status of the land and based upon local resident opinion is keen to secure its future management as a conservation reserve.

As the owner of the northern portion of the land, which comprises approximately 92ha, Homeswest has previously sought to progress the case for partial development of its holding. Homeswest's objective has been to achieve a suitable balance between conservation and housing requirements in the knowledge that parts of the site exhibit degraded environmental values.

In assessing future options for the land, I acknowledge that one alternative is for Homeswest to relinquish its holding for conservation purposes on the basis of obtaining suitable compensation either financially or by way of a land exchange. In

the knowledge that your Council favours retention of the Koondoola bushland, I believe it has an obligation to assist in compensating Homeswest. Accordingly, I request that your Council examine the opportunities for compensation and in particular by identifying suitable land exchange prospects.

I am mindful that there is also an onus upon the Department of Planning and Urban Development to meet a compensation claim by Homeswest and it is my intention to also liaise with senior officers of that Department. Furthermore, I suggest that it may be appropriate to progress this matter by convening a meeting involving representatives of Council, Department of Planning and Urban Development and Homeswest.

I look forward to your early consideration of this matter."

#### COMMENTS:

The Council's previous long-term intentions to have the entire Koondoola Regional Open Space area designated as an 'A' Class Reserve is still considered to be the most effective means of protecting the conservation values of the land. Homeswest's objective for partial residential development of its landholding is therefore not supported. The suggestion that Homeswest may consider an alternative option involving it relinquishing its entire landholding for conservation purposes is however welcomed.

Importantly, it is considered that although the Council has adopted the position of strongly supporting the conservation of the entire Koondoola bushland area this does not mean that the Council is obliged to assist in compensating Homeswest. The subject land represents regional open space and is reserved under the Metropolitan Regional Scheme for that purposes. Therefore the responsible authority for acquiring land contained within regional reserves or determining compensation for acquisition of such land is the State Planning Commission.

Notwithstanding these comments it is believed appropriate that the Council be involved in any investigations into possible means of compensating Homeswest. Such involvement would allow the Council to continue to pursue its objective to have the area classified as an 'A' Class Reserve. Further, it is considered that the Council's previous suggestion that Homeswest could be compensated through a land exchange involving State Planning Commission land in Cullacabardee may still be relevant.

## RECOMMENDATION:

THAT Council advises Homeswest that:

1. the Council remains strongly in favour of the conservation of the entire Koondoola Regional Open Space bushland area;
1. as the Koondoola Regional Open Space is reserved for the purpose of Parks and Recreation under the Metropolitan Region Scheme, it is the responsibility of the State Planning Commission and not the Council to consider matters of land acquisition and compensation;
2. whilst not responsible for providing compensation to Homeswest the Council would be prepared to assist the Department of Planning and Urban Development and Homeswest in any investigations aimed at identifying suitable forms of compensation;
3. Council has previously suggested to the Department of Planning and Urban Development that consideration be given to a land exchange in which Homeswest's landholding is exchanged for an equivalent area of State Planning Commission owned land in its proposed Metropolitan Region Scheme amendment for Cullacabardee.

O G DRESCHER  
City Planner

gp:gm  
pre941135  
4.11.94

I21130

CITY OF WANNEROO REPORT NO: I21130

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 218-1-1

WARD: SOUTH

SUBJECT: EDUCATION DEPARTMENT SCHOOL RATIONALISATION PROGRAMME

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SUMMARY

The State Government Property Office has written to the Council in relation to a number of school sites nominated for review under the Government's School Rationalisation programme. The Property Office is seeking advice on any requisitions or requirements with respect to these properties as well as details of the current Town Planning controls and any comments on possible future uses.

BACKGROUND

In September 1994 the Government released details of its 'School Rationalisation Programme'. The programme has identified 59 schools which may be suitable for options such as closure or mergers with other schools. Within the City of Wanneroo the schools nominated are -

- West Greenwood Primary
- West Greenwood Early Childhood Education  
Centre (ECEC)
- Greenwood Primary
- Allenswood Primary
- Warwick Primary

These are shown on the attached plans.

Whilst it is not anticipated that all of these schools will be affected by closure the Education Department has indicated that

it is considering the possibility of one or more mergers between the above schools.

#### DETAILS

As part of its review of nominated school sites, the Government's Property Office on behalf of the Education Department has requested information on Council's requirements for the land. Requirements for each of the schools is outlined below.

#### WEST GREENWOOD PRIMARY SCHOOL AND WEST GREENWOOD ECEC

Zoning: City of Wanneroo Town Planning Scheme No 1: Metropolitan Region Scheme - Public Purposes (High School)

West Greenwood Primary School and the West Greenwood ECEC are situated on Coolibah Drive and adjoin the site of the Greenwood Senior High School. The surrounding area is predominantly residential.

Due to their 'Public Purposes' classification under the Metropolitan Region Scheme, any consideration of alternative uses of the above sites would require determination by the Department of Planning and Urban Development (DPUD). Whilst the DPUD has the authority to approve of alternative uses on reserved land it is likely that any such proposal would require a Metropolitan Region Scheme amendment. If this were to happen then the Council would also be required to amend its local Town Planning Scheme.

#### GREENWOOD PRIMARY

Zoning: City of Wanneroo Town Planning Scheme No 1: Local Authority Reserve - Public Use (Primary School).

Greenwood primary is situated to the south of Peppermint Drive. The surrounding land uses are predominantly residential.

Under the current zoning the Council does have the discretion to approve of alternative uses on Local Authority Reserves. Whilst this discretion exists it would be likely that support for any proposal to change the use of the primary school would necessitate an amendment to the current zoning.

#### ALLENSWOOD PRIMARY SCHOOL

Zoning: City of Wanneroo Town Planning Scheme No 1 Residential Development (R20)



Allenswood Primary School is situated on Merivale Way, Greenwood and adjoins Penistone Reserve. The surrounding area is predominantly residential.

The Allenswood School site is not zoned specifically for the purposes of a Primary School. Alternative uses which meet the Scheme requirements for the Residential Development zone could be considered on this site without the need for a rezoning.

#### WARWICK PRIMARY SCHOOL

Zoning: City of Wanneroo Town Planning Scheme No 1 : Local Authority Reserve - Public use (Primary School)

Warwick Primary School is situated on Ellersdale Avenue, Warwick. The site adjoins Ellersdale Reserve to the west and Warwick Village aged persons complex and Warwick Police Station to the east.

Warwick Primary School is classified as a Local Authority Reserve, similar to Greenwood Primary. Given this classification it would be likely that the current zoning would need to be amended if any alternative use were to be considered for the site.

#### COMMENTS

The possibility of one or more of the nominated primary school sites becoming available for alternative uses requires careful consideration by the Council. Each of the primary schools identified abut residential areas and are generally located towards the centre of established residential communities. If it becomes necessary to close schools then consideration will need to be given to ensure that any alternative uses do not adversely affect the amenity of residents through factors such as increased traffic, parking congestion, noise and disturbance. Assessment of any future alternative uses should also take into account the important role played by school playing fields in supplementing the public open space network in these residential areas.

It is believed appropriate that the Government Property Office be advised of these planning concerns relating to the possible future use of school sites. Further, it is considered appropriate that the Government seeks public comment on these possible future alternative uses as part of their School Rationalisation Programme.

## RECOMMENDATION:

THAT Council:

1. provides the Government Property Office with a copy of the City Planner's Report No (G ) outlining:  
( a)the current planning requirements for the nominated Primary School sites; and  
( b)the Council's concerns in relation to possible alternative uses of these sites;
2. recommends to the Government Property Office that public comment, specifically in relation to possible future alternative uses of school sites, be sought as part of the Government's School Rationalisation Programme.

O G DRESCHER  
City Planner

gp:gm  
pre941139  
9.11.94

I21131

CITY OF WANNEROO REPORT NO: I21131

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF:COUNCIL - TOWN PLANNING SECTION

MEETING DATE:23 NOVEMBER 1994

FILE REF: 790-611, 790-552

WARD: NORTH

SUBJECT: PROPOSED BUTLER REGIONAL RECREATION AND HIGH SCHOOLS  
CENTRE PROJECT AND THE PROPOSED CLARKSON/BUTLER  
RAILWAY STATION PRECINCT STUDY

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SUMMARY

Two major studies are currently under consideration in the Clarkson/Butler Planning District. The first of these is the preparation of an 'Agreement in Principle' and 'Concept Plan' for a major Regional Recreation Complex and High School Project in the Butler area. This project involves the City along with the Education Department and the Catholic Education Commission. City officers have been working with these educational organisations to develop a draft 'Concept Plan' and draft 'Agreement in Principle' for the future development of a complex which will include a key Council Regional Recreation Centre, a Government High School and a Catholic High School, Primary School and Church. The other study is a proposed Clarkson/Butler Railway Station Precinct Study. Initially instigated by Westrail, this study, which has yet to be initiated, aims at ensuring that future stations in that district are planned to link correctly with surrounding residential, commercial and other land uses to ensure the best design and to encourage maximum patronage of the public transit system. In order to progress these studies, \$7,000 is required to be drawn from Town Planning Department Professional Retainer/Consultancy Fees Account No 27753.

BUTLER REGIONAL RECREATION AND HIGH SCHOOL COMPLEX DRAFT 'CONCEPT PLAN' AND 'AGREEMENT IN PRINCIPLE'

BACKGROUND

Council initially considered the idea of a co-operative recreation and school development with a sharing of facility provision and use between Council, the then Ministry of Education (now the Education Department) and a possible Private School in Lot 7 Butler in June 1990 (Report No E20610). At that time Council endorsed the preliminary outline of possible sharing arrangements for sharing facilities and to that project.

At its May meeting 1992 Council then considered a proposal by the then R & I Bank of Western Australia (now Bankwest) to rezone Lot 7 Butler to provide for the future development of the landholding (Item No G20526). Council resolved not to initiate an amendment under the Local Scheme because of the uncertainty (amongst other things) as to whether a private high school would be included in the planning for the area in the south-eastern portion of the lot. A government high school was already proposed in the south-eastern area. The private school, if it was to be included, was seen to be an important component in the future design for the Regional Recreation Centre and High School complex.

Provision for the site for a Council Recreation Centre accorded with facility planning carried out with all relevant Council Departments in the few years previous for the Clarkson/Butler area. The Centre was to be designed for the use by the City for a range of recreation activities including (at that time) an indoor and outdoor sports complex, possible swimming pool, etc. The Centre was proposed to be located where it was (as were the high schools), on the corner of Lukin and Connolly Drives, because it would be located opposite a major District Shopping Centre and Railway Station (see Attachments 1 and 2). The Centre which would be constructed on Public Open Space, could be designed as a component with the high schools to utilise shared resources to create a recreation and educational complex and this complex could, in turn, be linked with the shopping centre and station to create a major focus in the Clarkson/Butler area. This type of co-location of facilities has many benefits and has been promoted elsewhere in localities such as Golden Grove in South Australia and, to a lesser extent closer to home, the Leeming Recreation Centre where high schools have been developed in conjunction with a City of Melville Recreation Centre.

In late 1993, Bankwest advised the City and the Department of Planning and Urban Development (DPUD) that it had negotiated with the Catholic Education Commission and that the Commission sought to locate a high school, primary school and church in the south-eastern portion of Lot 7 and that it would like to be a

part of a shared facility and joint complex. At that time, Martin Goff and Associates (now Mitchell Goff and Associates) on behalf of Bankwest, had undertaken some preliminary planning for its landholding in the vicinity of the proposed complex and had proposed a 26ha area in which the joint complex would be developed (see Attachment 3).

While there are advantages with joint development and sharing of educational and recreation facilities, it is critical to their success (particularly for major projects and undertakings) that considerable thought is given to the design of facilities and to development contributions and staging. This is especially the case when there is only a finite amount of land set aside for the project and there is an inter-dependence between the different components. This is the case with the proposed Butler Joint project and any arrangements required to ensure the success of the project should be undertaken prior to the adoption of a revised structure plan and finalisation of any Local Town Planning Scheme Amendment for the land. In respect to rezoning, Bankwest are likely to request initiation of a Local Town Planning Scheme Amendment to rezone Lot 7 shortly, following preliminary comments from public authorities about the latest Local Structure Plan for their landholding.

Council officers have sought then to co-ordinate the preparation of a design for the joint complex as well as the formulation of an 'Agreement in Principle' (or 'Memorandum of Understanding') which commits each of the three parties involved in the project, the City, the Education Department and the Catholic Education Commission to the project and to a spirit of co-operation in the development of the project.

#### THE DRAFT 'AGREEMENT IN PRINCIPLE' AND ASSOCIATED 'CONCEPT PLAN'

The draft 'Agreement in Principle' is shown on Attachment 4. Copies of the full document will be sent to each Councillor by memorandum. The draft agreement and concept plan have been developed from considerable discussion and liaison between Council Departments as well as all three parties involved in the project. At this stage both the Education Department and the Catholic Education Commission have advised that they support the draft Agreement and concept plan subject to some minor modifications as an acceptable basis on which to proceed with the project.

The draft agreement is broken down into six parts; its main objectives, the spirit of co-operation required, background to

the project, the 'Concept Plan' and as an annexure, the various components of the project, the need for co-ordination and harmony in architectural design, and finally signature of parties to the agreement. The concept plan for the site is shown in Attachment 5. It shows the Regional Recreation Centre (sports halls, function room, fitness and aerobics rooms, creche facilities etc) the playing fields and tennis courts, the two high schools, catholic primary school and church, parking, access and underpasses, etc. A full breakdown of the components of the centre and complex is shown in annexure 5 to the 'Agreement'. This includes sharing arrangements for development, maintenance/operating and usage of each of the components.

The preliminary 'Concept Plan' makes provision for an Aquatic Centre within the Recreation Centre although its inclusion has not been fully determined. It is envisaged that the aquatic centre (if it proceeded) would be similar to Wanneroo Water World in Craigie or Leeming Recreation Centre's Aquatic facilities.

A possible joint Council/schools library has been discussed but is no longer seen as viable. However, there is potential for a joint schools library and this requires further consideration by the Education Department and Catholic Commission.

#### TRAFFIC MANAGEMENT ASSESSMENT AND OTHER OUTSTANDING ISSUES

The City Engineer has advised that superficially the number of car bays provided by the concept plan seems adequate. However, the number and distribution of bays will be critical to the safe operation of the joint facility. A traffic management study, certifying future parking requirements is seen as a prerequisite to the finalisation of the agreement. Traffic/pedestrian movement throughout the site, as well as access, also needs to be more fully addressed with a view to parking and surrounding land use.

Council officers have approached Sinclair Knight Traffic Engineers (who are also the traffic engineers for Bankwest's Lot 7) for an estimate for the costs of that firm undertaking such a study. Sinclair Knight advise that they can complete the study for a cost of approximately \$3,000. The Education Department has advised that it will meet a third of this cost. The Catholic Education Commission has advised that while it supports the assessment, it is not in a position to contribute to the cost of the study in the absence of a funding package for the school and the Catholic Education Office receives Commonwealth and State Government funds for schools only when the projects have actually

commenced. It would, however, be possible to give an undertaking to refund the City of Wanneroo for its share of the cost of the study when funds are made available to the school if the City is able to fund the study in the interim. I recommend that Council meets this cost but includes an interest component to ensure that recoupment made to the City is of an amount which also compensates the City with interest. The \$2,000 required is available in Town Planning Professional Retainer/Consultancy fees Account No 27753 where some \$20,000 is available for such uses.

The Catholic Education Office has also negotiated with Bankwest for the purchase of an extra hectare in the south-western corner of the project site to bring to 9ha which the Catholic Commission is purchasing from the Bank. This extra hectare is not shown on the concept plan attached.

The Education Department seeks further discussion with the City in respect to amending the alignment of the proposed Government School/Public Open Space boundary to facilitate ease in the management of differing schedules, future agreements and licences.

There may also be the need to modify the 'Concept Plan' and discuss further details in respect to sharing arrangements for the development, maintenance and usage of dual use paths, footpaths, parking, service roads and access following the proposed traffic management study. Consideration of some 'Centre Square' or pedestrian focus may also be considered further.

It is envisaged that following the outcome of the Traffic Management Study and consideration of these above issues (and any others which may arise) a final 'Agreement in Principle' and final 'Concept Plan' will be presented to Council for consideration of formal endorsement.

#### CLARKSON/BUTLER RAILWAY STATION PRECINCT STUDY

Westrail have met with Council officers and have written to the City seeking a contribution from the City for a proposed study of railway station precincts in the Clarkson/Butler District. Westrail suggests that the study be funded and run by parties that have a direct interest in the results, namely Westrail, the Department of Planning and Urban Development, the Department of Transport, Main Roads of Western Australia and Council. The aims of the study are to:

1. Promote the optimum and appropriate use of land within the study area.
2. Investigate and create opportunities for styles and forms of development appropriate to the area.
3. Foster for the station and the associated commercial/community precinct its own role, character and identity
4. Determine the special layout of the station, bus transfer and Park'N' Ride areas.
5. Encourage the use of the railway and optimise station accessibility.

At present, there are two station precincts in the Clarkson/Butler area, one at the intersection of the proposed Neerabup Road and Mitchell Freeway extension and one at the corner of the proposed Lukin Drive and the Freeway extension (see Attachment 6). Westrail advise that the possibility of a new railway station at Hester Avenue/Mitchell Freeway extension is also to be considered. Westrail and MRD officers are presently considering some technical design issues which should be completed towards the end of 1994. Following this, the successful consultants can commence work on the stations study. The cost of the study is estimated to be \$20,000 to \$23,000. It is suggested that all authorities contribute \$5,000 each to the study with the exception of the MRD which would contribute approximately \$3,000 (due to the substantial consultancy costs associated with the design of the Freeway).

This study is a worthwhile initiative and the City should be involved in the design and planning issues to be considered. The design and planning of the different land uses near to and within the railway station precincts is most important. The co-location of single/medium density housing, commercial, retail and mixed business centres (ie District Shopping Centres at Butler), recreation and school sites (again at Butler), the railway stations themselves and pedestrian thoroughfares etc all need to be considered carefully.

Councillors may also recall a recent report to Council at its September meeting which considered the deletion of a Service Industry zone on the south-west corner of Connolly Drive and Lukin Drive, Merriwa from Amendment No 552 to the City's Town Planning Scheme No 1 (Report No I20921). Council resolved that



while it had no objection to the zone being deleted from the amendment which should be finalised to facilitate development, it emphasised the need for a detailed study to assess as soon as possible the most appropriate location of the Service Industry. In particular, the location of the Service Industry should be considered in conjunction with other complementary uses, including the proposed Butler District Shopping Centre, the proposed Railway Station, Regional Recreation Centre (discussed previously in this report), the high schools and medium density housing.

This Railway Station Precinct Study fulfils that purpose as it will include consideration of the location of this Service Industry zone.

#### RECOMMENDATION:

THAT Council:

1. endorses the draft 'Agreement in Principle' dated 12 July 1994 and associated preliminary 'Concept Plan' for the proposed Butler Regional Recreation and High Schools Project as referred to in Report No and requires that a further report upon the proposed final 'Agreement in Principle' and final 'Concept Plan' be submitted in due course;
2. approves **by an absolute majority** the use of \$7,000 of the 1994/95 Budget, Town Planning and Regional Development, Professional Retainer/Consultancy Fees, Account No 27753 to provide Council's contribution of \$2,000 for the proposed Traffic Management Assessment for the proposed Butler Regional Recreation and High Schools project and \$5,000 being the City's contribution to the proposed Clarkson Butler Railway Station Precinct Study;
3. writes to the Catholic Education Commission advising that it is prepared to meet the Commission's share of the funding (being \$1,000) of the proposed Traffic Management Assessment for the proposed Butler Regional Recreation and High Schools project for an interim period until such time as the Commission is able to repay the City, subject to a letter of undertaking from the Catholic Education Office that it will refund the City and subject to the Commission paying interest.

O G DRESCHER  
City Planner  
pjn:gm/pre941144  
9.11.94

I21132

CITY OF WANNEROO REPORT NO: I21132

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 765-20

WARD: CENTRAL AND NORTH

SUBJECT: POSSIBLE ESTABLISHMENT OF A FREE BEACH IN WANNEROO

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SUMMARY

The Council deferred consideration of a free (nudists') beach in Wanneroo pending advice from the Department of Planning and Urban Development's Coastal Management Co-ordinating Committee (I50716). The advice received is that this issue is outside the Committee's terms of reference. Consistency with the law becomes a fundamental prerequisite.

BACKGROUND

The issue of having a free beach in Wanneroo was previously considered by Council in 1984. At that time Council resolved to reject the establishment of a free beach along the entire coastline under the control of the then Shire of Wanneroo. The major ground of rejection was the conflict of legislation between the Police Act, Criminal Code and By-laws.

These pieces of legislation are still in effect, and if Council designated a free beach it would not remove liability of prosecution by the Police under Section 203 of the Criminal Code (applied for gross aggravation) and section 66 of the Police Act (applied to wilful and obscene exposure). Also, should Council exempt an area of the beach from its By-laws, this would not affect the operation of Section 104 of the Police Act that requires persons to wear bathing costumes on beach reserves anywhere in the State. These pieces of legislation allow for penalty and arrest.

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ADVICE RECEIVED FROM THE DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

The Council requested the Department of Planning and Urban Development (DPUD) to request the Coastal Management Co-ordinating Committee to:

1. consider action to unify the law relating to establishment of a free (nudist) beach;
2. investigate the possibility of State/Federal level funds being contributed to the development of a free beach at the Wanneroo coastline.

The Department of Planning and Urban Development's Coastal Management Co-ordinating Committee has now advised that these matters are outside the scope of the current terms of reference of the Committee as established by the State Planning Commission.

With regard to funding it has advised that DPUD has administered a coastal grants programme in the past. This is being held in abeyance pending the outcome of the review of coastal management in Western Australia currently being undertaken. The three member Review Committee was specifically requested to investigate funding issues in terms of sources, requirements and distributions.

The arguments against the establishment of a free beach at the Wanneroo coastline were previously considered to outweigh those in favour. Moreover, this issue if not resolved, will return again for Council's consideration. Also, taking into account the length of our coastline and having an open mind on this issue, it implies that such an opportunity still exists, but it needs to be investigated further. Consistency with the law, and development costs involved require careful consideration before a decision is made.

RECOMMENDATION:

THAT Council:

1. does not consider the formal designation of any free beach in the City of Wanneroo until the conflict in legislation relating to this matter has been resolved;
2. requests the Attorney General to consider a review of the legislation relevant to the establishment of free beaches so

that the conflicts in that legislation referred to in Report  
may be removed.

O G DRESCHER  
City Planner

rh:gm  
pre941128

I31100A

CITY OF WANNEROO

FINANCE & ADMIN RESOURCES SECTION

REPORTS FOR COUNCIL MEETING

23 NOVEMBER 1994

I31102

CITY OF WANNEROO REPORT NO: I31102

TO: MAYOR

FROM: TOWN CLERK

FOR MEETING OF: FINANCE &amp; ADMINISTRATIVE RESOURCES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 703-3

SUBJECT: CIVIC RECEPTIONS AND FUNCTIONS

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Council approval is sought for the following functions to be included in the 1994/95 calendar:

<u>DATE</u> <u>1995</u>	<u>FUNCTION</u>	<u>GUESTS</u>	<u>HOST</u>
9 Feb 1995	Joondalup Community Foundation appreciation cocktail party	80	Council

Submitted for consideration.

R F COFFEY  
Town Clerk

prre0133

I31103

CITY OF WANNEROO REPORT NO: I31103

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF:COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE:23 NOVEMBER 1994

FILE REF: 208-57-94/95

WARD: ALL

SUBJECT: TENDERS - PERSONAL COMPUTERS

Tenders were called for the supply and installation of personal computers throughout the organisation.

It is anticipated that a maximum 28 personal computers will be required during the 1994/95 financial year.

A total of 31 submissions were received as per Attachment 'A'.

The lowest tender based on the specification supplied was from Microwest Computers for \$1,795.50 per unit. Whilst the equipment offered by Microwest Computers is acceptable, the price is substantially lower than the other tenders.

Part of the requirement is that the successful tenderer provides an acceptable level of support during the year. As the price tendered is well below the general market rate, it is unlikely that the desired level of support can be maintained. In view of this, the tender from Microwest Computers was discounted from the evaluation process.

Abacus Computers submitted three proposals with various options. This company was then requested to clarify the equipment offered, and subsequently offered a revised price of \$1,990 for the most acceptable option. Whilst this price is competitive, the delay in responding prevented tests being conducted on the Abacus Computers equipment.

The remaining tenders were ranked on price and the first five of these were selected as follows:-



	Tenderer	Price Per Unit
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1.	Officient Computer Systems	\$1,975
2.	Dynacom Technology	\$2,010
3.	Netlink	\$2,025
4.	Dalcon Electronics Pty Ltd	\$2,120
5.	Professional PC Support	\$2,140

It was not considered feasible to evaluate all 31 submissions due to the similarity of equipment offered.

The evaluation of the five tenders listed above was conducted in the following manner:-

1. Equipment Evaluation
2. Benchmark Testing of Performance
3. Previous Experience.

1. EQUIPMENT EVALUATION

1.1 All selected submissions are based on the Intel DX-2 66 Mhz process or.

1.2

All hard disk drives offered are well regarded in the industry. Dynacom Technology offers the largest hard disk drive (340 mb).

1.3 All video cards offered are acceptable. Officient Computer Systems and Dynacom Technology offered the S3 video card. This is considered

red  
marginally  
faster  
than  
the  
Cirrus  
Logic  
card  
offered  
in the  
other  
three  
submissions.

#### 1.4

All tenders offered the Honeywell keyboard or similar. All keyboards meet the requirements of quality and ergonomic design.

1.5 All motherboards offered are well known in the industry, and all include a parity chip for error detection.

#### 1.6

All RAM chips have gold plated contacts. These have superior conductivity to the silver plated contacts used in some cheaper RAM chips.

## 1.7

All monitors meet the requirements for low radiation emission and high resolution. All tenderers offered to substitute their monitor for a preferred brand, at no extra cost.

## 2. BENCHMARK TESTING

Two different sets of tests were conducted to establish graphic capabilities, hard disk access time and word processing and spreadsheet performance using Winbech Version 4.0 and Wintach Version 1.0 software.

The five computers were ranked on results, as follows:-

### 2.1 Graphics

- a. Dalcon Electronics Pty Ltd
- b. Officient Computer Systems
- c. Dynacom Technology
- d. Professional PC Support
- e. Netlink

### 2.2 Hard Disk Access Time

- a. Dalcon Electronics Pty Ltd
- b. Professional PC Support
- c. Dynacom Technology
- d. Netlink
- e. Officient Computer Systems

### 2.3 Word Processing/Spreadsheet

a.

- Officient Computer Systems
- b. Dynacom Technology
- c. Dalcon Electronics Pty Ltd
- d. Professional PC Support
- e. Netlink

## 4. PREVIOUS EXPERIENCE

Officient Computer Systems and Dynacom Technology have had previous dealing

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the  
City of  
Wannero  
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Service  
from  
both  
compani  
es has  
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The other three selected tenderers have not been  
associa  
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## 5. CONCLUSION

All equipment offered is acceptable, with only marginal differences in components and performance.

The prices tendered are all very competitive. The two lowest tenders are from Officient Computer Systems and Dynacom Technology. The tender from Dynacom Technology is \$35 higher, but includes a larger hard disk drive. Taking this into account the two tenders are effectively similar.

The test results indicated that no computer is clearly superior in all three test areas. All results fall within acceptable parameters.

Of the two lowest tenders, Dynacom Technology is located in Wangara whereas Officient Computer Systems is located in Mount Hawthorn. Dynacom Technology may therefore be able to offer faster response to callouts.

## RECOMMENDATION

That the tender for the supply of personal computers for 1994/95 be awarded to Dynacom Technology.

J B TURKINGTON  
City Treasurer

KA:JW  
3 November 1994

tre0273

I31104  
CITY OF WANNEROO REPORT NO : I31104

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

DATE: 23 NOVEMBER 1994

FILE REF: 021-1

WARD: ALL

SUBJECT: WARRANT OF PAYMENTS FOR THE PERIOD ENDING  
31 OCTOBER 1994

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WARRANT OF PAYMENTS TO COUNCIL ON 23 NOVEMBER 1994

INCORPORATING PAYMENTS TO 31 OCTOBER 1994

FUNDS	VOUCHERS	AMOUNT
Treasurer's Advance Account No 1	003997 - 005272	\$
	6,478,235.69	
Municipal	000040 - 000048	\$ 10,282,606.82
Trust	000006 - 000007B	\$ 78,338.60
		\$ 16,839,181.11
		=====

NOTICE OF PECUNIARY INTEREST

Councillors are reminded of their responsibility to give notice of any pecuniary interest or disclose the fact of that interest as soon as practicable after the commencement of the meeting.

For the purpose of determining an interest Section 174 of the Local Government Act applies.

The responsibility to declare an interest rests entirely with individual Councillors.

CHECKING AND CERTIFICATION REQUIRED IN ACCORDANCE WITH CLAUSE NO 1  
ACCOUNTING DIRECTIONS.

CERTIFICATE OF CITY TREASURER

This warrant of accounts to be passed for payment, covering voucher numbered as indicated and totalling \$16,839,181.11 which was submitted to each member of Council on 23 November 1994 has been checked and is fully supported by vouchers and invoices which are submitted herewith and which have been duly certified as to the receipt of goods and the rendition of services and as to prices, computations and casting and the amounts shown are due for payment.

\_\_\_\_\_  
CITY TREASURER

CERTIFICATE OF MAYOR

I hereby certify that this warrant of payments covering vouchers numbered as indicated and totalling \$16,839,181.11 as submitted on 23 November 1994 is recommended to Council for payment.

\_\_\_\_\_  
MAYOR

RC:JW  
tre0010

I31105

CITY OF WANNEROO : REPORT NO I31105

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 020-0

WARD: ALL

SUBJECT: OUTSTANDING GENERAL DEBTORS - OCTOBER 1994

Detailed below is a summary of the outstanding general debtors at the end of October together with comments on the action being taken with long outstanding accounts.

The overall debtors' position at 31 October 1994 is summarised as follows:-

	<u>Total Outstanding</u>	
\$		
Current	178,754.92	19%
30 Days	368,993.51	38%
60 Days	19,484.74	1%
90 Days	102,383.06	11%
Deferred Debtors	5,337.29	1%
Deferred Sporting Club Debtors	284,814.62	30%
	<hr/>	
\$959,768.14	100%	
	<hr/>	

Deferred Debtors are represented by:-

Floreat Plumbing Pty Ltd	\$	406.29
Mansard Homes	\$	22.81
Waldecks Nursery Wanneroo Road	\$	530.59
Waldecks Nursery Russell Road	\$	117.00
Supa Valu Marmion	\$	293.00
Nortis Pty Ltd	\$	2,951.00
Wildflower Nursery	\$	489.60



Supa Valu Kingsley \$ 527.00

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\$ 5,337.29

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Deferred Sporting Club Debtors are represented by:-

Quinns Rocks Bowling Club A/C No 1 \$ 23,500.00

Balance of \$30,000 Council grant funds inevitably expended by Club, being repaid by annual instalments of \$6,500.

Wanneroo Districts Rugby Union Football Club \$ 52,464.95

Principal and interest on self supporting loan as at 01/07/94. Loan matures 15/01/08.

Wanneroo Trotting and Training Club \$ 2,592.15

Principal on self supporting loan as at 01/07/94. Loan matures 30/07/96.

WA Sporting Car Club \$ 1,484.61

Principal on self supporting loan as at 01/07/94. Loan matures 01/12/95.

Quinns Rocks Bowling Club A/C No. 2 \$ 1,678.58

Principal on self supporting loan as at 01/07/94. Loan matures 17/09/94.

Wanneroo Districts Basketball Association \$203,094.33

Variance between principal and interest paid on self supporting loan and payments made by the Association under lease agreement as at 01/07/94. Principal on self supporting loan as at 01/07/94 was \$150,979. Loan matures 01/10/98. Lease agreement matures 30/06/2007.

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\$284,814.62

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Details of accounts which are outstanding in excess of 90 days are shown on Attachment A.

Analysis of the 90 Day accounts is as follows:-

\$

Sorrento Soccer Club	10,816.85
Wanneroo British Soccer Club	2,082.26
Wanneroo Districts Basketball Association	7,500.00
Wanneroo Football Club	17,114.26
S.G.I.O.	748.37
Eating House Licences and Registrations 1993/94	300.00
Eating House Licences and Registrations 1994/95	2,850.00
Sporting Clubs Clubrooms Facilities	25,671.21
Contributions	
Sundry	35,300.11

\$102,383.06

SORRENTO SOCCER CLUB - \$10,816.85

The Club's **total** outstanding debt is \$11,083.30 dissected as follows:

Loan Repayments	\$ 2,299.37	
Property Rental	\$ 4,025.00	
Commercial Refuse Charges	\$	357.80
Utility Charges	\$ 790.34	
Interest on Debt	\$ 3,610.79	

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\$11,083.30

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In April 1992 Council approved a payment programme of \$500.00 per month for this account. The Club has honoured the payment programme, however on a number of occasions the payments have fallen well in arrears. The Club's outstanding account has been reduced from \$18,204.02 in April 1993 to \$11,083.30 in October 1994. The Club paid \$500.00 on 10 October 1994.

WANNEROO BRITISH SOCCER CLUB - \$2,082.26

The Club's **total** outstanding debt is \$3,821.60 dissected as follows:-

Property Rental	\$3,434.25	
Commercial Refuse Charges	\$	213.10
Utility Charges	\$	174.25

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\$3,821.60

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A new Committee was elected on 6 October 1994 and it will work towards clearing this account within two months. The Club paid \$666.66 on 1 November 1994.

WANNEROO DISTRICTS BASKETBALL ASSOCIATION - \$7,500.00

Lease fee for the year 1 July 1993 to 30 June 1994 (\$30,000 less paid \$22,500). The Association made monthly payments of \$3,625.00 up to February 1994 to clear account.

The Association stopped making regular monthly payments in February 1994. These monthly payments have since resumed with \$5,000 being paid in August 1994 and \$2,500 in September and \$5,000 in October 1994.

A letter was sent to the Association on 14 September 1994 requesting an increase in the monthly payments to address the outstanding balance.

WANNEROO FOOTBALL CLUB - \$17,114.26

The **total** amount outstanding on this account is \$22,387.22 dissected as follows:-

\$

Lease Fees	18,390.44	
Commercial Refuse Charges		987.75
Utility Charges	388.77	
Interest on Debt	1,832.26	
Property Rental	788.00	

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\$22,387.22

---

Council accepted the Club's proposal in relation to the payment of its account i.e. maintain the \$500.00 weekly payments and pay 50% of the debt by 31 May 1994 with the balance to be paid by approximately 30 September 1994. The Club paid the \$500.00 weekly payments for May and July 1994 and a lump sum payment of \$10,000.00 in June 1994. No payments have been received since July 1994.

Club representatives met with the Town Clerk, City Treasurer and Revenue Accountant on 8 June 1994 to discuss the outstanding amount and current lease arrangements.

The Club advised that it was experiencing extreme difficulty in maintaining the current lease payments (\$18,272.00 per annum).

A deputation from the Club addressed the Policy and Special Purposes Committee at its meeting on 5 October 1994. Report I refers.

#### S.G.I.O. - \$748.37

##### General Claims - \$748.37

1 claim being processed for payment.

#### EATING HOUSE LICENCES AND REGISTRATIONS - \$3,150.00

##### 1993/94 - \$300.00

1 account of \$300.00 outstanding:-

Pizza To Go	\$300.00
=====	

Summons has been issued against the proprietor of Pizza to Go. A Warrant of Execution will be issued if not paid by 14 November 1994.

##### 1994/95 - \$2,850.00

15 of the 321 licences issued in June 1994 for the 1994/95 year remain unpaid. Reminder letters were forwarded on 14 October 1994.

#### SPORTING CLUBS CLUBROOM FACILITIES CONTRIBUTIONS - \$25,671.21

Contributions by various sporting clubs towards the use of clubrooms for 1991/92, 1992/93 and 1993/94 years. Accounts raised totalled \$57,059.59. An amount of \$18,722.88 was written off and \$12,665.50 paid to date.

The new annual licences to cover sporting clubs which occupy Council clubrooms, introduced by Council at its September 1993 meeting, have been forwarded and meetings with the various clubs are continuing.

When meeting with these clubs arrangements are being made for the payment of the clubs' contribution towards clubroom operating and maintenance costs for the 1991/92, 1992/93 and 1993/94 years.

SUNDRY - \$35,300.11

Other Recoupables - \$874.50

Road and footpath repairs, other works.

Commercial Refuse - \$8,282.41

Payments being pursued.

Licences/Fines and Penalties - \$14,320.00

Dog registration fines and costs, food prosecutions and parking infringements.

Income from Property - \$6,703.50

Hire of various reserves and buildings.

Subsidies - \$77.70

Family day care fees.

General - \$3,708.20

Legal costs relating to summonses and Warrants of Execution issued, fire hazard reduction work, wages overpayment recoverable, development/building licence fee, child care fee relief overpayment recoverable, meals on wheels charges, Craigie Leisure Centre gym membership and subdivisional legal costs recoverable.

Utilities - \$1,333.90

Electricity charges recoverable.

An amount of \$1,975.71 is considered irrecoverable and in need of Council write off approval. Details are listed on Attachment B to this report.

#### RECOMMENDATION

That Council writes out of its general debtors ledger an amount of \$1,975.71 representing debts considered irrecoverable as detailed in Attachment B to this report.

J B TURKINGTON  
City Treasurer

HK:JW  
7 November 1994

tre0239

I31106

CITY OF WANNEROO : REPORT NO I31106

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES

MEETING DATE: 7 DECEMBER 1994

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

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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 surplus of \$5,043.

#### 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 - 7 December 1994.

J B TURKINGTON  
City Treasurer

TO:JW  
23 November 1994

tre0008



I31107

CITY OF WANNEROO REPORT NO: I31107

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF:COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE:23 NOVEMBER 1994

FILE REF: 009-1

WARD: ALL

SUBJECT: DONATION - TEEN CHALLENGE WA

\_\_\_\_\_

A request has been received from Teen Challenge WA for financial assistance.

A donation is required to assist teaching and promotion material.

In support of the request, Teen Challenge WA advises:-

*"The Teen Challenge is based at 16/56 Creaney Drive, Kingsley.*

*It is a  
non  
profit  
organis  
ation  
and  
receive  
s no  
funding  
from  
State  
or  
Federal  
Governm  
ents.*

*Teen Challenge has 300 centres in 60 countries and is now the  
largest  
and  
most*

success  
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drug  
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world.

Teen Challenge is a Christian Residential Treatment Programme for  
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drug or  
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abuse  
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People may develop drug dependence or other problems because they  
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abuse.

Teen Challenge is a 12 month programme. Persons in need of  
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At the Residential Rehabilitation Training Centre it became clear that  
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Council has previously recognised the Teen Challenge's charity status by granting rate exemption on the property in Kingsley and

by donating \$500.00 (December 1993) to assist with printing costs to produce an information brochure.

It is suggested that Council donates \$500.00 to this organisation as it has demonstrated considerable self reliance while providing tangible support within the community.

#### RECOMMENDATION

That Council donates \$500.00 to Teen Challenge WA to assist with costs to purchase teaching and promotional material. Budget item 26531 - Other Welfare Services - Sundry Donations.

J B TURKINGTON  
City Treasurer

JW  
7 November 1994

tre0275

I31108

CITY OF WANNEROO REPORT NO:I31108

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF:COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 009-1

WARD: SOUTH, NORTH AND CENTRAL

SUBJECT: DONATIONS

Requests for financial assistance have been received from:-

1.Patrick Talbot	-	21 Warruga Way,	Wanneroo	6065
Adam Talbot	-	21 Warruga Way,	Wanneroo	6065
Rachael Talbot	-	21 Warruga Way,	Wanneroo	6065
Ryan Wilson	-	36 Sunningdale Road	Yanchep	6035
Zac Kirk	-	3 Jasmine Close	Edgewater	6027
Mark Young	-	6 Oceanview Road	Edgewater	6027
Tess Byrne	-	19 Swanson Way	Ocean Reef	6027

The above persons have been selected to represent Western Australia in the Australian Tae Kwon Do Championships to be held in Sydney, New South Wales between 25 - 29 November 1994.

Costs associated with this tour are estimated at \$550 per person.

2. Casey Neame  
- 14 Lobelia Street Greenwood 6024

Casey has been selected to represent Western Australia in the Under 16 Australian Softball Championships to be held in Sydney during January 1995.

Costs associated with this tour are estimated at \$1,200.

3.Padbury Senior High School, Giles Avenue, Padbury 6025.

A team from the Padbury Senior High School will be travelling to Canberra in December 1994 to take part in the Australian Schools Volleyball Tournament.

The boys have been playing and representing the school in volleyball all for the past three years. In the past two years the team has been placed third in the Under 19 Volleyball Championships.

#### RECOMMENDATION

That Council -

1. donates \$50.00 to the following:-

Patrick Talbot  
Adam Talbot  
Rachael Talbot  
Ryan Wilson  
Zac Kirk  
Mark Young  
Tess Byrne  
Casey Neame

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

2.donates \$200.00 to the Padbury Senior High School to assist  
with costs to participate in the Australian  
Schools Volleyball Tournament at Canberra in  
December 1994. Such donation to be from Account  
No 20947 - Sundry Donations - Recreation Control.

J B TURKINGTON  
City Treasurer

JW  
2 November 1994

tre0002



I41100A

CITY OF WANNEROO

COMMUNITY SERVICES SECTION

REPORTS FOR COUNCIL MEETING

23 NOVEMBER 1994

I41109CITY OF WANNEROO REPORT NO: I41109TO: TOWN CLERKFROM: CITY ENVIRONMENTAL HEALTH MANAGERFOR MEETING OF: COUNCILMEETING DATE: 23 NOVEMBER 1994FILE REF: 851-7WARD: ALLSUBJECT: FOOD COMPLAINT NO 24

Council is advised of a complaint regarding a fly which was found in a slice of bread. The loaf was baked by De Campo's Bakery and sold by Cheapfoods Supermarket Wanneroo.

Council's Analysts Inman & Farrell have verified that the fly was baked into the piece of sliced bread.

Section 246 of the Health Act states that 'a person who either prepares for sale or sells food that is:

- (a) unfit for consumption by man;
- (b) adulterated; or
- (c) damaged, deteriorated or perished;

commits an offence."

## RECOMMENDATION

That Council, in accordance with the provisions of the Health Act 1911 instigates legal proceedings against the proprietors of either:

- 1 De Campo's Bakery, 35 Cheriton Street, Perth 6000;
- or
- 2 Cheapfoods Supermarket, Wanneroo Shopping Centre, Conlan Avenue, Wanneroo 6065.

G A FLORANCE  
City Environmental Health Manager

hrel1008  
mcp:rej

I41110

CITY OF WANNEROO REPORT NO: I41110

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 851-7

WARD: SOUTH WEST

SUBJECT: FOOD COMPLAINT - SAMPLE NO. 28

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Council is advised of a complaint regarding a foreign object found in a white sandwich loaf manufactured by Tip Top Bakeries and sold to a consumer by Action Food Barns (WA) Pty Ltd (Duncraig Store).

Council's Analysts, Inman and Farrell have identified the object as a piece of wood, which had been baked in a "starchy foodstuff" (such as bread).

Section 246 of the Health Act states;

"that a person who either prepares for sale or sells food that is:

- a unfit for consumption by man;
- b adulterated; or
- c damaged, deteriorated or perished;

commits an offence".

#### RECOMMENDATION

That Council in accordance with the provisions of the Health Act 1911, instigates legal proceedings against:

- 1 The Proprietors of Action Food Barns (WA) Pty Ltd, Duncraig Shopping Centre, Marri Road, Duncraig and/or;

2        The Proprietors of George Weston Foods Limited, trading  
as Tip Top Bakeries (Canningvale), 35 Magnet Road,  
Canningvale WA 6155.

in respect of sample number 28.

G A FLORANCE  
City Environmental Health Manager

hre11007  
bm:pd

I41111

CITY OF WANNEROO REPORT NO: I41111

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 851-7

WARD: ALL

SUBJECT: FOOD COMPLAINT - SAMPLE NUMBERS 29 AND 30

\_\_\_\_\_

Council is advised of a complaint regarding rodent excreta found in a packet of Smith's Crisps sold to a customer by Coles Supermarket, Warwick. This contamination is believed to have occurred at the place of purchase where a subsequent inspection revealed rodent excreta on retail shelves.

Council's Analysts Inman & Farrell identified thirty small rodent excreta in the packet.

Section 246 of the Health Act states that "a person who either prepares for sale or sells food that is:

- (a) unfit for consumption by man;
- (b) adulterated; or
- (c) damaged, deteriorated or perished;

commits an offence."

Coles Supermarket has made a submission relating to its procedures and these reports are submitted to Council for consideration. (Attachments 1 and 2.) A report is also submitted from Rentokil (Attachment 3).

#### RECOMMENDATION

That Council in accordance with the provisions of the Health Act 1911 instigates legal proceedings against Coles Supermarket, 643 Beach Road, Warwick.

G A FLORANCE  
City Environmental Health Manager

hrel1009  
mn:rej

I41112

CITY OF WANNEROO REPORT NO: I41112

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 30/829 C30/95 C30/339

WARD: CENTRAL/SOUTH

SUBJECT: APPLICATION - CARPORT

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Council is advised of the following applications:

- 1 Heritage Outdoor on behalf of Mr L H Merrick of Bay 17 Burns Beach Caravan Park to erect a freestanding carport. The carport will be of metal construction.
- 2 Mr L Tenbohmer of Bay 103 Lakelands Village Caravan Park to erect a freestanding carport. The carport will be of metal construction.
- 3 ESE Patios and Home Improvements on behalf of Mrs A Burston of Bay 100 Kingsway Caravan Park to erect a carport. The carport will be of metal construction.

The three applications are in accordance with Council's By-laws Relating to Caravan Parks.

RECOMMENDATION

That Council approves the applications from:

- 1 Heritage Outdoor of 25 Davidson Street, Maddington to erect a freestanding carport on behalf of Mr L H Merrick, Bay 17 Burns Beach Caravan Park;
- 2 Mr L Tenbohmer of Bay 102 Lakelands Village Caravan Park to erect a freestanding carport;



- 3 ESE Patios and Home Improvements of 48 Gillam Drive,  
Kelmscott to erect a carport on behalf of Mrs A Burston,  
Bay 100 Kingsway Caravan Park;

subject to the issue of an appropriate building licence.

G A FLORANCE  
City Environmental Health Manager

hrel1005  
dg:tw:rej

I41113

CITY OF WANNEROO REPORT NO: I41113

TO: TOWN CLERK

FROM: CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 241-1

WARD: CENTRAL/NORTH

SUBJECT: TEMPORARY ACCOMMODATION - RURAL AREA -  
ex - F40907, E41206, F40610, G41011, H40605, I40208

1 LOT 3 (185) MARY STREET, WANNEROO

At its meeting of 9 February 1993 Council resolved to instigate legal proceedings against Mr and Mrs I Bakota if still in occupation of the shed after 9 August 1994.

Mr and Mrs Bakota have advised that they are not in a position to build a permanent house on the lot and request permission to continue occupation of the shed on the property. A letter detailing their financial constraints is shown as Attachment 1 to the report.

In view of the difficulties being experienced by Mr and Mrs Bakota, it is considered that an extension of time would be appropriate.

2 LOT 500 OLD YANCHEP ROAD, CARABOODA

At its meeting of 9 February 1993, Council resolved to take action against Mr B Philp if he continued to permit occupation of the shed on the property after 9 August 1994.

Mrs S Philp, the daughter-in-law of the owner, Mr B Philp, has advised that she is living in the shed on the property.

Mr B Philp has lodged an appeal with the Minister for Planning regarding Council's Town Planning Department's refusal to permit a third dwelling on the block.

Mrs S Philp has requested that no action be taken pending the result of the appeal which was lodged in September 1994. It is considered reasonable to accede to this request.

3 LOT 20 (23) BEONADDY ROAD, EGLINTON

Mr E Beckett the owner has been living in a caravan on the property for some time. Council resolved in October 1992 to take no action pending the outcome of negotiations with the Department of Planning and Urban Development.

The MRS Amendment (Alkimos-Eglinton) has now been finalised in a manner which shows Lot 20 remaining as a Rural Zone (and not reserved as Park and Recreational purposes).

Mr Beckett has not been in a position to either sell or build on the property pending the MRS Amendment. It is considered that Mr Beckett should be extended some time to allow him to either sell or commence construction of a permanent dwelling.

RECOMMENDATION

That Council:

- 1 suspends legal action against Mr and Mrs I Bakota for unauthorised occupation of a shed at Lot 3 (185) Mary Street, Wanneroo for a period of six months ending on 23 May 1995;
- 2 suspends legal action against Mr B Philp for permitting unauthorised occupation of a shed at Lot 500 Old Yanchep Road, Carabooda pending the result of an appeal to the Minister for Planning;
- 3 takes no action against Mr E Beckett in respect of unauthorised occupation of a caravan at Lot 20 (23) Beonaddy Road, Eglinton for a period of six months ending on 23 May 1995.

G A FLORANCE  
City Environmental Health Manager

hrel1006

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mcp:rej

I41114

CITY OF WANNEROO REPORT NO: I41114

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 880-8-7

WARD: ALL

SUBJECT: HOME CARE SERVICES  
TENDER 88-94/95

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Council at its meeting of 12 October 1994 approved the advertising of tenders for the provision of home help, respite care and personal care services for aged and disabled residents of the City of Wanneroo.

Six agencies and one individual submitted tenders. Tenders were assessed on the following criteria.

- . Cost of service.
- . Quality assurance.
- . Ability to fulfil all administrative requirements of tender.
- . References.

Whilst the cost of the tender was an important consideration in the selection process, equal consideration was given to the tenderers ability to meet quality assurance requirements. Agencies had to demonstrate that they could fulfil all the necessary administrative requirements. The Tenderers were expected to have provided recent references or names of referees.

It is considered that tenders, particularly for respite and personal care services must demonstrate excellent quality assurance measures which include staff training, ongoing evaluation of the service and a commitment to provide quality care as the clients receiving these services are frequently at

risk of institutionalisation and require a high level of complex skilled services.

The following is a summary of the cost of services, as tendered.

## SUMMARY OF COST OF TENDERS

<u>Home</u> <u>Help</u> per hr	<u>Respite</u> <u>Care</u> Mon-Fri Weekend	<u>Respite</u> <u>Care</u> Overnight Weekend	<u>Personal</u> <u>Care</u> Mon-Fri Hours	<u>Personal</u> After	
Dial An Angel	\$18.00 \$20.00	\$18.00 \$22.00	\$100-\$135 min 3hrs comp/ship	\$20.00	\$15.00
St Louis Home Care Service	\$16.00	\$18.50 \$21.50	\$120-\$135 \$23.00	\$20.00	\$22.00
Welcare	\$18.00 \$20.00	\$18.00	\$80-\$135 Given	\$18-\$22	Not
The Carers	\$18.00 \$20.00	\$18.00 \$20-\$22	\$140.00	\$18-\$20	\$20-\$22
Total Care Nursing Service	\$14.81	\$15.84 \$22.51	\$28.59 (p/hr)	\$15.84 \$22.51	\$28.59
Silver Chain Nursing Association	\$20.00 Given	Not Not Given	\$26.10 \$35.40- \$40.00	Not Given	
Rosalie McClennan	Not Given	Not Not Given	\$18.00 Given	Not Given	

Dial an Angel, Total Care Nursing Service, St Louis Home Care Service, The Carers, Silver Chain Nursing Association & Welcare

fulfilled all aspects of the three other selection criteria. Ms Rosalie McLennan did not meet the necessary requirements.

After analysis of all cost options submitted it is considered that Total Care Nursing Service submitted the most cost effective tender for home help and respite care services. Total Care currently provides these services to the City's Aged and Disabled Services. They have demonstrated their ability to meet all aspects of the selection criteria.

However, Total Carer's after hours respite cost and personal care costs are significantly higher than other quotes. It would therefore be appropriate to apportion the respite services tender to two agencies.

St Louis Home Care Service not only meets all criteria for the provision of personal care services, but they offer a well delivered, flexible after hours respite service. St Louis has extensive experience in the delivery of quality personal care services and they offer a comprehensive quality assurance procedure.

#### RECOMMENDATION

That Council

- 1 accepts the Tender from Total Care Nursing Services to provide home help at a rate of \$14.81 per hour and respite care services at a rate of \$15.84 per hour (weekdays) and \$22.51 per hour (weekends) to aged and disabled residents of City of Wanneroo for a twelve month period;
- 2 accepts the Tender from St Louis Home Care Service to provide personal care at a rate of \$22.00 per hour and respite services at a rate of \$18.50 per hour (weekdays) and \$21.50 per hour (weekends) to aged and disabled residents of City of Wanneroo for a twelve month period;
- 3 authorises the signing of contract documents.

P STUART  
Manager Welfare Services

GM:CJ  
wre11004



I41115

CITY OF WANNEROO REPORT NO: I41115

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 260-0

WARD: ALL

SUBJECT: RECREATION AND CULTURAL SERVICES DEPARTMENT - MONTHLY  
ACTIVITIES REPORT

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## **RECREATION SERVICES**

### GREENWOOD WARWICK ZONE

#### *Leisure Course Programmes*

October was a relatively quiet month for the Warwick Leisure Centre. Term 4 of the leisure programme commenced late October and, as is notable this time of the year, numbers were down in some courses.

#### *Facilities*

The re-booking of halls and clubrooms for 1995 has begun in earnest.

#### Aquafest

Planning is also underway for the 1995 Aquafest programme to be run during the January school holidays. This is a programme that Warwick Leisure Centre runs for 11-15 year olds and is always extremely popular. Discussions are also underway with the Churches of Christ about the possibility of running a joint programme for young people during the next school holidays.

### CRAIGIE REGIONAL ZONE

#### *Aquatic Centre*

The onset of warmer weather has seen attendances to the pools increase over the month of October. Term 4 Learn to Swim classes are also running close to capacity.

The opening of the outdoor pools and picnic areas has been delayed to mid November due to the maintenance programme on the pool filtration system. Patrons have been advised of this via centre signage.

#### *Fitness Centre*

Both casual and member attendance in the Health and Fitness Suite fell slightly at the beginning of October, but have since increased.

The August promotion of two memberships for the price of one is now being followed up by a twelve month special which is being taken up enthusiastically by many of these members. Christmas and summer promotions will see this trend continue.

Attendances in the aerobics programme continue to increase as summer approaches. An aerobics survey and newsletter was distributed to patrons during October.

#### *Sports Halls*

There are now 215 teams playing soccer, basketball, volleyball and netball at Craigie Leisure Centre. Finals have been played in all competitions in October and new day ladies competitions have begun in basketball and volleyball.

#### *Marketing and Planning*

Work continues on upgrading all Centre signage and promotional material. Staff have also commenced planning up-coming promotions and advertising as part of the overall Centre marketing strategy.

#### *Leisure Course Programmes*

All leisure courses planned for the Craigie Regional Zone were cancelled after poor participant response. It is anticipated that further promotion and development of a coordinated enrolment procedure will see these programmes begin in Term one 1995.

#### *Special Events*

Wellness Day, on 19 October 1994, was successful with participants taking advantage of the activities and promotions offered on the day. Staff are preparing for the City of Wanneroo Health Expo on 15/16 November 1994, advertising for which commenced in October.

#### GIRRAWHEEN/KOONDOOLA ZONE

##### *Additions to Building*

Construction of the new office, reception and foyer area at the Recreation Centre commenced on the 2nd November. The Centre office has been temporarily relocated to the opposite side of the building. Construction time is estimated at 8 weeks with completion by Christmas.

##### *Staffing*

The Centre has increased its staff with the appointment of 2 Programme Supervisors, Katie Noad and Tanya-Marie Davies, who commence duty in the week of 7 November. These appointments will allow the centre to increase the office opening hours from Monday to Thursday evenings initially and gradual increases in extended hours after this. The new staff will also assist the Centre Management in planning future programmes to be run within the zone.

#### SORRENTO-DUNCRAIG ZONE

##### *Sorrento Community Hall*

Building works have commenced to reconstruct the damaged Sorrento Community Hall which was damaged during violent storms in May. Building Department has advised that works will continue for 6-8 weeks and should be finalised by Christmas.

Community user groups, although buoyed by the commencement of repairs are still questioning the delays and the fact that it has taken six months to witness any action. The groups are kept informed as to progress by the Recreation Facilities Manager.

##### *Sorrento-Duncraig Recreation Centre*

Due to the growth of operations at the Sorrento Duncraig Recreation Centre, as well as the two playgroups represented in the immediate vicinity, the problem of a lack of parking space has become a real issue. During the busy morning periods, it is

almost impossible to get a parking space at the centre and several patrons are forced to park in the Bowling Club car park and walk to the centre. A meeting will be sought with the appropriate departments to address the situation. It is believed that a petition is being organised by Centre participants.

#### *Wellness Day 1994*

An open day was conducted at the Centre for Wellness Day on 26 October 1994. Unfortunately, not one new person was attracted to the centre as a result. The wellness philosophy was shared with those using the centre, but this is more a case of preaching to the converted. Whilst it is believed that there is a place for the "Wellness Mindset" it is becoming more difficult to stay in a positive state of mind with the current format. Discussions will continue to "find the answer" for next year.

#### *1995 Bookings*

All user groups have returned their requests for facility bookings for next year. The Recreation Facilities Manager is in the process of reprogramming for 1995. Certain changes are required to improve the performance of the centre and it is hoped that this can be done with minimal inconvenience to groups.

#### WANNEROO TOWNSITE ZONE

##### Aquamotion

##### *Leisure Courses*

Term 4 leisure courses have commenced at Aquamotion with classes having good numbers. Classes such as Tai Chi and Nifty 50's are proving popular.

##### *Term 4 Learn to Swim Programme*

The Term 4 Learn to Swim programme has commenced and is progressing without problems. The program offers 77 classes for adults, children and pre-school children. A total of 415 participants are involved this term.

##### *Corporate Cup*

Aquamotion will be holding its first Corporate Cup on Sunday, 4 December 1994. The Corporate Cup is a team "quadathon" that work places from within the City of Wanneroo can enter.

### *Triathlon*

Aquamotion will be co-ordinating a Triathlon on Saturday, 17 December. The event will encompass 500 metre swim, 17 kilometre cycle and a 4 kilometre run. The event will be held at Aquamotion with the cycle being around lake Jandabup.

### *Fitness Programme*

Attendances in the fitness programme have remained fairly constant. A promotion is planned in early November to help boost attendances for the summer period. An incentives club is also to be established to reward the regular participants.

### Wanneroo Recreation Centre

#### *Creative Leisure Courses*

Enrolments for the Term 4 Creative Leisure Courses have been fairly slow with a number of classes offered, not running.

#### *20th Anniversary*

Wanneroo Recreation Centre celebrates its 20th Anniversary in March 1995. A festival/community fair type event is being planned. Community groups and Associations are currently being canvassed for their involvement in the celebrations.

### NORTH WARD ZONE

#### *Leisure Courses 1995*

A creative leisure course programme is currently being formulated for First Term 1995. The programme will incorporate a health and fitness option, special interest courses, educational courses and children's activities. These courses will be run at both the Gumblossom Community Centre and the Yanchep/Two Rocks Recreation Centre.

#### *Children's and Young People's Programmes*

In October the new Recreation Facilities Manager for the North Ward zone has been initiating new activities at the Centre and in the zone. The manager is currently programming children's school holiday activities and adventure activities for young people for the summer holidays.

*Gumblossom Community Centre**User Groups*

The number of permanent user groups utilising the facility throughout October has increased with the introduction of a junior basketball coaching session and children's drama classes held on Saturday mornings.

*Fetes*

The Quinns Rocks Primary School fete, held at Gumblossom Reserve, and Clarkson Heights Primary School fete, held at Aldersea Reserve, were a great success. The community also got involved in the Joondalup Parish Craft Open Day held at Gumblossom Community Centre.

*Yanchep-Two Rocks Recreation Centre*

Liaison with a number of user groups during the month has occurred to access user and community needs and expectations of the Centre. An "Open Day" has been planned for Sunday, 20 November 1994.

A comprehensive lighting system was installed in the sports hall this month. This has added to the appeal of the Centre and will assist groups whilst playing their sport.

*Jack Kikeros Hall - Burns Beach*

A meeting with a number of local residents was organised to determine the recreational needs of people residing in Burns Beach, with specific reference to the community hall.

Planning is underway for the Australia Day Community Fair on Thursday, 26 January 1994.

Damage was inflicted on the structure of the Centre due to vandalism on 29 October 1994. Council's Building Department is presently repairing the damage.

**CULTURAL SERVICES**Quinns/Merriwa/Clarkson Community Reference Group

The Youth Services Co-ordinator has been involved in establishing a community reference group in the Quinns, Merriwa, Clarkson areas. The primary objective of this group will be to identify the main issues affecting young people and to develop strategies to meet those needs.

The Reference Group includes representatives from: the Department for Community Development; Community Policing; City of Wanneroo; community members; and community organisations working with young people.

#### Band Fest

The Youth Services Co-ordinator has been liaising with the Junior Council to develop the idea of a "Band Fest", which will be an outdoor concert for young people. This event will allow young local bands and other performers the opportunity to perform in the northern suburbs.

It is envisaged sponsorship will be sought to assist in meeting the costs of the event.

#### School Holiday Activities

The Youth Services Co-ordinator was involved in co-ordinating three successful school holiday programmes for young people at Girrawheen, Yanchep and Heathridge. The programmes involved a range of challenging activities for young people aged between 12-16 years. These programmes were all sponsored by the Department for Community Development "Sumfun" programme.

#### Anchors Youth Centre

The Anchors Youth Centre Activities Officer has been involved in developing a programme specifically for young women aged 13-16 years. The programme will look at issues for young women and attempt to promote positive self image and improve self esteem.

#### Perry's Paddock Picnic Day

The third "Perry's Paddock Picnic Day" was held on 23 October 1994. The Picnic, again, attempted to recreate the original atmosphere and activities of yesteryear.

Foot races, horse races and the 1920's costume parade were highlights of the Picnic, with entertainment on stage and around the Paddock throughout the day.

The threatening weather did not deter too many families from participating in the activities and, according to gate counters, some 5,000 people attended.

The lease signing ceremony took place as part of the official opening and a plan will be developed for the overall management of the reserve, which will incorporate a proposed historical village.

#### Music for All Seasons Programme - Classical Concert

Negotiations have been finalised for a classical concert to be held on 10 June 1995.

The feature artist is internationally acclaimed classical guitarist, Craig Ogden. Craig will be touring Australia during the middle of next year and has agreed to finish the tour with a concert in the City of Wanneroo.

Formerly a City of Wanneroo resident, Craig is a versatile musician with wide interests. He studied guitar from the age of seven and percussion from the age of thirteen. He completed a music degree at the University of Western Australia before moving to the UK in 1990 to undertake two years of performance study at the Royal Northern College of Music in Manchester from which he graduated in 1992 with the highest award possible for performance, the "Professional Performance Diploma with Distinction".

R BANHAM  
City Recreation and  
Cultural Services Manager

CS:SS  
rre41104



I41116

CITY OF WANNEROO REPORT NO: I41116

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COMMUNITY SERVICES

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 690-1

WARD: CENTRAL

SUBJECT: SPECIAL EVENTS ALCOHOL LICENCE - AQUAMOTION

---

Due to the limited local population surrounding Aquamotion Wanneroo, the management team would like to further develop its special events programming in order to attract participants from beyond the catchment zone.

These special events will include activities such as: triathlons; corporate events; and family activity days. The centre would promote these events as an holistic entertainment package, rather than just the event itself. Participants would be involved in the actual event and then encouraged to stay for the post event function. The post event function will, generally, be a social barbecue followed by presentations.

It is considered that obtaining an Occasional Liquor Licence would be an integral component in the provision of these post event functions. The availability of alcohol will encourage participants and families to stay at the event for longer periods, and also add to a more relaxed atmosphere.

The obtaining of an Occasional Liquor Licence will also increase the potential income for programmes, with the alcohol and food being sold to participants at profit.

It is anticipated that once an Occasional Liquor Licence is obtained, the alcohol will be distributed from the Aquamotion kiosk area to the outside barbecue area. The kiosk area provides a safe, controlled distribution point with all the required amenities (refrigerator and sink area).

The following conditions will also apply:

- . the Occasional Licence will only be operated while the Aquamotion facility is closed to the general public, with the event participants only given access to the facility;
- . the swimming pool area (Centre must be open for access to toilets) be closed to all before commencement of licence period, and be visibly partitioned via bunting from toilets and kiosk area;
- . alcohol will be served through kiosk area to outdoor area - with no alcohol to be taken inside facility;
- . alcohol only to be served in cans or plastic containers for spirits and wines (no glass);
- . the Occasional Licence not to exceed 10.00pm and is only to be obtained for a Friday, Saturday and Sunday evening after swimming pool closing times;
- . full compliance with the normal policies relating to the consumption and/or storage of alcohol on Council premises;
- . the Recreation Facilities Manager - Wanneroo Townsite, to be the sole licensee;
- . qualified swimming pool staff be in attendance at all functions in either voluntary or employment modes.

#### RECOMMENDATION

That Council authorises the Recreation Facilities Manager - Wanneroo Townsite, to obtain an Occasional Liquor Licence for special events to be held at Aquamotion Wanneroo as outlined in Report Number

R BANHAM  
City Recreation and Cultural  
Services Manager

RH:SS  
rre41106

I41117

CITY OF WANNEROO REPORT NO: I41117

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 260-0

WARD: CENTRAL

SUBJECT: "LICENCE TO OCCUPY" AGREEMENTS - REQUESTS FOR  
ADJUSTED BOOKING HOURS

---

Over the past few months Council has agreed to "write off" funds representing adjustments made to the booking requirements of sporting clubs for the 1991/92, 1992/93 and 1993/94 financial years (Items I50810 & I40919 refer).

The Ocean Ridge Senior Cricket Club has now also indicated an intention to reduce its booking requirements and seeks a "write off" accordingly. Details are as follows:

Ocean Ridge Senior Cricket Club  
(Heathridge Park Clubrooms)

Current entitlement	286 hours per year
Adjusted requirements	260 hours per year
Current outstanding	\$770.00
Adjusted balance	\$739.84 (3 years)

Request to "write off" \$ 30.16

As previously advised, the reduction in commitment for this club "frees up" time in these venues for greater community access.

RECOMMENDATION

That Council agrees to "write off" an amount of \$30.16 representing an adjustment made to the booking requirements of the Ocean Ridge Senior Cricket Club for the 1991/92, 1992/93 and 1993/94 financial years.

R BANHAM  
City Recreation and  
Cultural Services Manager

DI:SS  
rre41107

**I41118**  
**CITY OF WANNEROO REPORT I41118**

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 330-1-1

WARD: SOUTH WEST

SUBJECT: KIOSK OPERATION: SORRENTO DUNCRAIG RECREATION CENTRE

---

At its meeting on 22 September 1993, Council resolved to grant an extension of the licence to operate the Kiosk/Coffee Lounge at the Sorrento Duncraig Recreation Centre under the pre-existing conditions to the same operator until redevelopment of the foyer/office at the centre was completed (Report No. H40917 refers).

Now that all alterations are finalised and a 'settling in' period has elapsed, it is appropriate to review the situation.

Initial thought was given to the idea of operating the Kiosk 'in-house' under the direction of the manager, rather than renew the operator's licence. However, indications of financial viability of the operation do not support a move to this system.

It would be difficult for current office staff to provide the service required in the kiosk, and the employment of extra staff would not be a viable option.

As an indication, financial statements supplied by the current operator, Mrs Wood, indicate a net profit of \$710 for the 1993 financial year and \$1,587 for 1992. Drawings or "wages" for the corresponding periods are \$1,165 (1993) and \$2,283 (1992). This equates to approximately \$1.50 per hour for her time at the centre. Obviously to employ staff under the control of the manager cannot be done at this rate.

It would seem more appropriate for Council to alter the conditions of the licence to more accurately reflect the commercial value of the kiosk, rather than take over its operation. It is an appropriate time to ensure that a new

licence is negotiated with the aim of council incurring no operating costs. Estimates by Council's Building Department have previously put this figure in the region of \$700 - \$800 per annum. At present, Council is charging the current operator a licence fee of \$520 per annum.

Mrs Wood provides a service which is both welcomed and supported by participants in activities at the Sorrento Duncraig Recreation Centre. She provides a personal "waitress" service to participants of leisure courses and the contribution made by her to the success of the centre is invaluable.

Mrs Wood is not prepared to pay a licence fee beyond that of the operating costs and has indicated that she would discontinue her business if required to do so. In turn, this would result in a loss of revenue to the centre by the loss of participants who have become used to the current level of service.

Mrs Wood has indicated that a licence fee in the region of \$700 would be acceptable and is seeking to secure her future at the centre by fixing this fee for a three year period.

#### RECOMMENDATION

That Council:

- 1 extends the licence to operate the kiosk at the Sorrento Duncraig Recreation Centre to the current operator for a further three years; and
- 2 increases the licence fee payable from \$520 per annum to \$700 per annum and fixes this fee for a three year period (until 31/12/97).

R BANHAM  
City Recreation and  
Cultural Services Manager

TW:SS  
rre41108

I41119

CITY OF WANNEROO REPORT NO: I41119

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: COUNCIL

MEETING DATE: 12 OCTOBER 1994

FILE REF: 930-17 c322-9 c447-1

WARD: CENTRAL

SUBJECT: WANNEROO AMATEUR FOOTBALL/WANNEROO CRICKET CLUB -  
APPLICATIONS FOR CLUB RESTRICTED LIQUOR LICENCES

---

Council has received a request from the Wanneroo Amateur Football Club and the Wanneroo Cricket Club to apply for Club Restricted Liquor Licences. The licences are for Wanneroo Showgrounds Clubrooms, Wanneroo.

The days and times requested are:

Thursday	5.00 pm to 11.00 pm
Saturday	1.00 pm to 12.00 am

The Clubs have exclusive use of the clubroom throughout the football and cricket season each year at the above times.

The Clubs 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:

- 1 approves the applications by the Wanneroo Amateur Football Club and the Wanneroo Cricket Club to apply for Club Restricted Liquor Licences for Wanneroo Showgrounds Clubrooms, Wanneroo on Thursdays (5.00pm to 11.00pm) and Saturdays (1.00pm to 12.00am) throughout the sporting seasons each year; and
- 2 informs the applicants that:
  - (i) no structural alterations are to be made to the building without Council approval;
  - (ii) in the event of any non-compliance with Council's policy relating to the storage of alcohol on Council owned premises, permission to hold a Club Restricted Liquor Licence may be withdrawn.

R BANHAM  
City Recreation and  
Cultural Services Manager

CS:SS  
rre41005



I41120

CITY OF WANNEROO REPORT NO: I41120

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 30/0653 C 910-1

WARD: SOUTH-WEST

SUBJECT: APPOINTMENT OF HONORARY PARKING INSPECTORS FOR  
GLENGARRY SHOPPING CENTRE

---

A letter dated 29 September 1994 has been received from Thomas Werrett Property Consultants, Managing Agents for the Glengarry Shopping Centre, Corner Glengarry Drive and Arnisdale Road, Duncraig.

They have written to Council seeking establishment of the Shopping Centre as a Parking Station. Clause 3(1) of the Parking Facilities By-laws reads:

- 3(1) "These By-laws apply to the Parking region and all parking stations, parking facilities and metered zones in the parking region and includes a parking facility, parking station or other land that:
- (a) is not owned, controlled or occupied by the Municipality but where the Council has the consent of the owner or occupier; or
  - (b) is owned by the Municipality but is leased to another person."

This will be subject of a separate report to Council by the City Engineer when the appropriate plan for the Parking Station is submitted by the Shopping Centre Management.

In their correspondence they have also nominated two persons to be Honorary Parking Inspectors for the Warwick Grove Shopping Centre. They are, namely:

- (1) Alan McGregor EVERINGTON of 20 Alfreton Way, Duncraig, age 45, occupation Property Manager, employed by Thomas Werrett Pty Ltd.
- (2) Geoffrey Colin HANSEN of 102 Casuarina Way, Wanneroo, age 39, occupation Small Business Proprietor (self employed), Shop 13 Glengarry Shopping Centre.

Council draws its authority to appoint Honorary Parking Inspectors under Section 669DA of the Local Government Act 1960.

Should Council resolve to authorise the applicants, their enforcement duties will cover all parking enforcement as contained in Council's Parking Facilities Ordinance No. 19. Council will also be required to authorise the applicants under the Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

Honorary Parking Inspectors will be empowered to issue offending motorists with two separate types of infringement notice under the abovementioned By-laws. These notices will be strictly monitored by the City's Municipal Law & Fire Services Department and any monies paid by way of fines must be directed to Council. Payment of on the spot fines cannot be made to the issuing officer, or to the Glengarry Shopping Centre Management or the Managing Agents.

Both applicants are persons of good character and there appears to be no impediment to their honorary appointments.

The position, if approved under Section 669DA, will confer the authority for Honorary Inspectors to serve infringement notices or modified penalties under Section 669D (Local Government Act) of which parking, standing or leaving of a vehicle are an element. However, the power to withdraw a modified penalty or infringement notice is not conferred on Honorary Parking Inspectors by Section 669DA.

The positions are voluntary and the officers, if appointed, do not receive any form of salary, wage or other gratuity from Council. The duties performed as an Honorary Parking Inspector will be carried out during their paid duties by their respective employers.

Appointments, as in the case of Honorary Beach Inspectors, will be for a 12 month period and may be cancelled by resolution of Council.

RECOMMENDATION

That Council:

- 1 in accordance with Section 669DA of the Local Government Act 1960 appoints Alan McGregor EVERINGTON and Geoffrey Colin HANSEN as Honorary Parking Inspectors for the Glengarry Shopping Centre, Duncraig for a 12 month period, subject to renewal;
- 2 in accordance with the provisions of the Justices Act 1902 authorises the withinmentioned Honorary Parking Inspectors to act under and enforce the Parking By-laws for the City of Wanneroo only within the boundaries of the Glengarry Shopping Centre, Duncraig as detailed hereunder:
  - (a) Parking Facilities By-laws No. 19;
  - (b) Local Government Uniform General (Parking for Disabled Persons) By-laws 1988.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

8 November 1994

tmt/dw/11006

I61100A

CITY OF WANNEROO

BUSINESS FOR INFORMATION SECTION

REPORTS FOR COUNCIL MEETING

23 NOVEMBER 1994

I61107

## CITY OF WANNEROO REPORT NO I61107

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 810-4, 510-0150

WARD: SOUTH

SUBJECT: PARKING - WARWICK POLICE COMPLEX

Council considered reports at its February and September 1994 meetings on parking problems in Eddington and Erindale Roads adjoining the Warwick Police Complex.

'NO STANDING ON VERGE' prohibitions were approved by Council along sections of these two roads to assist with the parking situation. Council also resolved to request the Police Department to provide additional parking facilities at the Warwick Police Complex.

The Commissioner of Police advised on 31 October that a review of parking at the Warwick Police Complex determined that an additional twelve parking bays are required. It is anticipated that the project will be completed in the new year.

Submitted for information.

R T McNALLY  
City Engineer

DRB:EMT  
Bere1112

I61108

CITY OF WANNEROO : REPORT NO I61108

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 201-0

SUBJECT: MONTHLY REPORT - BUILDING DEPARTMENT

BUILDING CONTROL BRANCH

## STATISTICS

A summary of the building licenses for the month of October 1994 is shown on Attachment A. A 4 year comparison is shown on Attachment B. The number of permits issued in October 1994 was 8% more than the number of permits issued in October 1993 and the value was 3% more. Compared to the four year average, the number of permits is 121% and the value is 84%.

The financial analysis of licence receipts is set out below:

Month	1994/95 Month's	1993/94 Month's	1994/95 Year to Date		1993/94 Y-T-D		Actual
	Actual	Budgeted	Actual	Actual	Budgeted		
	\$	\$	\$	\$	\$	\$	\$
JUL	142,652	140,000	129,088	142,652	140,000		
	103,000						
AUG	145,232	150,000	162,488	287,884	290,000		
	213,000						
SEPT	162,287	154,000	152,497	450,171	444,000		
	326,000						
OCT	122,794	168,000	128,591	572,965	612,000		
	450,000						

Actual year-to-date receipts to the end of October 1994 are 7% less than the budgeted receipts.

The number of permits approved from July to October 1994 was 3% more than in July to October 1993 and the value was 3% more as shown on Attachment A.

#### NOTICES AND PROSECUTIONS

Building Infringement: Commencement of works at Lot 447 (15) Arkwell Way, Marmion, without collection and validation of the building licence. The builder was given the option of Court proceedings or payment of solicitors costs. The builder chose to pay costs of \$172.90. The building licence has now been collected and validated.

The owner of Lot 291 (320) Warwick Road, Warwick, lodged a complaint with the Parliamentary Commissioner for Administrative Investigations (State Ombudsman) claiming that Council had not pursued the issue of a site instruction on the previous owner. The Ombudsman ruled that Council had no way of knowing when the property would change hands and advised the complainant that the matter is a civil dispute between private property owners.

#### BUILDING CONTROL ACTIVITY

This month 671 building applications were received and 752 building licenses were prepared for issue. Four site instructions for building infringements were issued and seven matters were satisfactorily resolved.

Swimming pool inspections resulted in seven site instructions issued and 16 matters were resolved from 207 inspections. 577 site visits were carried out for advice to ratepayers and builders.

Total inspection-related functions carried out by the Building Control Section numbered 6473.

#### COUNCIL BUILDINGS WORKS PROGRAMME

The Building Works Programme for 1994/95 is set out in Attachment C.



R FISCHER  
City Building Surveyor

LC:SE

bre11012

I61109

CITY OF WANNEROO REPORT NO: I61109

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF:COUNCIL - TECHNICAL SERVICES SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 201-5

WARD: ALL

SUBJECT: MONTHLY REPORT FOR OCTOBER 1994 - PARKS DEPARTMENT

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The Parks Department monthly report is submitted to indicate the major areas of work activity carried out by the Department's groundstaff.

#### **PARKS MAINTENANCE**

Restoration of turf following winter sports program is in progress. Main areas of work are Admiral Park, Percy Doyle Complex, Kingsway British Soccer, Santiago Park, Robin Park, Chichester Park and Barridale Park.

#### **TURF WICKETS**

Cricket has commenced and grass is growing well. The outfielders have been dethatched.

#### **PLAY EQUIPMENT**

The mobile play trailers are located at John Moloney Park and Edgar Griffiths Park.

New play equipment has been installed at:

- Yanchep Foreshore
- Tarolinta Park, Ocean Reef
- Falklands Park, Kinross
- James Cook Park, Hillarys
- Whitfords Park East, Craigie
- Nannatee Park, Wanneroo
- Beaumaris Community Hall, Ocean Reef

#### **TREE PRUNING AND MAINTENANCE**

The truck mounted cherry picker is progressing work orders and SECWA lists and removing dead trees and branches from Council

areas. The wood chippers are following the large picker and chipping pruned material. Sight clearance problems are being cleared as requested.

#### **WATER TANKERS**

The summer watering program has commenced. Watering lists are being adjusted according to the plant water requirements.

#### **CONSTRUCTION**

Organic matter has been rotary hoed into Ocean Reef Marina garden area and Warwick Open Space picnic area.

Mulch has been delivered to various locations and dethatchings have been removed from Kingsway.

Construction of play area surrounds at Anthony Waring Park, Clarkson is in progress.

#### **RETICULATION**

Reticulated parks have been programmed to operate 30 minutes per line on every Sunday, Tuesday and Thursday

#### **BORES AND PUMPS**

Pump motor at Hawker Park has been serviced and pump at Blue Lake Park required servicing due to fusion.

Mains breaks have been repaired at Butterworth, Glengarry, Charles Searson, Edgar Griffiths, Whitfords East, Gumblossom and Hudson Parks.

Hydrometers have been installed at Moolanda, Kiernan and Marangaroo Parks.

#### **COMMUNITY SERVICES WORKS UNIT**

Recent works completed by the Corrective Services crews include:

Construction of retaining walls and walkways for adventure playground at Anthony Waring Park.

Geraldton carnation removal from Lilburne Reserve.

Installation of reticulation on Warwick Road median.

Returfing bare patches of Neil Hawkins Park.

#### **CONTRACT WEED CONTROL**

Spraying of sumps has been completed.

**GREEN PLAN**Bush Regeneration Course

The Bush Regeneration Course, sponsored by the Green Plan and conducted by Apace Aid commenced on 10 October 1994 and will 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 on 6 November 1994. 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, Erindale Road and Warwick Road medians have been completed. A total of 17,000 plants have been planted. Reticulation is being installed to enable Council water tankers to water the plants without parking on the road, thereby, avoiding a potential safety hazard.

F GRIFFIN  
City Parks Manager

DHC:JB  
gre1005

I61110

CITY OF WANNEROO REPORT NO: I61110

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 061-232

WARD: NORTH

SUBJECT: SENIOR SPORTS OVAL ADJOINING TENNIS CLUB, YANCHEP -  
EX I90966

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Council at its meeting on Wednesday 28 September 1994 resolved that a report be submitted to Council on the feasibility of:

- 1 establishing a senior sports oval on the land adjacent to the tennis club at Yanchep,
- 2 funds being set aside in the 1995/96 budget to meet the cost of employing a consultant to carry out this study.

The Yanchep Sportsman's Club lease from Council an area of land totalling 3.2 hectares of which they utilise approximately 1.2 hectares, leaving some 2 hectares of land not currently being used.

The minimum size of land required for construction of a football field is 3 hectares, however, it is desirable to have 4 hectares of land available.

Accordingly, Council is advised that there is not enough land adjacent to the Sportsman's Club to construct a sports oval.

Immediately south of the leased area is a large tract of land owned by Tokyu Corporation. Many years ago a structure plan for this area showed an area of public open space adjacent to the Sportsman's Club. However, this structure plan has now been superseded and the latest plan shows the public open space located a lot further south.

It is not known when Tokyu Corporation will develop this land, but the assumption would be that it would not be in the immediate future.

Accordingly, Council is advised that there is no land adjacent to or in the near vicinity of the Yanchep Sportsman's Club for construction of a senior sports oval.

Submitted for Council's information.

F GRIFFIN  
City Parks Manager

FG:JB  
gre1201

I61112

CITY OF WANNEROO REPORT NO: I61112

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 002-3

WARD: ALL

SUBJECT: FINANCIAL REPORT FOR THE PERIOD ENDED 31 OCTOBER 1994

General

As mentioned in the October 1994 report placed before Council the quarterly financial statement must adhere to a specific format. On the other hand, monthly financial reports may be presented in the preferred format of the Council. As was agreed, the financial report will be in the format of the Municipal Fund Summary of Financial Activity. For the period under review this is appended as Attachment 'A'.

Rates

Rate collection at 31 October 1994 was \$30,081,083 which represented 70.4% of the total rates due. For comparative purposes the collection position at the corresponding period in previous years was:-

1993/94	69.9%
1992/93	69.3%
1991/92	67.6%
1990/91	66.8%
1989/90	70.4%

Comparison with other local authorities indicates the position at 31 October 1994 was:-

	Issue Date	Collection
Stirling	27/07/94	77.8%
Swan	22/07/94	77.0%

Canning	17/08/94	61.8%
Wanneroo	12/08/94	70.4%

Council forwarded 11,000 collection notices on the 11/12 October 1994 to those persons who had not paid in full or made a first instalment. Persons with a payment programme did not receive a collection notice.

### **Refuse**

Total refuse outstanding at 31 October 1994 was \$881,604 representing 12.4% indicating a collection of 87.6%. Comparison with collection in previous years was:-

1993/94	87.9%
1992/93	88.6%
1991/92	86.0%
1990/91	87.0%
1989/90	87.0%

Full details are shown on Attachment 'B'.

### **Swimming Pool Inspection Fees**

Total outstanding at 31 October 1994 for this area of Council's activity was \$12,179 representing 10.8%.

Full details are shown on Attachment 'C'.

### **Interest on Investments**

Council's earning to 31 October 1994 from investments was \$832,105 against an annual budget of \$2,037,730.

At the date of writing this report Council's investment portfolio was as follows:-

National Australia Bank	\$ 6,043,334	9.8%
Westpac	\$ 5,047,272	8.2%
Australian and New Zealand	\$ 2,605,684	4.3%
Commonwealth Bank	\$32,448,825	52.9%
Town and Country Bank Ltd	\$ 6,871,264	11.2%
Bankwest	\$ 6,398,448	10.4%
Challenge Bank	\$ 1,865,636	3.0%
Permanent Building Society	\$ 95,266	0.2%
(In Liquidation)		



\$61,375,729	100%
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Council is currently attracting interest rates in the vicinity of 6.25%.

A more comprehensive presentation of Council's investment portfolio as at 31 October 1994 is shown on Attachment 'D'.

### Salaries and Wages

Payroll paid to 31 October 1994 of \$8,055,431 presents payments for 9 of the 27 pays scheduled for 1994/95. It should be noted however, that \$778,960 of this amount relates to salaries and wages accrued from 1993/94.

### Craigie Leisure Centre

In broad terms the financial position of Craigie Leisure Centre for the four month period ended 31 October 1994, was -

	<u>Surplus</u>	<u>Subsidy</u>
	\$	\$
Control		
Pool		122,336
Sports/Function	8,806	
Fitness Centre	33,296	
Aerobics Room	3,438	
Kiosk	2,455	
Creche		13,277
Total	\$47,995	\$135,613

Net subsidy \$87,618.

Council's budget provides for an operating subsidy of \$143,560 to this complex for the 1994/95 year.

### Aquamotion

In broad terms the financial position of Aquamotion for the four month period ended 31 October 1994, was -

<u>Surplus</u>	<u>Subsidy</u>
----------------	----------------

	\$	\$
Control		
Pool		123,477
Fitness Centre		2,581
Recreation Room		8,015
Kiosk	558	
Creche		5,206
Total	\$558	\$139,279

Net subsidy \$138,721.

Council's budget provides for an operating subsidy of \$334,740 to this complex for the 1994/95 year.

#### Marangaroo Golf Course

In summary the operating profile of this activity for the four months ended 31 October 1994 was:-

	Annual Budget	Budget 31/10/94	Actual 31/10/94
	\$	\$	\$
Revenue	855,750	285,250	249,595
Expenditure	447,500	149,166	131,840
Surplus	408,250	136,084	117,755

Full financial details are shown on Attachment 'E'.

#### Carramar Golf Course

In summary the operating profile of this activity for the four months ended 31 October 1994 was:-

	Annual Budget	Budget 31/10/94	Actual 31/10/94
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	\$	\$	\$
Revenue	774,410	258,137	269,783
Expenditure	502,690	167,563	151,982
	<hr/>	<hr/>	<hr/>
Surplus	271,720	90,574	117,801
	<hr/>	<hr/>	<hr/>

Indications are that patronage has exceeded expectations with the surplus to date in excess of budget. This offsets the downturn experienced at Marangaroo Golf Course.

Full financial details are shown on Attachment 'F'.

### **Recreation Centres**

The operating position for the individual recreation centres for the four months ended 31 October 1994 is shown on Attachment 'G'. While it is 'early days' several centres are slow to start. A more comprehensive appraisal of each centre will be made next month.

### **Reserve Accounts**

Aggregate account balances of Council's Reserves at 31 October 1994 were \$14,181,718.

### **Loan Accounts**

Aggregate unspent loan funds at 31 October 1994 were \$386,383.

### **Town Planning Scheme Accounts**

Balances in these accounts at 31 October 1994 were:-

Town Planning Scheme No. 5	\$207,667
Town Planning Scheme No. 7A Stage 2	\$783,423
Town Planning Scheme No 7A Part B	\$544,951
Town Planning Scheme No 21	\$309,518

### **Trust Funds**

Balances at 31 October 1994 were:

Unclaimed Salaries and Wages	\$	678.62
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Unclaimed Monies	\$105,361.45
Town Planning Scheme No. 22	\$575,764.74
Yanchep/Two Rocks Community Bus	\$ 53,589.77

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\$735,394.58

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Submitted for information.

J B TURKINGTON  
City Treasurer

TO:JW  
8 November 1994

tre0264

I61113  
CITY OF WANNEROO : REPORT NO I61113

TO: TOWN CLERK  
FROM: CITY TREASURER  
FOR MEETING OF: COUNCIL - FINANCE AND ADMINISTRATIVE  
RESOURCES  
MEETING DATE: 23 NOVEMBER 1994  
FILE REF: 404-10  
SUBJECT: STAFF AND OUTSIDE WORKERS' OVERTIME -  
OCTOBER 1994

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The staff overtime return for the month of October 1994 is submitted for Council's information, together with details of the outside workers' overtime for the same period.

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

In order to compare actual costs against budgeted expenditure, details of overtime included in the 1994/95 budget are also provided.

Submitted for information.

J B TURKINGTON  
City Treasurer

LC:JW  
7 November 1994

tre0011

I61114

CITY OF WANNEROO REPORT NO: I61114

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF:COUNCIL

MEETING DATE:23 NOVEMBER 1994

FILE REF: 260-0 c404-8

WARD: ALL

SUBJECT: ATHLETIC BUSINESS CONFERENCE - BOSTON USA - DECEMBER  
2-5, 1993

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**INTRODUCTION**

At its meeting on 22 September 1993, Council resolved that the City Recreation and Cultural Services Manager and the City Building Surveyor attend the Athletic Business Conference at Boston in the United States of America later that year.

It was also resolved that an organised study tour be undertaken to examine relevant issues within the public parks and recreation service in the United States.

The itinerary included visits to two counties and five cities on the eastern seaboard and the west coast of America.

This report contains a summary of our impressions of parks and recreation services in the United States based on information gathered from officials in each of the areas visited and our own observations.

A copy of the complete report will be circulated to Councillors under separate cover.

The tour party departed Perth Airport on Friday, 26 November 1993 and arrived home on Sunday, 19 December 1993.

**SUMMARY**

Most people tend to believe that the United States sets the pace in almost every field of endeavour. We accept a view that

Americans are innovators and trendsetters and that Australia lags behind in the application of new ideas.

Our trip was, therefore, filled with anticipation. It promised visits to many outstanding facilities, an introduction to innovative programmes and services, and a kaleidoscope of new ideas. Unfortunately, it wasn't anywhere near as dramatic as that!

Parks and recreation services in America are not "light years" in front of us. Generally speaking, their services are no better than ours and, in many cases, it would appear that parks and recreation departments in America receive less support than we do in Australia. The answer lies in the evolution of parks and recreation services in the two countries and the current emphasis on crime prevention in the United States.

American parks and recreation services consistently grew in importance from its inception in the latter stages of the last century to the early 1970's. During this period, budget increases made more resources available for the development of new facilities and for improvements in the quality of operations and maintenance. By the middle 1970's it was clear that a new era was dawning. Some political representatives were being voted into office on an election platform that promised to cut taxes and slow down the growth of government.

In June 1978, as a result of increasing levels of expenditure incurred by State and Local Government authorities, Californian voters overwhelmingly endorsed a State constitutional amendment to reduce property taxes by approximately 30%. The outcome, closely followed by the rest of the nation, was generally seen as the beginning of a national tax revolt by citizens who claimed that recent tax increases were outrageous and spending at all levels of government was out of control.

In the words of one commentator at the time, taxpayers saw "local property revenues soar, to be squandered by local governments on palatial buildings, lavish art subsidies, bridle paths and, in Los Angeles, buying up railroads".

Taxpayers stated that they were sick and tired of having their pockets picked at every level of government and that they wanted only the most necessary government services.

More than a score of other States followed California's lead and introduced legislation to cap property taxes. Although

Proposition 13 was essentially a middle class revolt against taxation in general, and property taxes in particular, it represented a watershed in the evolution of local government in America.

The revolt had devastating effects on local government services with drastic cuts in departmental budgets. Some parks and recreation departments suffered a 30-40% reduction. It was clear that changes had to be made to the way they delivered services. Many had grown up with a community service philosophy and staff levels were rather high, while user charges were rather low. Almost immediately, parks and recreation departments were forced to place greater reliance on volunteer workers and introduce appropriate user charges. The reductions in funding also forced managers to look more closely at concepts and techniques used in the business world and to explore their potential for use in public services.

In recent years there has also been increasing concern about the rising tide of crime and the need for community protection. Many parks and recreation managers maintain that their services play a part in combating juvenile delinquency and crime rates; while taxpayers argue that they want to see increased surveillance on the streets. These demands of course are generally acceded to.

By comparison, public recreation services in Australia are still in their infancy and volunteers are the backbone of our delivery system. The community service obligation is not as prominent in this country as it has been in America. Local government recreation personnel in Australia have been expected to use management and marketing skills to ensure that all resources yield the maximum economic and social benefits possible.

We found that most parks and recreation departments have learned to adapt to prevailing circumstances. Despite the disappointments and cutbacks, they have developed new avenues to ensure that client groups receive maximum possible satisfaction from the programmes and services they offer.

Sponsorship is now one of the most significant features of their operations. They have managed to convince the corporate sector of the values associated with parks and recreation services. This philosophy has produced many beneficial partnerships, particularly in the area of city wide and locally based community programmes. These partnerships have also produced many capital improvements to local services with obvious benefits for the community.



Various methods are employed in the management of parks and sporting grounds. Some authorities maintain all open space areas, while some contract out the maintenance of median strips and freeway reserves. Other authorities place maintenance responsibilities in the hands of some user groups. From our observations it appeared as if most local authorities accepted responsibility for the maintenance of neighbourhood parks.

In those cases where the parks and recreation departments were directly involved in the organisation and promotion of sports competitions, there was an obvious attempt to recover some proportion of the maintenance costs associated with the park itself. It was also evident that independent leagues were required to pay for the use of parks when sponsoring their own competitions.

We certainly gained the impression that some authorities believed they had a community service obligation when facilities were used by children, particularly those living in low income neighbourhoods. Obviously, in many of America's big cities there is justification in a philosophy that seeks to charge those that can afford "the recreation experience" in order to subsidise those that can't.

In terms of regional parks there is a determined effort to maximise returns through a number of sources, including: concessions; parking fees; residents passes; and other hire charges associated with the amenities provided.

Generally speaking, however, we believe that most local authorities in the United States face cost recovery problems in connection with the management of public open space.

We were impressed with the procedures adopted by Metropolitan Dade County in Florida, when dealing with requests from community groups seeking Council support for clubhouse facilities. The idea of requesting written submissions from Clubs followed by a formal presentation evening prior to the annual budget deliberations is applauded. This practise could be an effective innovation for the City of Wanneroo.

Modern recreation centres are more likely to be provided in the newly developing communities while older facilities are evident in the more established areas. They appear to be smaller facilities than those provided by local authorities in Australia. The colleges and universities can afford luxurious facilities

and the major sporting leagues are, of course, centred around these institutions.

Programmes in community recreation centres are dependent on the scope of the facility concerned and the opportunities they present. A greater range of activities is available in communities where modern facilities have been provided. Although many recreation fads originate in America they are adopted very quickly in other parts of the world. As an example, "slide aerobics" was an attraction at the Athletic Business trade expo in Boston. It is now a regular feature of our aerobics programme at Craigie Leisure Centre. Local weather conditions play an important part in both the facilities provided and the range of activities offered.

There is a strong service orientation towards local residents. Persons living outside the municipality are surcharged if they wish to participate in centre run programmes. There is a definite attempt to recover operating costs for each programme and some percentage of overheads. Many local authorities provide special interest courses covering a wide range of topics and activities. They are marketed to all age groups within the community.

As a general rule, community recreation centres in America recover between 50-60% of operating costs.

Many parks and recreation departments recognise the importance of offering programmes for the disabled members of their community. Services are either offered specifically for these clients or they are integrated with participants in other community based programmes.

There is a strong emphasis on the environment in almost all parks and recreation departments, and programmes have been developed to educate residents in environmental issues. These programmes are often promoted by staff members with tertiary qualifications in environmental science. In many authorities the sponsorship philosophy has been successfully marketed to local residents who are interested in the environment. Individuals and conservation groups are encouraged to make donations and sponsor trees in addition to participating in community conservation projects. It is believed that Council may be able to engender resident sponsorship of trees for the greening of Wanneroo.

Parks and recreation departments are very involved in youth affairs. There is a deliberate attempt to promote recreation

activities as an alternative to drugs, alcohol and anti-social behaviour. A variety of programmes are organised in an attempt to involve young people who are deemed to be at risk within the local community. Various employment programmes are initiated with financial support from appropriate government agencies.

Graffiti appears to be a problem in most communities. Although many municipalities were attempting to address the situation, some had little chance of achieving their objectives. It was virtually impossible to control in inner city areas. Cerritos has established an organisation called Volunteers Against Graffiti. It is managed on a local area basis in much the same manner as Neighbourhood Watch. Local residents are trained by the City's Public Services Department in the proper methods for removing graffiti from walls and other surfaces. The City provides local volunteers with all supplies necessary to remove graffiti from their sector of the municipality. The idea seems to be a good one. Perhaps there could be some merit in trialing a similar service in Wanneroo.

Community arts programmes appear to be an integral part of the role of most parks and recreation departments. Smaller municipalities seem to promote these opportunities from facilities specially designed for that purpose. Larger municipalities appeared to provide centrally located facilities of a more prestigious nature, and there was less opportunity to participate locally. Festivals seemed to be an important way to celebrate the ethnic diversity of local communities. They are popular events supported by a large number of people.

All parks and recreation delivery systems in America rely on volunteers. Because departments in many large cities and counties manage zoos, they have marvellous opportunities to involve residents in volunteer service. Their strong interest in nature and the environment provides further opportunities for those with a keen interest in wildlife and conservation issues. Many other people are also involved in the parks and recreation service in a voluntary capacity in municipal sports programmes, arts and crafts, aquatics, youth and seniors activities and disabled services. Every local authority or county also has a small group of community minded citizens serving on its Parks and Recreation Commission. This approach could be an appropriate direction for the City of Wanneroo to pursue in the future.

Very few people in local government are afforded the opportunity of attending an overseas conference and linking that experience with a study of parks and recreation systems in the host country.

That privilege was extended to us and we are extremely grateful for the experience.

The tour was especially rewarding because the people we met along the way gave us so much support and goodwill. Our discussions and the visits to the various facilities gave us a valuable insight into the parks and recreation service in the United States of America. The structures of the various authorities and departments we visited were somewhat different from our own and, in some places, a different emphasis was placed on the type of services provided. These things tend to take on an added significance when you are in a new environment examining systems and services and comparing them with your own.

On reflection, however, these differences seem insignificant compared with the major issues associated with our profession. All of us are attempting to provide the best possible service with the funds and the opportunities we have at our disposal. We are all committed to the well being of the people we serve, the community they live in and the development of good local government services.

We would like to take this opportunity to thank Council for allowing us to undertake the trip and broaden our outlook. It really was a marvellous learning experience.

R BANHAM R FISCHER  
City Recreation and City Building Surveyor  
Cultural Services Manager

RB:SS  
rre41103

**I61115**

**CITY OF WANNEROO REPORT NO: I61115**

TO: TOWN CLERK

FROM: MANAGER - MUNICIPAL LAW & FIRE SERVICES

FOR MEETING OF: COUNCIL - COMMUNITY SERVICES

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 903-6-1

WARD: ALL

SUBJECT: DOG ATTACK ON CHILD - MCDONALD SPORTS COMPLEX PADBURY

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At a meeting of Council on 12 October 1994 it was resolved that a report be submitted to Council on its ability to impound a dog known to have attacked a person and hold until appropriate action can be taken (I91019 refers).

Attachment 1 to this report shows the relevant sections of the Dog Act 1976 which lays down the guidelines for actions by Council Rangers and the legal limits to which they are confined.

The attack on 7 October 1994 at McDonald Reserve, Padbury, whilst extremely serious, was one of 108 attacks this year considered serious enough to be recorded.

Council's Senior Ranger personally followed the dog back to where it lived and saw it securely confined behind adequate fencing by its owner. As the dog had no previous record of attacks and details of the incident were unknown, the dog was left behind secure fencing and in the care of its registered owner.

It was thought unnecessary at this stage to use Section 29(5a) or consider 29(13b) of the Dog Act 1976.

On Sunday morning 9 October 1994 the dog was surrendered by the owner and destroyed at the City of Wanneroo Pound by Council's Veterinary Surgeon.

An action against the registered owner of the dog Ms Sharyn Dorn Trevethan, 10 Kennedy Way, Padbury, was later filed under Section 33D(1) of the Dog Act and has been listed in the Joondalup Court of Petty Sessions for Wednesday 30 November 1994. Should a Plea

REPORT NO:

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of Guilty be entered then the matter will be dealt with on 30 November 1994. However, should a Plea of Not Guilty be entered then the matter will be adjourned for hearing to a date set by the Court.

Under the Civil Remedies provisions of Section 46 of the Dog Act 1976, the conviction of a person under the punitive provisions of this Act will not affect the right of an injured person to seek damages against the owner of a dog for an injury done by his or her dog.

Submitted for Council's information.

T M TREWIN  
Manager - Municipal  
Law & Fire Services

3 November 1994

mnh-tmt/dw/11005

I61116

CITY OF WANNEROO REPORT NO: I61116

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 960-1

WARD: NA

SUBJECT: COURT DECISION REGARDING SERVICE STATION

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SUMMARY

At its meeting on 27 July 1994 the Council requested that the City Planner submits a report on a Town Planning Appeal Tribunal decision in relation to a development application for a service station at the corner of Scarborough Beach Road and Charles Street North Perth (I90757).

DETAILS

The subject property is situated on the north-west corner of Scarborough Beach Road and Charles Street. The site was previously occupied by the Vegas Hotel and adjoins commercial uses to the north and west on Charles Street and Scarborough Beach Road respectively. The land is zoned General Commercial C1 under the Town of Vincent Town Planning Scheme.

In September 1993 the Council received an application from BP Australia for a service station, a BP convenience store, a McDonalds fast food outlet and another undetermined fast food outlet on the site. It was proposed that each of these uses have unlimited hours of operation.

In considering this application the Council had regard to the requirements of the General Commercial zoning of the land. Under the Town Planning Scheme the objectives of the General Commercial Zone are:

(a) *the encouragement of pleasant and efficient commercial facilities;*

- (b) the consolidation and improvement of appropriately located commercial areas;
- (c) the expansion of commercial areas where the need for that expansion can be sustained;
- (d) the need to secure the safe movement of vehicular and pedestrian traffic;
- (e) the protection of the amenities of areas adjacent to General Commercial Zones.

Within this zone, uses such as showrooms, warehouses and offices are permitted. The proposed uses (service station, shop and fast food outlet) are all designated 'AA' uses or discretionary uses under the Scheme. The designation of different uses within this zone is outlined on the attached Use Class Table.

The application was considered by the Council on 18 October 1993. At this meeting the Council resolved to refuse the application for the following reasons:

1. ... the proposed use would be contrary to the objectives of the City Planning Scheme for a General Commercial Zone, specifically the protection of the amenities of the areas adjacent to the zone;
2. the likely adverse effects on the amenity of nearby residential properties and the locality generally, given the intensive nature of the proposal and associated problems, namely, an increase in vehicle and pedestrian numbers/movements and associated congestion noise and disturbance.

The applicants subsequently lodged an appeal against the Council decision with the Town Planning Appeals Tribunal. On 22 February 1994 the Tribunal allowed the appeal granting approval for the original application, subject to a number of conditions, including:

1. provision of a landscaping buffer around the perimeter of the proposed car park;
2. a restriction that tanker deliveries to the service station be limited to between 10.00am and 4.00pm.

In reaching its decision the Tribunal noted that the Council's primary grounds for refusing the original application were based on the likely adverse effect on the amenity of nearby residents.



In discussing the issue of amenity the Tribunal pointed out that the standard of amenity and convenience considered appropriate in a solely residential zone should not necessarily be regarded as the appropriate standard of amenity and convenience for those who choose to live on the boundary of a commercial zone.

The Tribunal was also satisfied that the operators of the proposed businesses would assist in minimising the potential for loss of residential amenity. The Tribunal stated:

*"...it became apparent that both BP and McDonalds had a large amount of pride that their businesses are traditionally run in a suitable way in relation to adjoining residents and that every effort is made to allay the fears of the residents. ...the Tribunal is left with a measure of confidence that these commercial uses, although inherently capable of causing amenity depreciation, will be run and operated in a way that the amenity of the area is preserved."*

The other key issue addressed by the Tribunal was the proposed hours of operation of the development. In this regard the Tribunal decided that as they had been satisfied that the proposed uses would have no detrimental effect on the amenities of the area then each of the uses were entitled to unlimited hours of operation. The Tribunal pointed out that the appellant may require further licences or approvals in relation to retail trading hours but that this was not a matter of concern for the Tribunal. The Tribunal also ruled out the possibility of imposing a condition that required a review of operating hours should any nuisance arise.

The proposed BP Service Station, convenience store and McDonalds restaurant have been constructed. An application for the use of the previously approved second fast food outlet as a liquor store and video shop has also been recently approved by the Council.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER  
City Planner

gp:gm

pre941145  
9.11.94

I61117

CITY OF WANNEROO REPORT NO: I61117

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: COUNCIL - TOWN PLANNING SECTION

MEETING DATE: 23 NOVEMBER 1994

FILE REF: 940-3

WARD: CENTRAL

SUBJECT: LEASE ARRANGEMENTS - BURNS BEACH CARAVAN PARK RESERVE  
31632

METRO SCHEME: Parks & Recreation  
LOCAL SCHEME: Parks & Recreation  
REPORT WRITTEN: 8.11.94

#### SUMMARY

Council at Item I91062 has called for a report on the current position regarding the lease of the Burns Beach Caravan Park

#### HISTORY

The Burns Beach Caravan park is situated on a Crown Reserve which is specifically set aside for that purpose and is vested in the control of Council which has the power to lease it for up to 21 years. It has an area of 1.5540 hectares but it is proposed to extend that by an area of 0.2919 hectares which has become available through the realignment of Burns Beach Road as shown on Attachment No 1.

The current Lessee of the caravan park is Burns Beach Caravan Resort Pty Ltd which took over the lease by assignment in February 1979. The lease at that time was due to terminate in December 1993.

When the Burns Beach Caravan Resort Pty Ltd first took over the premises they were in a very incomplete and run down state and there were no caravan facilities at all. Under the original lease the City was required to buy back the improvements at the end of the term. In the original lease, the rental commenced at \$250 per annum and that was increasable by 20% in four yearly

cycles. Upon assignment to Burns Beach Caravan Resort Pty Ltd the original lease was amended to provide that in the final 15 years of the term the Lessees were to pay an additional \$4,500 per annum. This additional \$4,500 per annum was placed into a redemption fund from which the City would repurchase the improvements upon termination at valuation for a maximum price of \$150,000.

In June 1985 the current Lessees renegotiated the lease on the following terms which are still current.

#### CURRENT LEASE

- 1 The term is 21 years commencing on 1 July 1985 and terminating on 30 June 2006.
- 2 The initial rental was \$1,500 p.a. which is increasable by 20% every 3 years. The current rent is \$2,592 p.a. which is current until June 1996.
- 3 The Lessee is responsible for all rates and taxes, operational and maintenance costs and insurance and other outgoings.
- 4 The Lessee is responsible for all landscape and gardening establishment and maintenance costs.
- 5 The Lessee had to supply personal guarantees to preserve payment of the rent and other lease conditions throughout the term.
- 6 At the termination of the lease the City will buy back the improvements at valuation up to a maximum of \$300,000.
- 7 The Lessee does not hold any option to renew the lease.

When the Burns Beach Caravan Resort Pty Ltd renegotiated the lease, due recognition was given to the vastly improved amenities they had provided since occupancy and the buy back clause was restructured to allow for the purchase by the City at valuation of up to a maximum of \$300,000. At that time, the value of the redemption fund stood at \$44,827.00. It was calculated that at the scheduled expiry date of the renegotiated lease, the redemption fund with interest earnings, fixed at 14% per year, would generate a maximum of \$571,971.00 to buy back the improvements. The surplus of the fund at the time of buy back,

then calculated to be \$271,971, would to be transferred to Council's general revenue.

At the end of the term and subject to settlement of the buy back price, the premises, apart from the Lessee's chattels, will become the property of the Council. This includes the dwelling, shop, office and restaurant building, ablution blocks, perimeter fencing and walls, internal roads, van site pads, drains, water reticulation, power supply and other capital items.

The rent payments, interest and redemption instalments are held in a reserve fund managed by the Council.

#### NEW LEASE PROPOSAL

The Lessee proposed that they be granted a new term of 35 years commencing in 1993 and expiring in 2028 and the area of the caravan park be enlarged by 2919m<sup>2</sup>.

The rental payable from 1st July 1993 to 30 June 2006 was to be set at \$21,000 per year and thereafter adjusted to the gross rental value for rating purposes and reviewed each three years.

They would carry out the following works on the site up to a value of \$150,000:

- 1           construct a service road, plumbing and electrical installations for the extension area;
- 2           install sewer reticulation to the whole caravan park.

The requirement for the City to purchase the improvements at valuation up to \$300,000 was to be deleted. Instead the current balance of the reserve fund would be to carrying out part of the proposed works.

As the City would not be required to buy back the improvements in the future, there would not be a need for a further reserve fund and the \$21,000 rental per year (with periodic increases) could be credited direct to the Council's general revenue fund.

#### AMENDED PROPOSAL

Having regard for the requirements of the Better Government Agreement as they were understood at the time the Town Clerk and other officers and the principals of Burns Beach Caravan Resort Pty Ltd agreed that the most satisfactory arrangement for both

parties would have been for the City to relinquish its vesting of the reserve and for the operators to deal directly with the State Government. Burns Beach Caravan Resort Pty Ltd made written application for Council approval for that arrangement to be implemented.

Their amended proposal contained the provision that the balance of the redemption fund be paid to them after Council has extracted the rent payments and interest thereon from the date of commencement of the lease.

However, more recent discussion between the City and a Senior Officer in DOLA indicated that the Better Government Agreement was unlikely to proceed in the form proposed and that given a change in attitude by the Western Australian Municipal Association any changes to the Government's position was being held in abeyance.

Under those circumstances Council could expect to maintain the degree of control it has always exercised and it was no longer of any advantage to it to relinquish its vesting of the reserve.

Therefore, at its meeting held in December 1993 (H51207) Council resolved not to accept the proposal as amended and not to surrender its Vesting Order over the reserve but, subject to approval of the Minister for lands, it would lease the additional area of 0.2919 hectares to the operators at an annual rental of \$3,410.

#### GOVERNMENT POSITION

DOLA advised in February 1994 that it preferred not to deal with the additional area in isolation but for Council to consider a direct lease from DOLA with power to sub-lease to the operator. In September 1994 DOLA advised that it would set a base rental of \$11,000 per year payable by Council.

As an alternative, DOLA advised that it would consider leasing the site direct to the operator or even selling it to either Council or the operator.

The City has received a certain site upgrading and lease extension proposal from the lessee/operator of the Quinns Rocks Caravan Park in respect to that Council owned facility. As both the Burns Beach and Quinns Rocks caravan parks are situated on land reserved for parks and recreation under the Metropolitan Region Scheme it is considered advisable to ascertain the long

term strategy of the State Planning Commission in respect to both parks before giving effect to the proposals that have been put forward. A letter calling for a meeting between relevant departmental and Council officers to discuss the issues was sent recently.

SUBMITTED FOR COUNCIL'S INFORMATION.

O G DRESCHER  
City Planner

twm:gm  
pre941141  
8.11.94