

CITY OF WANNEROO

MINUTES OF COUNCIL MEETING HELD IN COUNCIL CHAMBER ADMINISTRATION BUILDING, BOAS AVENUE, JOONDALUP, ON WEDNESDAY, 5 APRIL 1995

ATTENDANCES AND APOLOGIES

Councillors:	H M WATERS, JP - Mayor	North Ward
	F D FREAME, Deputy Mayor	South-West Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	B A COOPER	Central Ward
	L A EWEN-CHAPPELL	Central Ward
	S P MAGYAR	Central Ward
	M J GILMORE	South Ward
	B J MOLONEY	South Ward
	K H WOOD	South Ward
	I D MACLEAN	South Ward
	A B HALL	South Ward
	G A MAJOR	South-West Ward
	G W CURTIS to 8.41 pm	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
Acting City Engineer:	D BLAIR
City Treasurer:	J B TURKINGTON
City Building Surveyor:	R G FISCHER
Acting City Environmental Health Manager:	M AUSTIN
City Parks Manager:	F GRIFFIN
City Recreation and Cultural Services Manager:	R BANHAM
Manager, Municipal Law & Fire Services:	T M TREWIN
Manager Welfare Services:	P STUART
City Librarian:	N CLIFFORD
Minute Clerk:	V GOFF
Minute Clerk:	L TAYLOR

There were 45 members of the Public and 1 member of the Press in attendance.

The Mayor declared the meeting open at 7.32 pm.

CONFIRMATION OF MINUTES

C122-04/95

MINUTES OF COUNCIL MEETING, 22 MARCH 1995

MOVED Cr O'Grady , **SECONDED** Cr Curtis that the Minutes of Council Meeting held on 22 March 1995, 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

SURF LIFE SAVING CHAMPIONSHIPS

On March 12, I had the pleasure of joining His Excellency the Governor Major General Jeffery and Sir Charles Court in the presentation of awards at the 59th Western Australian Surf Life Saving Championships at Trigg Beach.

Our local teams are to be commended on their outstanding effort, both at Trigg and at the Junior State titles at Mullaloo Beach the following weekend.

With 48 kilometres of coastline, Wanneroo relies heavily on the professionalism and dedication of its surf life savers. Their service to the community of Wanneroo is outstanding.

LIMELIGHT THEATRE PRODUCTION

On Thursday March 30, I attended the Limelight Theatre's production of "Outside Edge".

The production was thoroughly entertaining, very professional and in keeping with the very high standards set by the company since its formation.

I would take this opportunity to commend the group on this outstanding performance and to encourage the residents of our City to support the Limelight Theatre productions with their attendance. You will not be disappointed.

YOUTH FESTIVAL

Last Saturday the City of Wanneroo, in association with Joondalup and Wanneroo Services, hosted the second YouthFest.

The YouthFest is a celebration of the many positive achievements of young people and the unique contribution they make to our community.

It is perhaps the best opportunity both parents and young people have to find out what services are offered by youth organisations within the north metropolitan region, and to speak with the many dedicated workers in the field of youth services.

Held for the first time at Joondalup's Lakeside Shopping Centre, the YouthFest was seen by some 18,000 people.

The success of the YouthFest was a credit to the many hardworking people in this important field and whilst I don't generally single out individuals, I would like to formally acknowledge the tremendous effort of Council's Youth Services Co-ordinator, Kylie Back.

MULTICULTURAL FESTIVAL

This Sunday, April 9, Sorrento Quay will come alive to the annual Multicultural Festival celebrations.

The Festival recognises the richness of our cultural diversity with demonstrations, craft exhibitions, dancing, music, international cuisine and more.

This really is a day for the whole family and I would encourage the people of Wanneroo to share in these colourful and exciting celebrations.

PETITIONS, MEMORIALS AND DEPUTATIONS

C123-04/95

LETTER RE INSTALLATION OF VERMIN PROOF FENCE - LANDSDALE FARM SCHOOL - [920-9]

A letter was tabled by Cr Lynn from the Landsdale Farm School regarding their wish to install a vermin proof fence around the entire 16 hectares of reserve.

The purpose for the installation of such fencing is to protect the bush, its flora and fauna and to keep out foxes, cats, dogs and other vermin.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the letter received from Landsdale Farm School regarding the installation of a vermin proof fence around the entire reserve be received and referred to Building Department for a report to Council.

CARRIED

C124-04/95

LETTER REQUESTING NEW SIGNAGE - WARWICK OPEN SPACE - [745-3]

Cr Wood tabled a letter on behalf of the Greenwood Warwick Community Recreation Association (Inc) requesting the installation of new sporting facility signs for Warwick Open Space.

The new signs have been requested to reduce confusion as to the location of Warwick Open Space and to increase the public's awareness of the excellent sporting facilities available.

They have suggested these signs be erected at the entrance to both Warwick Road and Beach Road.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the letter from Greenwood Warwick Community Recreation Association (Inc) requesting the installation of new sporting facility signs for Warwick Open Space be received and referred to Engineering Department for a report to Council.

CARRIED

C125-04/95

**PETITION REQUESTING INCREASE IN HEIGHT OF
FENCE - HURST TRAIL, CLARKSON - [510-3452,
920-9]**

Cr O'Grady tabled a petition on behalf of the residents of Hurst Trail, Clarkson seeking an increase in height of the fence in their cul-de-sac.

As a consequence of the fence being too low, numerous problems have been occurring in that youths in the area are using this fence as a short-cut to Clarkson, which is causing a continual disturbance to residents of Hurst Trail.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the petition from the residents of Hurst Trail, Clarkson seeking an increase in height of the fence in their cul-de-sac be received and referred to Building Department for a report to Council.

CARRIED

C126-04/95

**PETITION OBJECTING TO THE CLOSURE OF
PUBLIC WALKWAY BETWEEN MOFFAT PLACE, WARWICK AND WARWICK TRAIN
STATION - [510-1449, 727-9-4]**

A 117-signature petition has been received from residents in the Warwick area objecting to the closure of the public walkway between Moffat Place, Warwick and the Warwick Train Station.

The petitioners state the walkway forms an integral part of the walkway system in the vicinity, forming direct access to the train station.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the petition objecting to the closure of the public walkway between Moffat Place, Warwick and the Warwick Train Station be received and referred to Town Planning Department for a report to Council.

CARRIED

C127-04/95

PETITION ADDRESSING TRAFFIC PROBLEMS
TAPPING WAY, QUINNS ROCKS - [510-0417]

A 3-signature petition has been received from residents of Tapping Way, Quinns Rocks outlining the traffic problems that will occur as a result of the proposal to divert traffic along Santa Barbara Avenue via a proposed extension to Marmion Avenue. It is the residents' belief that these proposals will only increase the problems already being experienced in Tapping Way.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the petition received from residents of Tapping Way, Quinns Rocks outlining the traffic problems that will occur as a result of the proposal to divert traffic along Santa Barbara Avenue via a proposed extension to Marmion Avenue be received and referred to Engineering Department for a report to Council.

CARRIED

C128-04/95

PETITION SEEKING RECLASSIFICATION OF PATHWAY
BETWEEN BURNS BEACH AND BEAUMARIS (ILUKA) -
[325-30]

A 313-signature petition has been received from Wayne Smith MLA on behalf of the Burns Residents and Ratepayers Association seeking reclassification of the pathway between Burns Beach and Beaumaris (Iluka) to enable residents to walk their dogs on leads.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the petition received from Wayne Smith MLA seeking reclassification of the pathway between Burns Beach and Beaumaris (Iluka) to enable residents to walk their dogs on leads be received and referred to Engineering Department for a report to Council.

CARRIED

C129-04/95

LETTER SUPPORTING APPLICATION FOR PREMISES AT
PINNAROO POINT - [427-1]

Two letters have been received in support of the application submitted by the Offshore Angling Club of WA, for premises at Pinnaroo Point.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the letters received in support of the application submitted by the Offshore Angling Club of WA, for premises at Pinnaroo Point be received and referred to both Recreation and Cultural Services and Town Planning Departments for a report to Council.

CARRIED

C130-04/95

PETITION CONCERNING PARKING PROBLEMS AT
ALINJARRA PRIMARY SCHOOL - [510-2402]

A 9-signature petition has been received from nearby residents of the Alinjarra Primary School relating to the constant traffic/parking problems being caused by parents dropping off and picking up children from school.

These residents are seeking the installation of "No Parking" signs along the residential side of Adaia Street to alleviate this problem.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the petition received from nearby residents of the Alinjarra Primary School relating to the constant traffic/parking problems being caused by parents dropping off and picking up children from school be received and referred to Engineering Department for a report to Council.

CARRIED

**CL131-04/95 PETITION REQUESTING AIR-CONDITIONING FOR
WHITFORDS SENIOR CITIZENS CENTRE - [335-1]**

A 113-signature petition has been received from senior citizens requesting the installation of air-conditioning at the Whitfords Senior Citizens Centre, including the hairdressing area.

The petitioners feel that the senior citizens who attend this centre would be more comfortable for the duration of their stay if a complete air-conditioning system was installed throughout the entire centre.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the petition received from senior citizens requesting the installation of air-conditioning at the Whitfords Senior Citizens Centre, including the hairdressing area be received and be referred to Building Department for a report to Council.

CARRIED

**CL132-04/95 PETITION REQUESTING INSTALLATION OF
ADDITIONAL PLAYGROUND EQUIPMENT AT EITHER SERPENTINE RESERVE
OR CARNEGIE RESERVE - [061-423]**

A 26-signature petition has been received from residents of Clarkson Heights requesting the installation of additional playground equipment at either Serpentine Reserve or Carnegie Reserve.

The petitioners state there is a need for more activities which are better suited to children between the ages of seven to fifteen. It is the petitioners' belief that by providing additional equipment more fitting to older children, it would reduce the vandalism and graffiti that is currently occurring.

MOVED Cr O'Grady, **SECONDED** Cr Curtis that the petition received from residents of Clarkson Heights requesting the

installation of additional playground equipment at either Serpentine Reserve or Carnegie Reserve be received and referred to Parks Department for a report to Council.

CARRIED

MINUTES OF MANAGEMENT COMMITTEES, ADVISORY COMMITTEES AND OTHER ORGANISATIONS

MANAGEMENT COMMITTEES

- A SHIRE OF WANNEROO AGED PERSONS' HOMES TRUST (INC)
MANAGEMENT COMMITTEE - Meeting held 23 February 1995
- B GLOUCESTER LODGE MUSEUM MANAGEMENT COMMITTEE
Meeting held 1 March 1995
- C MILDENHALL SENIOR CITIZENS CENTRE MANAGEMENT COMMITTEE
Meeting held 14 March 1995
- D WANNEROO SENIORS'S COMMUNITY CENTRE MANAGEMENT
COMMITTEE
Meeting held 16 March 1995

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

CARRIED

ADVISORY COMMITTEES

- A CHILDREN'S SERVICES ADVISORY COMMITTEE
Meeting held 13 March 1995

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

CARRIED

OTHER COMMITTEES

- A GIRRAWHEEN/KOONDOOLA RECREATION ASSOCIATION
Meeting held 28 February 1995
- B MARMION, SORRENTO, DUNCRAIG PROGRESS & RATEPAYERS
ASSOCIATION - Meeting held 14 March 1995
- C THE 7TH LOTTERIES HOUSE STEERING COMMITTEE
Meeting held 17 March 1995

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

CARRIED

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

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

CORAL REIGER, 28 ST ANDREWS WAY, DUNCRAIG - HOPE GROUP

Mrs Coral Reiger, on behalf of the HOPE Group, submitted the following questions for the Council meeting of 5 April 1995 in connection with access to the Recycling Unit at Glengarry Primary School through Alfreton Way.

- Q1: To the Mayor - What was the outcome of the meeting with you and the Ministry at our school on Wednesday 30 March?
- A1: The Mayor stated that the meeting was actually called by the Education Department and that both she and Cr Lynn attended merely by invitation. The meeting was between Mr Brad Viney from the Education Department and the Deputy Headmaster of the school. A number of suggestions were raised at the meeting whereby the HOPE Group could operate within the school grounds.
- Q2: To Councillors - I know you are all very busy with other Council matters, but how many Councillors have visited Glengarry Primary School when recycling operations are in progress?
- A2: Five Councillors indicated by a show of hands that they had visited the recycling operations.

Mrs Reiger read the following statement:

"The Glengarry School HOPE Group Environmental Programme has operated for the past five years with Council's guidance, consent and generous donations, namely a recycling shed, the loan of wheelie bins and a weekly service of pickup of recycling items from our school.

After concern was voiced regarding our programme by a number of residents of Alfreton Way, we have made many compromises. The only objection the said person voiced from Alfreton Way at the last Electors Meeting we had was that we were operating on a community purpose site. We have stated that we would move to our school site as long as we can still have a small access from Alfreton Way for vehicles. The reason for that is for childrens' safety above all.

Any funds raised by our HOPE Group go directly to benefit the children. We have been called a commercial venture. A commercial venture is to make profit or gain. We actually do fund raising. We make a gain, but that is for a named charity being our school and for no personal gain at all.

We would like you to consider it tonight that we be granted access to our school from Alfretton Way." Mrs Audrey Hine submitted the following questions for the Council meeting of 5 April 1995 relating to the suspected food poisoning following the Mayor's Christmas Dinner.

Q1 Why has it taken so long to come before Council?

Q2 Was there any proper medical advice sought?

Mrs Hine also expressed concern that this incident not be held against the catering firm when renewal of the contract is considered.

The Town Clerk advised he has written to Mrs Hine on the subject and responded as follows:

"When I first became aware that a person had been sick after the dinner, I was not aware of the extent of the problem. Some days later when I was made aware that four persons had been sick, it was too late to test residual food.

It was only after the Environmental Health Officer began enquiries that I was made aware that a fifth person had been ill.

From enquiries made, I understand that only one person consulted a doctor. You would understand that it is not my place to enquire into a person's medical records, however I understand that medical tests did not provide any conclusive results.

With respect to the question of the catering contract, when the current contract expires, tenders will be called and the acceptance of a tender will be decided by Council."

DECLARATIONS OF PECUNIARY INTEREST

Cr Waters declared an interest in Items TP106-03/95 and TS93-03/95.

Cr Dammers declared an interest in Item TP112-03/95.

Cr Lynn declared an interest in Item C140-04/95.

Cr Magyar declared an interest in Items C140-04/95, C141-04/95 and C144-04/95.

BUSINESS REQUIRING ACTION

Legend - Numbering System:

B - Business for Information
C - Council
CS - Community Services
FA - Finance & Admin Resources
SC - Special Council

OC - Occasional Committee
P - Policy
TP - Town Planning
TS - Technical Services

CL133-04/95 TOWN PLANNING COMMITTEE

MOVED Cr Freame, **SECONDED** Cr Lynn that the Report of the Town Planning Committee Meeting, held on 27 March 1995, be received.

CARRIED

ATTENDANCES

Councillors:	K H WOOD - Acting Chairman	South Ward
	from 5.33 pm	
	L O'GRADY	North Ward
	S P MAGYAR - Deputising for	Central Ward
	Cr Dammers	
	M E LYNN, JP	South-West Ward
	B J MOLONEY - Observer from 5.48 pm	South Ward
	A B HALL - Observer	South Ward
	F D FREAME - Observer from 5.34 pm	South-West Ward
	G A MAJOR - Observer from 5.47 pm	South-West Ward
	G W CURTIS - Observer	South-West Ward

Deputy Town Clerk:	R E DYMOCK
City Planner:	O G DRESCHER
Committee Clerk:	J HARRISON
Minutes Clerk:	L TAYLOR

APOLOGIES

Apologies for absence were tendered by Crs Waters, Dammers, Cooper and Ewen-Chappell and Town Clerk, Mr Ron Coffey.

PUBLIC/PRESS ATTENDANCE

There were five members of the Public in attendance.

APPOINTMENT OF ACTING CHAIRMAN

Cr Wood was elected Acting Chairman.

CONFIRMATION OF MINUTES

MINUTES OF TOWN PLANNING COMMITTEE MEETING HELD ON 13 MARCH 1995

The Minutes of Town Planning Committee Meeting held on 13 March 1995, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced:	5.32 pm
Closed:	6.43 pm

REPORTS

**TP106-03/95 AMENDED CONDITIONS OF DEVELOPMENT APPROVAL:
PROPOSED CHILD CARE CENTRE ON LOTS 166 AND 167
LAGOON DRIVE, YANCHEP - [30/3240]**

Council considered an application for a Child Care Centre on Lots 166 and 167 Lagoon Drive at its Ordinary Meeting on 22 February 1995 (Item TP57-02/95 refers) when it resolved to approve the development subject to a number of development conditions.

One of these conditions (No 8) was that Lots 166 and 167 be amalgamated. The owner of Lot 166 is requesting that this condition of development approval be waived in favour of a lease agreement over adjacent Lot 167 enabling child care patrons to park on this land.

CITY PLANNER'S REPORT recommended that Council:

- 1 amends Condition No 8 of its Approval to Commence Development issued 24 February 1995 for a Child Care Centre on Lots 166 and 167 Lagoon Drive, Yanchep submitted by R Boshart on behalf of Freehold Enterprise Pty Ltd, to read as follows:

"amalgamation of Lots 166 and 167 Lagoon Drive, Yanchep or a legal agreement over these lots to the satisfaction of Council";

- 2 adds an additional condition as follows:

"approval for the use of Lot 166 Lagoon Drive, Yanchep as a child care centre is only valid for the duration of any legal agreement entered in over Lots 166 and 167 Lagoon Drive, Yanchep enabling patrons of the Centre to park on Lot 167 in accordance with parking and access noted on the approved plan".

RECOMMENDATION

That Council does not amend its Approval to Commence Development issued 24 February 1995 for a Child Care Centre on Lots 166 and 167 Lagoon Drive, Yanchep submitted by R Boshart on behalf of Freehold Enterprise Pty Ltd.

Cr Waters declared an interest in this item.

MOVED Cr Dammers, **SECONDED** Cr Maclean that consideration of this report be deferred and referred back to next Town Planning Meeting.

CARRIED

Cr Waters abstained from voting.

**TP107-03/95 PROPOSED RADIOLOGIST WITH EXISTING DENTAL
PRACTICE ON LOT 505 (32) SEACREST DRIVE,
SORRENTO - [30/2843]**

CITY PLANNER'S REPORT

An application has been received for an additional consulting room - radiologist - at Lot 505 (32) Seacrest Drive, Sorrento (adjoining the Seacrest Medical Centre).

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

He states that a similar application on the same lot for the same use was refused by Council and the refusal was reinforced by the Minister.

MOVED Cr O'Grady, **SECONDED** Cr Wood that Council refuses the application submitted by Banthan Pty Ltd for an additional consulting room - radiologist - at Lot 505 (32) Seacrest Drive, Sorrento on the grounds that:

- 1 a similar application has been refused by Council and dismissed on an appeal and no significant changes have occurred on or near the proposal site;
- 2 the site is already over-developed.

CARRIED

**TP108-03/95 PROPOSED SPECIALIST MEDICAL CENTRE ON LOT 263
(54) ARNISDALE ROAD, DUNCRAIG - [30/3483]**

Meyer Shircore & Associates on behalf of Gillon & Osborne Pty Ltd are seeking Council approval for a Specialist Medical Centre on Lot 263 (54) Arnisdale Road, Duncraig.

The City Planner provides background details to the subject matter and an assessment of the proposal. He gives reasons why the application is supported subject to certain conditions.

CITY PLANNER'S REPORT recommended that Council exercises its discretion under 5.9 of its Town Planning Scheme No 1 to approve the application submitted by Meyer Shircore & Associates on behalf of Gillon and Osboine Pty Ltd for a Specialist Medical Centre on Lot 263 (54) Arnisdale Road, Duncraig subject to:

- 1 a maximum of seven practitioners being able to operate from the site at any one time;

2 standard and appropriate development conditions.

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

- 1 exercises its discretion under 5.9 of its Town Planning Scheme No 1 to approve the application submitted by Meyer Shircore & Associates on behalf of Gillon and Osboine Pty Ltd for a Specialist Medical Centre on Lot 263 (54) Arnisdale Road, Duncraig subject to:
 - (a) a maximum of seven practitioners being able to operate from the site at any one time;
 - (b) standard and appropriate development conditions.
 - (c) sign being erected on the land advising that a medical centre has been approved, this sign to remain until centre is built;
- 2 advises prospective purchasers of the abutting residential lots of the approved medical centre on the Arnisdale Road frontage.

CARRIED

TP109-03/95 PROPOSED EXTENSION AND UPGRADING OF YANCHEP LAGOON KIOSK - RESERVE 29694 - [765-16-2]

CITY PLANNER'S REPORT

Council has previously agreed to extensions to the premises held under Lease for the Yanchep Lagoon Kiosk. Council's agreement was subject to the Department of Land Administration agreeing to the proposal on terms that did not alter the existing Vesting Order arrangements by which the City holds the care and management of Reserve 29694 (Item I21015 refers).

The Department of Land Administration has advised that it supports the proposed extensions but it wishes to change the Vesting Order arrangement to a Head Lease - Sub Lease arrangement at an initial annual rental of \$200 with a review every three years.

The City Planner provides background details to the subject matter and an assessment of the proposal. He advises that the Head Lease to Council as proposed by the Department of Land Administration would run to the year 2116.

The current Lease to the kiosk operator runs until 2009.

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

- 1 agrees to surrender the Vesting Order by which it holds Reserve 29694 at Yanchep Lagoon;

2 enters into an arrangement with Department of Land Administration to take Reserve 29694 under a Head Lease for a term of twenty-one years at an initial annual rental of \$200.00 with rent reviews every three years;

3 cancels the current lease with R J and F T Price and seeks the approval of the Minister for Local Government under Section 267 of the Local Government Act to enter into a new Lease by Private Treaty with that party on commercial principles including:

- (a) a term expiring on 30 June 2009;
- (b) an initial rental of \$4324 which is to be reviewed each year in accordance with the Consumer Price Index;
- (c) the full cost of all extensions and upgrading works being met by the Lessee without the right of compensation or other payment at the expiry of the Lease.

CARRIED

**TP110-03/95 STORE PROVISION FOR GROUPED DWELLING ON LOT 66
(39A) DERICOTE WAY, GREENWOOD - [30/3984]**

When approval was given to a grouped dwelling on Lot 66 (39A) Dericote Way, Greenwood the developer was obliged to construct a store for the existing grouped dwelling. The materials have to be compatible with the dwelling to comply with the requirements of the Residential Planning Codes.

The City Planner provides background details to the subject matter and gives reasons why he considers that construction of the proposed store should be of brick and tile which is "compatible" to the existing dwelling.

CITY PLANNER'S REPORT recommended that Council advises F L Roberts that it does not consider a zincalume storage shed on Lot 166 (Unit 39A) Dericote Way, Greenwood complies with provisions or intent of the Residential Planning Codes and invites him to discuss suitable material options with the City Planner.

Cr Wood tabled correspondence from Frank Roberts, Architect for consideration in conjunction with Item TP110-03/95.

RECOMMENDATION

That consideration of a zincalume storage shed on Lot 166 (Unit 39A) Dericote Way, Greenwood be deferred pending consideration of the correspondence submitted from Frank Roberts, Architect.

ADDITIONAL INFORMATION

The City Planner advised that the correspondence tabled at the Town Planning Committee meeting by Mr Frank Roberts was a summary of his dealings with Council on the outstanding store provision and subsequent delay in issuing strata title for this lot. He has appended copies of previous correspondence between Council's Building and Planning Departments on these matters. No new information has been supplied. In view of already lengthy discussions about materials, however, it is recommended that Council should alter its recommendation (TP110-03/95) to require the store to be constructed of the same materials as the house, ie brick and tile.

MOVED Cr Dammers, **SECONDED** Cr Curtis that Council advises F L Roberts that it does not consider a zincalume storage shed on Lot 166 (Unit 39A) Dericote Way, Greenwood, complies with provisions or intent of the Residential Planning Codes and a store of brick and tile construction of a minimum 4m² area measured internally is required to fulfil the outstanding condition of Approval to Commence Development issued on 16 September 1992.

CARRIED

TP111-03/95 PROPOSED SUBDIVISION: PART LOT 614 LAGOON DRIVE, YANCHEP - [740-84130]

CITY PLANNER'S REPORT

Council's authorisation is being sought for the construction of retaining walls in excess of two metres in height in Stage 1 of the subdivision of Pt Lot 614 Lagoon Drive, Yanchep. No objection is raised, provided that the retaining walls are designed in a structurally sound manner.

The City Planner gives an assessment of the proposal and advises that the location of the highest retaining walls along the rear boundary is not seen to be detrimental to the future amenity of the area.

MOVED Cr O'Grady, **SECONDED** Cr Wood that Council authorises the construction of retaining walls greater than two metres in height within the subdivision of Part Lot 614 Lagoon Drive, Yanchep (Stage 1) as proposed by Halpern, Glick and Maunsell on behalf of the Yanchep Ocean Front Trust, subject to the detailed design being certified as structurally sound by a practising structural engineer.

CARRIED

TP112-03/95 PROPOSED SUBDIVISION: SWAN LOCATION 1976 PERRY ROAD, PINJAR - [740-96967]

R G Lester & Associates on behalf of C Seke and A Thomsen are seeking Council approval to subdivide Swan Location 1976 Perry Road, Pinjar into three lots.

The City Planner provides an assessment of the proposal and advises that the lot is subject to several environmental constraints. He gives reasons why the application is not supported.

CITY PLANNER'S REPORT recommended that Council, in view of the importance of the environmental issues relating to the Lake Pinjar area, sets aside its normal 20ha size policy in this case and does not support the application submitted by R G Lester & Associates for the subdivision of Swan Location 1976 Perry Road, Pinjar as it considers that the Lake Pinjar Planning and Management Strategy, and appropriate provisions under the City of Wanneroo Town Planning Scheme No 1 should be in place to provide effective control of land use and development within Lake Pinjar, prior to permitting further subdivision.

RECOMMENDATION

That Council:

- 1 in view of the importance of the environmental issues relating to the Lake Pinjar area, sets aside its normal 20ha size policy in this case and does not support the application submitted by R G Lester & Associates for the subdivision of Swan Location 1976 Perry Road, Pinjar as it considers that the Lake Pinjar Planning and Management Strategy, and appropriate provisions under the City of Wanneroo Town Planning Scheme No 1 should be in place to provide effective control of land use and development within Lake Pinjar, prior to permitting further subdivision;
- 2 writes to the Ministers for the Environment, and Planning and the Water Authority of WA to urgently resolve uncertainties of the future use of land within the Pinjar basin in order to alleviate any anxieties the landowners may have.

Cr Dammers declared an interest in this item.

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

- 1 supports the application submitted by R G Lester and Associates for the subdivision of Swan Location 1976 Perry Road, Pinjar, in accordance with its rural subdivision policy;
- 2 writes to the Ministers for the Environment, and Planning and the Water Authority of WA to urgently resolve uncertainties of the future use of land within

the Pinjar basin in order to alleviate any anxieties the landowners may have.

CARRIED

Cr Dammers abstained from voting.

TP113-03/95 PROPOSED BOAT STORAGE YARD, OCEAN REEF BOAT HARBOUR: LOT 1029 OCEAN REEF ROAD, OCEAN REEF - [30/1029]

CITY PLANNER'S REPORT

Whitfords Sea Sports Club Inc is seeking Council approval to construct a 3600m² dry boat storage yard and to lease the associated land from the eastern side of the access road adjacent to the Whitfords Sea Sports Club and the Whitfords Volunteer Sea Rescue Group premises at Ocean Reef Harbour.

The City Planner provides background details to the subject site and supports the application subject to the yard being approved on a short-term basis so that overall development options for the area are not compromised.

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

- 1 grants approval to the application submitted by the Whitfords Sea Sports Club Inc for a dry boat storage yard on Lot 1029 Ocean Reef Road, Ocean Reef subject to:
 - (a) the approval being effective for a period of two years only, any extension beyond this would require a letter of request for extension of licence;
 - (b) the yard being reconfigured in order to avoid earthworking the 7.0 metre high dune to the south of the subject site;
 - (c) the removal of all or any of the improvements as well as the stabilisation and revegetation of the subject land at the expiration of the approval period, if requested by the City;
 - (d) approval being granted by the Western Australian Planning Commission prior to the commencement of any works;
 - (e) standard and appropriate conditions of development;
- 2 grants Whitfords Sea Sports Club Inc a licence to occupy the subject portion of Lot 1029 at a nominal rent of one dollar per annum for a period of two years

for the purpose of the temporary boat storage facility;

- 3 authorises the City Planner to determine the precise boundary of the boat storage yard and related licence areas.

CARRIED

**TP114-03/95 AMENDMENT NO 657 TO TOWN PLANNING SCHEME NO 1
AND DRAFT SOUTH WANGARA LOCAL STRUCTURE PLAN -
[790-657]**

CITY PLANNER'S REPORT

There is a need to modify Amendment No 657 of Town Planning Scheme No 1 to ensure that the present vehicular access to Wanneroo Road from the Wangara Tavern landholding (Lot 1 Wanneroo Road, Wangara) is closed in the event that the use of the land is changed in the future. It is proposed that the amendment documents be modified to include a Local Authority "Public Recreation" Reserve along Wanneroo Road to assist in the prevention of direct long term access to Wanneroo Road.

The City Planner provides background details to the subject matter and outlines the importance in modifying Amendment No 657 to limit future access to Wanneroo Road from individual lots.

ADDITIONAL INFORMATION

The City Planner tabled the following correspondence from the Managing Director of Wanneroo Mitsubishi dated 5 April 1995.

"We write in support of correspondence forwarded to you by fellow motor dealers regarding entrance to dealerships from Wanneroo Road.

As you are aware, Automotive Holdings have an option on the land currently occupied by the Wangara Tavern and it is their intent to build a Toyota dealership on this land. When the Wangara commercial district was being promoted and sold, it was done so by the City of Wanneroo on the basis that all businesses would be serviced by arterial roads and that under no circumstances would access be given from Wanneroo Road. On that basis, large capital investments were made.

In 1989, a similar application was made by Automotive Holdings seeking access to their property in Berriman Drive through the Wangara Tavern and this was rejected by Council.

We applaud new business being developed in Wanneroo, but oppose those businesses being given unfair commercial advantage when clear and precise instruction was given, during the early stages of development of Wangara, by Council.

We would ask whether we would retain access to Lot No 6, purchased for the purpose of developing a motor dealership, if Automotive Holdings retain access through the tavern entrances. We were of the opinion that we would lose that access but would ask for the same consideration if Automotive Holdings are successful.

As there is a Council meeting tonight, we would ask you to give us a firm ruling on access rights from Wanneroo Road to all businesses which will be developed in the future."

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

1 rescinds its resolution E21250 viz:

" (i) modifies Amendment No 657 by deleting Lot 337 Parri Road from the rezoning;

(ii) finally adopts amendment No 657 to Town Planning Scheme No 1, as modified, subject to the satisfactory resolution of the following:

(a) a local structure plan which as been modified to accommodate the request from Modular Metals and approved by the Department of Planning and Urban Development;

(b) the receipt of a letter of undertaking from each respective landowner/developer (subject of the amendment) stating that they undertake to make the developer contributions as proposed in the State Planning Commission letter of 3 May 1994 prior to subdivisional clearances being issued;

(iii) authorises affixation of the Common Seal to, and endorses the modified amending documents;

(iv) forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 657 as modified."

2 modifies Amendment No 657 to Town Planning Scheme No 1 by deleting Lot 337 Parri Road, Wangara from the rezoning;

3 modifies Amendment No 657 to Town Planning Scheme No 1 to rezone a 10 metre wide strip of land on Lots 1, 2, 3, 4, 5, 6, 7 and 8 Wanneroo Road immediately adjacent to the eastern boundary of Wanneroo Road from "Rural" to "Local Authority Public Recreation Reserve";

- 4 finally adopts Amendment No 657 to Town Planning Scheme No 1, as modified, subject to the satisfactory resolution of the following:
- (a) a local structure plan which has been modified to accommodate a reduced public open space strip along Lots 1,2,3,4,5,6,7 and 8 Wanneroo Road, Wanneroo from 20 metres to 10 metres;
 - (b) the receipt of a letter of undertaking from each respective landowner/developer (subject of the amendment) stating that they undertake to make the developer contributions as proposed in the State Planning Commission letter of 3 May 1994 prior to subdivisional clearances being issued;
- 5 authorises affixation of the Common Seal to, and endorses the modified amending documents;
- 6 forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 657 as modified and requesting that due to the minor nature of the modification further advertising of the amendment be waived.

CARRIED

**TP115-03/95 STOCKPILING OF USED VEHICLE TYRES AT LOT 1524
(80) AND LOT 4 (42) GIBBS ROAD, NOWERGUP -
[0408/1524/80]**

CITY PLANNER'S REPORT

The Director, Pollution Prevention Division of the Department of Environmental Protection has registered serious concerns at the stockpiling of many thousands of used vehicle tyres on Lot 1524 (80) Gibbs Road, Nowergup.

The tyres have been used in a manner described by the Environmental Protection Authority as "Pseudo Fences and Tree Barriers and the number of tyres used for the purpose is excessive and constitutes a defacto form of storage".

The City Planner advises that the sheer volume of tyres, if ignited, would constitute a serious health hazard to local inhabitants due to the extreme toxicity associated with tyre fires. He suggests that the owner be required to remove the tyres to a location approved by the Department of Environmental Protection.

RECOMMENDATION

That Council requires Mr Roberts to remove the tyres from Lot 1524 (80) and Lot 4 (42) Gibbs Road, Nowergup within six months to a location approved by the Environmental Protection Authority. In the event that he does not do so prosecution proceedings will then be implemented.

ADDITIONAL INFORMATION

The City Planner submitted a summary of the concerns raised by Mr Ken Roberts during the meeting with the Mayor and Deputy City Planner on 4 April 1995:

- "1 Brevity of the report exaggerates the situation. (It was explained that reports have to be brief to reduce the volume of reading to which Councillors are exposed. It is intended to state the problem and recommend action. The report is not intended to mislead or imply that Mr Roberts has been unco-operative or irresponsible).
- 2 No mention is made of a sprinkler system which Mr Roberts believes will reduce the fire risk. (This is true and it was explained to him that water restrictions or the property falling into a poorly managed state could indeed create a hazard).
- 3 Tyres are used for fencing, not stockpiling. (It is not the use so much as the volume of tyres that concern us. The bottom line is an environmental concern generated by the sheer volume of tyres and they have to go).
- 4 Six months is too short a time-limit. (This is a direct consequence of the volume of tyres. The Council cannot ignore the problem, so six months is considered essential to remain within statutory time limits. Provided reasonable progress is made, we can review the situation)."

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

- 1 requires Mr Roberts to remove the tyres from Lot 1524 (80) and Lot 4 (42) Gibbs Road, Nowergup within six months to a location approved by the Environmental Protection Authority. In the event that he does not do so prosecution proceedings will then be implemented;
- 2 notifies the Department of Environmental Protection that old tyres suitable for rural fencing are being advertised in the West Australian and Sunday Times newspapers under the Livestock Section.

CARRIED

CITY PLANNER'S REPORT

Council has been requested by the Lessee of the Burns Beach Caravan Park to agree to the freeholding of the site. The City Planner does not support the concept of freeholding an existing Crown Reserve in an area which is reserved for Parks and Recreation under the Metropolitan Region Scheme along the coastal foreshore reserve. He advises that the City has for twenty-five years fought to protect the integrity of the foreshore coastal reserve in order that it will remain in public ownership and be available to the public at large. The Whitfords Nodes Agreement under which the City resisted private ownership of land west of the coastal road is similar to the issue being discussed here. However, no objection is raised to the continued operation of the caravan park on a Crown Lease direct from the Department of Land Administration to the operator.

He provides background details to the subject site and outlines the current lease arrangements. Under the State Government's Better Government Agreement, the Department of Land Administration has advised Council that it wishes to change the tenure arrangements by which Council holds Reserve 31632.

The City Planner gives reasons why he considers it appropriate for Council to surrender its Vesting Order and allow a direct Crown Lease from the Department of Land Administration to the operator.

MOVED Cr O'Grady, **SECONDED** Cr Wood that Council agrees to surrender its Vesting Order over Reserve 31632 to allow a Crown Lease direct to Burns Beach Caravan Resort Pty Ltd subject to the following conditions:

- 1 Reserve 31632 is to remain in the ownership of the Crown;
- 2 the Council being entitled to recover from the Burns Beach Caravan Park Reserve Fund, rent and interest thereon calculated from the date of commencement of the present lease to the date of its surrender;
- 3 Burns Beach Caravan Resort Pty Ltd releasing the Council from all claims for compensation or other payment of any nature in consideration of the payment of the balance of the Burns Beach Caravan Park Reserve Fund after deduction of rent and interest thereon;
- 4 arrangement being made with the Department of Land Administration for the repayment to Council of the sum of \$67,275 paid for water and sewer headworks charges.

CARRIED

TP117-03/95

LAND BETWEEN WANNEROO ROAD AND YELLAGONA
REGIONAL PARK - NORTH OF HEPBURN AVENUE AND
SOUTH OF BURNS BEACH ROAD - [290-7]

CITY PLANNER'S REPORT

Council prepared a discussion paper for the various pockets of land between Wanneroo Road and Yellagonga Regional Park, north of Hepburn Avenue and south of Burns Beach Road as a guide to development. Planning for many of these areas has subsequently advanced substantially whereby an overall strategy is no longer required.

The future development of the pocket of land near the northern end of Lake Joondalup which includes the lots on Burns Beach Road has not progressed. Therefore, it has been recommended that the planning of this area be progressed and that it be promoted for low intensity Special Residential development and other forms of development which may satisfy criteria relating primarily to the enhancement of the natural environment and landscape qualities of the area.

The City Planner provides background details and gives reasons why it is proposed that this land remain relatively free of development. Special Residential Zoning with minimum lot sizes of 4,000m² would be most appropriate.

He suggests that a draft report on this matter be released for public comment and that the affected landowners be invited to submit comments in this regard.

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

1 gives preliminary approval to a strategy for the future development of the land bounded by Yellagonga Regional Park, Wanneroo Road and Burns Beach Road (being Area A on Attachment No 2 to Report TP117-03/95) for preferably Special Residential purposes (minimum lot sizes 4000m²) or alternatively, for other forms of development which would:

- (a) not have any adverse impact on the natural environment or landscape qualities of the general area, but rather would enhance those qualities through the containment of on-site drainage, control of access to Yellagonga Regional Park, revegetation on-site and within Yellagonga Regional Park and any other measure considered appropriate by the Council;
- (b) be compatible with future Special Residential use of adjoining lots;

- 2 requests the Western Australian Planning Commission to consider including in a future Omnibus Amendment to the Metropolitan Region Scheme, the reservation for Parks and Recreation purposes of the wetland area extending into Area A as shown on Attachment No 3 to Report TP117-03/95;
- 3 prepares and releases for public comment a draft report in regard to the above development strategy, and writes to the affected landowners seeking their comments in regard to the strategy.

CARRIED

Appendix I refers.

**TP118-03/95 AMENDMENT NO 662 TO TOWN PLANNING SCHEME NO 1 -
CURRAMBINE DISTRICT CENTRE, PT LOT M1722,
CORNER SHENTON AVENUE AND MARMION AVENUE,
CURRAMBINE - [790-662]**

Amendment No 662 to Town Planning Scheme No 1 proposes to rezone portion of Pt Lot M1722 on the corner of Marmion and Shenton Avenues, Currumbine to accommodate the Currumbine District Centre. The matter was last considered by Council in October 1994 following a period of public advertising. The Hon Minister has now partly upheld the submissions and required the amendment be modified to reduce the amount of land available for retail purposes.

The applicant has submitted a revised proposal generally in line with the Minister's decision.

The City Planner provides background details to the subject matter. He reports on the proposed modifications and a number of issues which need to be finalised prior to forwarding the documentation back to the Hon Minister for final approval.

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

- 1 modifies Amendment No 662 to Town Planning Scheme No 1 by:
- (a) replacing previous reference to 15000m², being the maximum gross leasable area that will be used for retail purpose, with reference to 10000m²;
 - (b) deleting all references to staging of the retail floorspace;
 - (c) amending the scheme amendment map to accord generally with the Currumbine District Shopping Centre Conceptual Layout Plan dated 18 March 1995 prepared by Feilman Planning Consultants

as modified to address the issues raised in
Report No TP118-03/95;

- 2 finally adopts the modified form of Amendment No 662
to Town Planning Scheme No 1;
- 3 authorises the affixation of the Common Seal to, and
the signing of, the amending documents subject to:
 - (a) confirmation, to the City's satisfaction, that
the landowners 10% public open space
contribution for Currambine as been provided;
 - (b) the finalisation of a legal agreement to:
 - (i) cover the ceding of the community
purpose and public open space land
free of cost to the City of Wanneroo;
 - (ii) ensure the City can negotiate for the
transfer to the community purpose and
public open space land prior to 1 July
2000 if required;
 - (iii) ensure that the design of the
currently proposed 10000m² shopping
centre provides for the satisfactory
integration with the proposed
community buildings;
 - (c) satisfactory arrangements being in place to
ensure the final adoption of a concept plan and
policy for the Currambine District Centre;
 - (d) the receipt of an application to rezone the
Rural zoned land now excluded from this
amendment to Residential Development or other
zone considered appropriate after discussions
with the City Planner;
- 4 delegates authority to the City Planner to determine
the precise zone boundaries.

CARRIED

Appendix II refers.

**LOTS 1 AND 2 FLYNN DRIVE, NEERABUP: APPLICATION FOR INERT
LANDFILL AND REQUEST FOR SPECIAL RESIDENTIAL REZONING -
[790-716]**

The City Planner reported on an application for
earthworks/inert landfill and a request for a rezoning from
Rural to Special Residential which are currently being
considered by Town Planning Department, and outlined the
following points regarding the proposals:

Rezoning Proposal

The applicants are requesting rezoning of the subject property from 'Rural' to 'Special Residential' to facilitate the development of a rural-residential estate. The Special Residential rezoning also includes the addition of new provisions to Schedule 6 of the Scheme Text aimed at ensuring a suitable standard of development.

Key elements of the rezoning proposal are outlined below:

(i) SPECIAL RESIDENTIAL SUBDIVISION

A total of 165 lots ranging in size from 2000 square metres to approximately 7000 square metres are proposed. The larger of the lots are intended to be located adjacent to the existing Carramar Special Rural Estate, with smaller lots adjoining a proposed equestrian - recreation park.

(ii) RECREATION AND EQUINE PARK

Central to the proposal is the applicants' intention to fill the existing quarry and re-contour the land to create an 18 hectare 'Recreation and Equine Park'. It is noted that a separate development application has been received requesting approval to use the quarry as an inert landfill site. Following filling of the quarry it is intended that the site will be re-contoured and re-vegetated to create the Recreation-Equine Park. Facilities to be included in the park include:-

- * horse stables and paddocks for 10-20 horses
- * public passive recreation areas
- * community buildings and facilities.

Upon completion it is intended that the park will be ceded to the Council free of cost and then leased back to the communities Home Owners' Association for a 'peppercorn rent'.

(iii) HOME OWNERS' ASSOCIATION

The establishment of a resident funded Home Owners' Association would be responsible for:-

- * maintenance of the Recreation and Equine Park
- * maintenance of bridle paths and strategic fire breaks
- * monitoring design guidelines and covenants
- * maintaining the Fire Management Plan.

(iv) SPECIAL PROVISIONS

The proposal includes a number of Special Provisions in addition to the Special Residential controls already contained in the Scheme. The special provisions are generally aimed at ensuring suitable development within the proposed rural-residential estate. The provisions also provide for the establishment of the Home Owners' Association and Bush Fire Management Plan.

(v) DESIGN GUIDELINES/COVENANTS

In addition to the Special Provisions the proposal includes design guidelines to ensure developments are consistent with a rural landscape. Guidelines would embrace aspects such as siting of residences, clearing of vegetation, landscaping and controls on building materials and colours. The guidelines would be enforced by the Home Owners' Association through covenants imposed on lots.

2 Application for Earthworks and Inert Landfill

An application has been received from Cossill and Webley Engineers on behalf of Eclipse Resources to undertake earthworks and landfill at the disused 19 Mile Quarry.

The proposal basically involves:

- (i) moving existing overburden that has been stockpiled around the top of the quarry into the quarry itself;
- (ii) filling the quarry with dry inert/inorganic material;
- (iii) recontouring and revegetation of the site once filled in order to create the "Equine and Recreation Park" discussed in the rezoning request.

B J MOLONEY - deputising for Cr Gilmore
to 5.55 pm and from
7.30 pm onwards South Ward
G A MAJOR - deputising for
Cr Freame to 5.40 pm South-West Ward
F D FREAME - from 5.40 pm South-West Ward
S P MAGYAR - deputising for Cr Cooper
to 5.45 pm Central Ward
L A EWEN-CHAPMAN - deputising for
Cr Cooper Central Ward
A B HALL - from 5.55 pm to 7.30 pm
deputising for Cr Gilmore South Ward
K H WOOD - Observer from 6.12 pm South Ward
M E LYNN, JP - Observer to 6.50 pm South-West Ward

APOLOGIES

PUBLIC/PRESS ATTENDANCE

APPOINTMENT OF ACTING CHAIRMAN

CONFIRMATION OF MINUTES

The Minutes of General Purposes Committee Meeting held on 15 March 1995, were confirmed as a true and correct record.

DEPUTATION - BIZLINK

Messrs J Barrey Williams, Colin Langer, Jim O'Brien and Ron Edwards addressed the Committee. Mr Williams, the Chairman of Bizlink advised that Bizlink was a non-profit employment agency established in the City of Wanneroo to provide a range of specialist employment and training services, free of charge, to people with disabilities. He stated that people with disabilities can bring special attributes to the work place. They are keen, dedicated, and in the right job with appropriate training and support, can offer as much as any employee.

Mr Jim O'Brien gave a visual presentation depicting a variety of young people with disabilities who live in the City of Wanneroo and have obtained employment through Bizlink.

In conclusion, Mr Ron Edwards sought the support of the City of Wanneroo in its endeavours to employ 10 people with disabilities over the next two years.

The Chairman thanked the representatives of Bizlink for their attendance.

DEPUTATION - ALL-NIGHT STREET LIGHTING - [221-2]

Mr Ky Cao and Mr Greg Turnbull of Western Power addressed the Committee in relation to all-night street lighting.

Mr Cao advised that he commenced with Western Power in November 1994 and his first brief was to review street lighting tariffs. At present Western Power has 35 main tariffs.

Western Power has now changed its philosophy to a more specified version by charging for light (electricity) rather than per lamp and is planning to sell more electricity.

Western Power can offer mass replacement of globes rather than spot replacement; all-night street lighting based on three classifications of roads (as established by Main Roads WA) and three tariffs related to the road classifications.

Mr Cao advised that it was intended to submit a proposal to the Board in April on the new system which will be implemented at the commencement of the 1995/96 financial year.

Mr Turnbull responded to a question relating to provision of a dimmer facility and advised that this was possible but would involve the fitting of an automatic dimmer based on a timer to every light. In the City of Wanneroo that was about 18,000 lights. It was not technically feasible at this point in time to install dimmers.

With regard to a question of safety and reduced crime rate with all-night street lighting, there was a perception in the community that it was safer to have all-night lighting. If

street lighting is considered to be a type of security lighting then it is possible that the crime rate is reduced.

Cr Magyar asked if generators are required to run an extra six hours, how did that equate with Australia's obligation to reduce green house gas emissions?

Mr Cao responded by stating that generators were already required to keep up with day time peaks and the generation of power after 8.00 pm at night was small by comparison.

The Chairman then thanked Mr Cao and Mr Turnbull for attending the meeting and making the presentation.

DECLARATIONS OF PECUNIARY INTEREST

Cr Waters declared an interest in Item TS93-03/95

MEETING TIMES

Commenced:	5.35 pm
Closed:	7.43 pm

TECHNICAL SERVICES SECTION

REPORT NO:

TS92-03/95 TENDER NO. 112-94/95 - THRUSTBORING OF DRAINAGE
PIPES, MARANGAROO DRIVE - [208-112-94/95]

CITY ENGINEER'S REPORT

Tenders have been called for the supply and thrustboring of several drainage pipes associated with the duplication of Marangaroo Drive.

The City Engineer reports on the tender submissions received.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council accepts the tender from DM Drainage and Construction at Tender No 112-94/95 for the lump sum of \$60,967.08 for the thrustboring of drainage pipes in Marangaroo Drive.

CARRIED

TS93-03/95 VEHICLE REPLACEMENT PROGRAMME - TENDER NOS:
107-108-94/95 - [208-6]

CITY ENGINEER'S REPORT

Tenders have been called for the replacement of municipal vehicles.

The City Engineer reports on the tender submissions received.

Cr Waters declared an interest in this item.

MOVED Cr MacLean, **SECONDED** Cr Wood that Council accepts the following tenders as outlined in Attachment 1 to Report No TS93-03/95:

<u>Tender No</u>	<u>Company</u>	<u>Changeover</u>
107-94/95	Centre Ford (supply only)	\$36,432.00
107-94/95	John Murray Autos (outright purchase)	\$38,250.00
108-94/95	Midway Ford	\$20,135.00

CARRIED

Cr Waters abstained from voting.

Appendix III refers.

TS94-03/95 ADDISON PARK CLUBROOM TOILET BUILDING: TENDER
REFERENCE 101-94/95 - MACNOUGHTON PARK CLUBROOM
TOILET BUILDING - TENDER REFERENCE 106-94/95 -

[208-101-94/95, 061-444-1, 208-106-94/95, 061-325-33]

CITY BUILDING SURVEYOR'S REPORT

Tenders have been called for construction of Addison Park and MacNoughton Park Clubroom toilet buildings.

The City Building Surveyor reports on the tender submissions received.

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

- 1 accepts the tender of \$214,220.00 from B & N Beale Nominees for the construction of Clubroom toilet building in Addison Park, Merriwa;
- 2 accepts the tender of \$257,218.00 from T C Newby for the construction of Clubroom toilet building on MacNoughton Park, Kinross;
- 3 agrees in each case to the signing of the contract documents.

CARRIED

TS95-03/95 **TENDER NO 109-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC RETICULATION SYSTEM AT FERNWOOD PARK, PADBURY - [280-109-94/95]**

CITY PARKS MANAGER'S REPORT

Tenders have been called for Supply, Installation and Commissioning of an Automatic Reticulation System at Fernwood Park, Padbury.

The City Parks Manager reports on the tender submissions received.

RECOMMENDATION

That Council accepts the tender as submitted by Swan Irrigation of \$13,455 for Tender Number 109-94/95 for the Supply, Installation and Commissioning of an Automatic Reticulation System at Fernwood Park, Padbury.

ADDITIONAL INFORMATION

At the General Purposes Committee held on 29 March, 1995 Item TS95-03/95 was submitted recommending that the firm of Swan Irrigation be awarded the abovementioned contract as they were the lowest tender.

The City Parks Manager advised that it has now come to his attention that at the opening of tenders there was an error in transcribing the price submitted by Hugall and Hoile (WA). This firm on the Form of Tender submitted their price as thirteen thousand and eighty three dollars (\$13,083). The figure of \$13,803 was the price that was actually recorded on the official summary sheet.

Accordingly, this now makes the tender submitted by Hugall and Hoile (WA) the lowest and puts the tender of Swan Irrigation who were originally recommended the second lowest.

The firm of Hugall and Hoile (WA) has successfully completed similar contracts for Council on previous occasions.

MOVED Cr Dammers, **SECONDED** Cr Hall that Council accepts the tender as submitted by Hugall and Hoile (WA) of \$13,083 for Tender No 109-94/95 for the Supply, Installation and Commissioning of an Automatic Reticulation System at Fernwood Park, Padbury.

CARRIED

TS96-03/95 EAST WANNEROO DEVELOPMENT - ROAD DESIGN FUNDING
- [780-21, 290-7]

CITY ENGINEER'S REPORT

The provision of Important Regional Roads abutting future urban cells in and around East Wanneroo is to be managed by the City and funded by a Headworks charge that is to be levied against the sub-divider in that area.

BSD Consultants Pty Ltd have been recently commissioned to develop an overall planning programme including the road infrastructure requirements for the various urban cells that have been identified.

The City Engineer reports that some of the District Distributor road network is not included in the designated East Wanneroo Developer Contributions Arrangements. He seeks Council's approval to extend the Consultants' brief to include the design of sections of District Distributor roads outside of the designated cells.

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

- 1 approves BSD Consultants Pty Ltd being commissioned to undertake the design of the East Wanneroo District Distributor Road network, which is outside of the future urban cells, with fees of approximately \$30,000 charged to Account No 46574 - Engineering Consultant Fees;

- 2 authorises the City Engineer to determine the extent of the design requirements for the East Wanneroo District Distributor Road network.

CARRIED

**TS97-03/95 TWO WAY RADIO FACILITIES - PROVISION OF HAND
HELD TWO WAY RADIO TO MINDARIE REGIONAL COUNCIL
- [508-5-5 10-4]**

CITY ENGINEER'S REPORT

The Manager of Mindarie Regional Council has formally requested access to Council's two way radio network. The Regional Council seeks to operate five (5) units as part of its Mindarie operations.

Council can make channel 4C available as a separate talk group for Mindarie Regional Council. In addition, access to the Waste Management resident talk group channel is considered appropriate to accommodate full resolution of some operational issues that may arise at the Tamala Park Refuse Disposal Site.

The City Engineer proposes that Mindarie Regional Council purchases equipment from Council's two way radio supplier and be requested to pay \$20 per month per unit charge for access to Council's communication system.

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

- 1 approves the creation of an additional talk group, Channel 4C, within its two way system for Mindarie Regional Council's use and allows limited access to the Waste Management resident talk group channel, 4A subject to the Mindarie Regional Council being responsible for all costs associated with the purchase of two way radio units and connection to Council's communication system;
- 2 approves the implementation of a monthly \$20 charge per two way unit, payable by Mindarie Regional Council, for access to Council's communication system.

CARRIED

**TS98-03/95 SAND QUARRY, LOTS 505 AND 508 PEDERICK ROAD,
NEERABUP - [30/0985]**

Cossill and Webley, Consulting Engineers have applied on behalf of Eclipse Resources Pty Ltd, for an Extractive Industry Licence and Development Approval for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup.

The City Engineer reports that the land is zoned for future industrial development in the Metropolitan Region Scheme and

the proposed quarry would allow the site to be levelled suitable for industrial subdivision.

He supports the application subject to certain conditions.

CITY ENGINEER'S REPORT recommended that Council:

- 1 approves the application by Cossill and Webley, Consulting Engineers, who have applied on behalf of Eclipse Resources Pty Ltd, for a sand quarry on Lot 505 and 508 Pederick Road, Neerabup in accordance with the provision of its Town Planning Scheme, subject to:
 - (a) the use of the land for quarrying purposes ceasing by 30 April 1996 unless a further approval is granted by Council. Renewal of the application should be submitted three months before the approval expires;
 - (b) maintaining a water allocation or secure water supply for dust control;
 - (c) all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstand area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
 - (d) submission of an annual, updated, site contour plan and rehabilitation report and quantity of material removed from the site;
 - (e) the applicant entering into an agreement with the City of Wanneroo, under Section 85 of the Road Traffic act to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate and in addition the applicant is to:
 - (i) be responsible for the cost of asphalt surfacing the junction of the site access road onto Flynn Drive and/or Pederick Road prior to its use for truck traffic from the quarry;
 - (ii) be responsible for the cost of asphalt surfacing the intersection of Pederick Road and Pinjar Road if access to the

sand excavation area is off Pederick Road;

- (iii) be responsible for the cost of any maintenance, repair and reconstruction works on Pederick Road required during the period it is used by truck traffic generated by the sand excavation to leave it in condition equivalent to its current condition and capacity as determined by the City Engineer in consultation with the applicant. Eclipse Resources to lodge a letter of guarantee for a minimum of \$35,000 supported by a personal guarantee from the Directors in relation to such work;
- (f) stabilising all stockpiles and using suitable dust suppression methods in work areas to prevent the generation of dust;
- (g) hours of quarry operation being restricted to:
Monday to Friday 0700-1900
(except public holidays)
Saturday 0700-1700
Sundays (work not permitted)
Public Holidays (work not permitted)
- (h) all site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;
- (i) any proposed route through Pt lot 2477 Flynn Drive being at least 500 metres west of the eastern boundary or any such proposed truck route to be the subject of an acoustic consultant's report confirming it will not create a problem under the terms of the Environmental Protection Act 1986;
- (j) there being a clear understanding that, regardless of the conditions imposed, no indemnity from the provisions of the Environmental Protection Act 1986 is implied or given;
- (k) maintaining a sealed crossover and sealing up to the first 10m of the quarry access road from the crossover to the satisfaction of the City Engineer to stop dust and material being tracked onto the road;
- (l) operating in accordance with the submitted report and documentation accompanying the application for Development Approval, except as

modified by Council's specific approval conditions;

- (m) no excavation within 20 metres of the property boundaries before submitting to Council a copy of consent from the adjoining property owner and no excavation within 40 metres of Pederick Road;
- (n) all fill areas shall be compacted to a 95% modified maximum dry density when tested in accordance with AS1289 E2.1-1977 and certified by a NATA registered laboratory. Unless otherwise approved by the City Engineer the fill material shall be placed in 300mm layers and each layer compacted and appropriately tested;
- (o) standard conditions;

2 approves an Extractive Industry Licence for Eclipse Resources Pty Ltd for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup with the following conditions:

- (a) annual fee - \$300;
- (b) period of licence - 1 year to 30 April 1996;
- (c) rehabilitation bond - \$10,000;
- (d) under By-law 21 of the Extractive Industry By-laws agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the agreed rate of \$0.50 per cubic metres for material trucked via Pederick Road and \$0.40 per cubic metre for material trucked via Flynn Drive and in addition the applicant is to:
 - (i) be responsible for the cost of asphalt surfacing the junction of the site access road onto Flynn Drive and/or Pederick Road prior to its use for truck traffic from the quarry;
 - (ii) be responsible for the cost of asphalt surfacing the intersection of Pederick Road and Pinjar Road if access to the sand excavation area is off Pederick Road;

- (iii) be responsible for the cost of any maintenance, repair and reconstruction works on Pederick Road required during the period it is used by truck traffic generated by the sand excavation to leave it in a condition equivalent to its current condition and capacity as determined by the City Engineer in consultation with the applicant. Eclipse Resources to lodge a letter of guarantee for a minimum of \$35,000 supported by a personal guarantee from the Directors in relation to such work.

MOVED Cr O'Grady, **SECONDED** Cr Dammers that consideration of the application for an Extractive Industry Licence and Development Approval for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup be deferred and referred back to Town Planning Committee.

CARRIED

TS99-03/95 **TRAFFIC TREATMENT - INTERSECTION OF FORREST ROAD AND ALEXANDER ROAD, PADBURY - [510-333]**

CITY ENGINEER'S REPORT

In November 1994 a submission was received from residents living near Forrest and Alexander Roads, Padbury seeking traffic treatments at this road junction. (Item I91104 refers). Generally the residents complained about poor motorists' behaviour, excessive speeds and pedestrian safety.

This junction is particularly busy on weekends when junior football and teeball is played on Forrest Park Reserve.

The City Engineer reports on the results of a traffic survey and considers it would be an appropriate site for a roundabout to control traffic movements at this junction.

No funds have been allocated for this project.

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

- 1 lists for consideration in the Traffic Management Forward Plan the installation of a roundabout treatment at the junction of Alexander Road and Forrest Road, Padbury;
- 2 advises the petitioners and nearby businesses/residents accordingly.

CARRIED

TS100-03/95 **PARKING PROHIBITIONS - MULLALOO BEACH PRIMARY SCHOOL - [510-2260, 510-2452]**

CITY ENGINEER'S REPORT

Council has received a request from residents of Collins Parade for parking prohibitions on the residential side opposite Mullaloo Beach Primary School (Item C47-02/95 refers). An application has also been made by the Mullaloo Beach Primary School Parents' and Citizens' Association to review the existing prohibitions in Collins Parade and to implement further prohibitions in West View Boulevard.

The City Engineer reports that surveys carried out during the afternoon indicated traffic congestion along the carriageways and around the entry exit points to the school.

He suggests the installation of parking prohibitions to regulate parking and to provide pedestrian and motorist safety around the school.

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

- 1 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" sign on the south side of West View Boulevard, adjacent to the school's driveways, as shown on Attachment 2 to Report No TS100-03/95;
- 2 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs at the junction of West View Boulevard and Collins Parade, as shown on Attachment 2 to Report No TS100-03/95;
- 3 amends the existing "NO PARKING 8.15AM - 9.15AM - 3.00PM - 4.00PM MONDAY TO FRIDAY" signs to read "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" on the east side of Collins Parade, adjacent to the school's driveway and cycle path, as shown on Attachment 2 to Report No TS100-03/95;
- 4 installs "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM - 2.30PM - 3.30PM MONDAY TO FRIDAY" signs on the north side of West View Boulevard, adjacent to Lots 570 to 26, as shown on Attachment 2 to Report No TS100-03/95;
- 5 installs "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM - 2.30PM - 3.30PM MONDAY TO FRIDAY" signs on the west side of Collins Parade, between West View Boulevard and Atoll Court, as shown on Attachment 2 to Report No TS100-03/95;
- 6 advises all interested parties accordingly.

CARRIED

Appendix IV refers.

TS101-03/95 PARKING PROHIBITIONS - MERRIFIELD PLACE,
MULLALOO - [510-0300, 300/36/4]

CITY ENGINEER'S REPORT

At its February meeting (Item TS5-02/95 refers) Council resolved to:

- 1 not approve the installation of road and verge parking prohibitions along the full length of the western side of Merrifield Place adjacent to the foreshore reserve;
- 2 defer consideration of the installation of parking prohibitions adjacent to the residential properties in Merrifield Place pending further liaison with local residents on the extent and type of prohibitions.

The City Engineer reports on a questionnaire which was circulated to residents of Merrifield Place and resulted in overwhelming support for parking prohibitions on the residential side of Merrifield Way.

He outlines the extent and type of prohibitions to be installed.

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

- 1 installs "NO PARKING ANY TIME, CARRIAGEWAY OR VERGE" signs along Merrifield Place, as shown on Attachment 2 to Report No TS101-03/95;
- 2 installs "NO STANDING ANY TIME CARRIAGE OR VERGE" signs at the corner of Merrifield Place adjacent to Lot 15, as shown on Attachment 2 to Report No TS101-03/95;
- 3 advises all residents accordingly.

CARRIED

Appendix V refers.

TS102-03/95 PARKING PROHIBITIONS - CAMBERWARRA PRIMARY
SCHOOL - [510-592]

CITY ENGINEER'S REPORT

The Parents' and Citizens' Association of Camberwarra Primary School has requested an additional parking prohibition in Currajong Crescent, Craigie to allow the operation of a set down/pick up facility in the existing embayment.

The City Engineer reports on the request which will encourage parents to use the embayment for set down and pick up only.

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

- 1 installs "NO PARKING 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" signs along the south side of Currajong Crescent, adjacent to the eastern embayment, as shown on Attachment 2 to Report No TS102-03/95;
- 2 advises the Parents' and Citizens' Association accordingly.

CARRIED

Appendix VI refers.

TS103-03/95 PARKING PROHIBITIONS - MERRIWA PRIMARY SCHOOL - [510-3208]

CITY ENGINEER'S REPORT

A request has been received from the Principal of Merriwa Primary School seeking parking prohibitions in Baltimore Parade and Greyhound Drive to regulate parking adjacent to the school.

The City Engineer reports on a survey of parking around the school perimeter which indicated that despite the availability of parking spaces both on site and around the school, parent motorists park close to the main school entrance.

He seeks Council approval to instal parking prohibitions at the critical locations to improve safety for children and motorists.

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

- 1 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the west side of Baltimore Parade from 9m south of the pedestrian refuge island to 9m north of the island, as shown on Attachment 1 to Report No TS103-03/95;
- 2 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the west side of Baltimore Parade from 20m south of the main school entrance to 10m north of the entrance, as shown on Attachment 1 to Report No TS103-03/95;
- 3 installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the south west corner of Baltimore Parade and Greyhound Drive, as shown on Attachment 1 to Report No TS103-03/95;
- 4 installs "NO STANDING ANY TIME" signs on the east side of Baltimore Parade from 9m south of the pedestrian

island to 9m north of the island, as shown on Attachment 1 to Report No TS103-03/95;

- 5 installs "BUS ZONE" signs at the embayment south of the main school entrance on Baltimore Parade, as shown on Attachment 1 to Report No TS103-03/95;
- 6 advises the school accordingly.

CARRIED

Appendix VII refers.

TS104-03/95 CHILD HEALTH CLINICS - [625-15-1, 303-9-04]

CITY BUILDING SURVEYOR'S REPORT

Council annually provides a contribution towards costs incurred by Centres from which Council's Child Health Clinics operate.

The Kingsley Child Health Clinic operates from the Moolanda Child Care Centre and the Woodvale Child Health Clinic operates from the Timbertops Family Centre. The respective management committees have requested contributions from Council for the operating and maintenance costs incurred by the Centres from the Child Health Clinic facilities.

The City Building Surveyor provides details of Council's contribution to each Centre.

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

- 1 a contribution to the Timbertops Family Centre of \$2,294.60 from Account 22116 for costs associated with the Woodvale Child Care Clinic;
- 2 a contribution to the Moolanda Child Care Centre of \$3,057.65 from Account No 22115 for costs associated with the Kingsley Child Health Clinic.

CARRIED

TS105-03/95 CONTROL OF RUBBISH ON BUILDING SITES - [210-0]

CITY BUILDING SURVEYOR'S REPORT

Council at its March meeting expressed concern about rubbish on building sites. Various options for containing rubbish on site are proposed together with authorisation of the Building Surveyors as litter inspectors to provide for enforcement of the requirements.

The City Building Surveyor reports on methods applied by the City of Rockingham to control builders' rubbish and suggests that a similar policy could be adopted by this Council.

Appointment of field Building Surveyors as Authorised Officers to issue Infringement Notices under the Litter Act would provide for enforcement of Council's requirements.

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

1 adopts the following policy:

"Building site rubbish control

Purpose of Policy

to prevent rubbish on building sites from being blown from the construction site.

Method of implementation

Inclusion of a 'Condition of Approval' on building licences, as deemed appropriate by the City Building Surveyor as follows:

"Prior to the construction works commencing, it is required that one of the following be implemented to prevent building rubbish blowing from the construction site.

1. A receptacle of at least 4 square metres with lid, or an equivalent wire enclosure, be established on the lot for the disposal of builder's rubbish and:
 - (a) all rubbish and offensive matter on the site is to be placed in the receptacle;
 - (b) the receptacle is to be maintained on the building site for the duration of the construction works;
 - (c) a lid is to be kept on the receptacle at all times other than when it is being loaded or unloaded with rubbish; and
 - (d) the receptacle shall be emptied at an appropriate waste disposal site.
- 2 Alternatively, the construction site is to be totally fenced on the cadastral boundaries to the minimum standard of a 1800 high pole and hessian cloth fence with gates of dimensions 3000mm. The fence is to be maintained for the duration of any building or construction work

carried out on the site. The gates are to be kept closed other than when being used for ingress or egress from the building site";

- 2 trains and appoints the field Building Surveyors as Authorised Officers to administer the Litter Act and issue Infringement Notices;
- 3 publicise the actions taken by Council to control the problem of litter from building sites;
- 4 in accordance with the provisions of the Litter Act, authorises the City Building Surveyor to withdraw Infringement Notices where appropriate with respect to Infringement Notices served by Building Surveyors.

CARRIED

TS106-03/95 SHOWERS AND HOT WATER TO GUMBLOSSOM RESERVE
CHANGEROOMS - [061-149-2]

CITY BUILDING SURVEYOR'S REPORT

The President of the Joondalup City Soccer Club (Inc) has written to Council requesting permission in principle to the Club installing new shower facilities to the changerooms at Gumblossom Reserve.

The City Building Surveyor outlines the proposal which would be funded by the Club. However, the Club has requested that a grant to reimburse the Club's maintenance and upkeep expenses be listed in the 1995/96 Draft Budget.

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

- 1 approves the application from the Joondalup City Soccer Club (Inc) for the Club to install hot water and enlarge the shower alcoves at the Gumblossom Reserve Changerooms subject to:
 - (a) the Joondalup City Soccer Club (Inc) carrying out the works at its cost;
 - (b) the Joondalup City Soccer Club (Inc) applying for and gaining and paying all fees for a building licence for the works and Water Authority permission to commence work;
 - (c) the works complying with all Health regulations;
 - (d) the works including an electrical sub-meter to the hot water heaters and thermostatic mixing valve(s) set to 45°C;

- (e) the works being to the satisfaction of the City Building Surveyor and the Joondalup City Soccer Club (Inc) undertaking in writing prior to commencing work any remedial work that may be instructed by the City Building Surveyor at completion of the works;
- (f) arrangements for billing the Joondalup City Soccer Club (Inc) for energy usage being in place;
- (g) the Joondalup City Soccer Club (Inc) acknowledging in writing prior to commencing the works that the entire installation becomes the property of the City of Wanneroo;

2 includes an allowance for maintaining the entire hot water installation in the 1995/96 draft budget and subsequent budgets where such maintenance may be necessary.

CARRIED

TS107-03/95 STAGE CURTAINS: WANNEROO COMMUNITY HALL - [635-8-1, C.635-11-1]

CITY BUILDING SURVEYOR'S REPORT

Recent correspondence from the City Entertainers Community Concert Group has raised concern at the condition of all stage curtains at the Community Hall at the Wanneroo Civic Centre.

The City Building Surveyor reports on the poor, irreparable condition of the existing curtains and the absence of adequate masking above the stage. As this is one of the only venues in the City suitable for theatrical performance, it is important to maintain adequate facilities for use of community groups.

He outlines the cost for full replacement.

MOVED Cr Ewen-Chappell, **SECONDED** Cr Freame that Council authorises, in accordance with Section 547 (12) of the Local Government Act, the over expenditure of \$4,400 from Account No 28252 to replace House Tabs, border and stage curtains at the Wanneroo Community Hall.

**CARRIED BY AN
ABSOLUTE MAJORITY**

TS108-03/95 SHADE PERGOLAS ON COUNCIL BUILT PLAY CENTRES - [960-1-1]

CITY PARKS MANAGER'S REPORT

Council at its meeting on Wednesday, 22 February 1995 resolved that a report be submitted to General Purposes Committee on the cost of providing shade pergolas over Council's built play centres, for consideration within the 1995/96 Draft Budget.

The City Parks Manager provides details of the cost of providing a standard 10 metre by 10 metre shelter with colour-bond roofing.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council includes an amount of \$91,000 in the 1995/96 Draft Budget to provide shade pergolas over Council's built play centres.

CARRIED

TS109-03/95 MARRI PARK - PLAY AREA FLOODLIGHTS - [061-236]

CITY PARKS MANAGER'S REPORT

Council's officers have been advised of continual gatherings of youths at the northern end of Marri Park, Duncraig.

Due to the park design, the area is secluded and backs onto private property on three sides. The existence of a Water Authority pump station and hard standing area provides an area where youths in cars congregate and trouble occurs.

The City Parks Manager reports that in response to residents' repeated requests for floodlighting, sufficient funding has been identified in the current Budget for this work to be undertaken.

MOVED Cr Freame, **SECONDED** Cr Major that Council authorises, in accordance with the provisions of Section 547 (12) of the Local Government Act the reallocation of the following funds:

Account No 36641 - Mirror Park Floodlighting	\$ 643
Account No 36642 - Prince Regent Park Oval Floodlighting	\$1,032
Account No 36618 - Leichardt Park Install Access Path	<u>\$ 435</u> <u>\$2,110</u>

to install a pole and floodlight at Marri Park, Duncraig.

**CARRIED BY AN
ABSOLUTE MAJORITY**

**TS110-03/95 PETITION - TRAILWOOD DRIVE/TRACY TURN, WOODVALE
- [510-1558]**

CITY ENGINEER'S REPORT

Residents of Tracy Turn, Woodvale have petitioned Council about the intersection of Tracy Turn with Trailwood Drive, Woodvale (Item I91247 refers). Their primary concern related to a perceived lack of sight distance at the junction. Other concerns included parking of vehicles on the verge and the location of bushes.

The City Engineer reports on the junction of Tracy Turn and Trailwood Drive and suggests that the installation of a roundabout treatment which is programmed for construction in the next few months will assist in controlling driver behaviour.

MOVED Cr Cooper, **SECONDED** Cr Freame that Council advises the petitioners of the proposed traffic management strategy for Trailwood Drive and Tracy Turn.

CARRIED

TS111-03/95 **HELP OUR PRECIOUS ENVIRONMENT (HOPE) GROUP
RECYCLING FACILITY, ALFRETON WAY, DUNCRAIG -
[510-1770, 218-1-1, 016-4]**

The City Engineer reports on a Special Electors' Meeting which was held on 21 March 1995 to discuss access to the HOPE Group Recycling Shed, and submits background information in this matter.

MOVED Cr Gilmore, **SECONDED** Cr Ewen-Chappell that Council takes action to administer its Resolution in relation to TS10-02/95 (page 47, Council Minutes of 8 February 1995).

CARRIED

A Division was called with the following result:

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

CARRIED BY

DIVISION

TS112-03/95 **DOUBLE LIGHT POLE AT INTERSECTING DUAL PATH
UNDER WHITFORDS AVENUE BETWEEN WHITFORD AVENUE
AND TRAILWOOD DRIVE, WOODVALE - [502-4,
1287-1558]**

Cr Wood requested a report be submitted to General Purposes Committee on the cost and feasibility of installing a double

headed light pole at the intersection of the dual path under the freeway between Whitford Avenue and Trailwood Drive, Woodvale.

MOVED Cr Cooper, **SECONDED** Cr Freame that a report be submitted to General Purposes Committee on the cost and feasibility of installing a double headed light pole at the intersection of the dual path under the freeway between Whitford Avenue and Trailwood Drive, Woodvale.

CARRIED

**TS113-03/95 DUALLING OF HEPBURN AVENUE BETWEEN MARMION
AVENUE AND WEST COAST DRIVE - [510-1900]**

Cr Freame requested a report on the feasibility of dualling Hepburn Avenue between Marmion Avenue and West Coast Drive given the number of tourists which access Hepburn Avenue to visit the Hillarys Marina.

MOVED Cr Cooper, **SECONDED** Cr Freame that a report be submitted to General Purposes Committee on the feasibility and time frame for the dualling of Hepburn Avenue between Marmion Avenue and West Coast Drive.

CARRIED

FINANCE & ADMINISTRATIVE RESOURCES COMMITTEE

REPORT NO:

FA34-03/95 ANNUAL STUDENT SCHOLARSHIP AWARD - [701-1]

ACTING TOWN CLERK'S REPORT

Each year Council awards 6 student scholarships of \$2,000 to Year 10 students who reside in the City of Wanneroo (scholarship monies are paid in \$1,000 instalments over Years 11 and 12). Whilst the student Scholarship Award is primarily based on academic achievement, community contributions are also taken into account.

The Acting Town Clerk provides a brief history of the Award which commenced in 1981 and states that the population of the City of Wanneroo has more than doubled since the programme has operated.

He outlines a proposal to increase the number of scholarships a year by either two full scholarships or 4 special commendation awards.

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

- 1 in accordance with Section 547 (12) of the Local Government Act authorises, an overbudget expenditure of \$2,000 from Account No 21966 Education Other - Scholarship Awards;
- 2 lists for consideration in the 1995/96 Budget the additional amount of \$4,000 for Account No 21966 Education Other - Scholarship Awards.

**CARRIED BY AN
ABSOLUTE MAJORITY**

FA35-03/95 TROPHY REQUEST - PERTH MUZZLE LOADING CLUB -
[009-1]

ACTING TOWN CLERK'S REPORT

The Perth Muzzle Loading Club Inc. (located in Nowergup) is hosting the SSAA National Muzzle Loading Championships from 14 - 17 April 1995. The Club has written to Council requesting sponsorship of a trophy or any kind of sponsorship Council deems appropriate.

The Acting Town Clerk reports on Council's policy regarding trophies and suggests that as this is a National event, it would be appropriate for Council to make a donation.

MOVED Cr Wood, **SECONDED** Cr O'Grady that Council donates \$100 to the Perth Muzzle Loading Club as a contribution towards the National Muzzle Loading Championships to be held in April 1995; such funds to be provided from Account No 29470 Recreation Control - Sundry Donations.

CARRIED

FA36-03/95 **RENT REVIEW - LEASED PREMISES: DUGDALE STREET,
WARWICK - [138/905/6]**

CITY PLANNER'S REPORT

Under the Lease Agreement between Aquis Pty Ltd and the City the rent for the premises at 6 Dugdale Street, Warwick was due for review by valuation on 1 September 1994. A valuation has been received which recommends an increase of \$5,000 per year to \$16,000. The valuation was delayed but not by any fault of the Lessee and it is recommended that Council agrees to the increase being made effective from 1 April 1995.

The City Planner provides background details to the subject matter and gives reasons why he considers the increased rental is appropriate.

MOVED Cr Wood, **SECONDED** Cr O'Grady that Council sets the rental for Lot 905 (6) Dugdale Street, Warwick at \$16,000 per year for the fourth and fifth years of the Lease with Aquis Pty Ltd to be payable in advance by a monthly instalment of \$1,333.33 effective from 1 September 1995.

CARRIED

FA37-03/95 **AUTHORISATION OF REALLOCATION OF FUNDS - [006-
2]**

CITY TREASURER'S REPORT

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

The net result of these reallocations and adjustments is a budget deficit of \$130,466.

MOVED Cr Freame, **SECONDED** Cr Cooper 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 - 29 March 1995.

**CARRIED BY AN
ABSOLUTE MAJORITY**

FA38-03/95 **STATUTORY COMPLIANCE ASSESSMENT FOR LOCAL
GOVERNMENT - [970-2]**

CITY TREASURER'S REPORT

The Minister for Local Government established the Local Government Compliance Assessment Working Party and assigned it the task of preparing a Local Government self-assessment statutory compliance program.

From this report, the Department of Local Government has developed the Local Government Statutory Compliance Report. This Compliance Report, which is required to be completed and certified by the Mayor and Town Clerk, is a clear statement that a Local Authority's statutory obligations have been met.

It is seen as a positive checklist for both Councillors and staff and will assist the auditor in undertaking his compliance testing.

The City Treasurer reports on the compliance report which is wide ranging in its intent and must be presented to a Council meeting during April 1996 and adopted.

MOVED Cr Wood, **SECONDED** Cr O'Grady that Council embraces the contents of the Local Government Statutory Compliance Return and commits to completing the return and submitting it to the Department of Local Government by 31 May 1996.

CARRIED

FA39-03/95 **SUPERANNUATION GUARANTEE CHARGE - [016-5]**

CITY TREASURER'S REPORT

In April 1989 the Local Government Officer's Award was amended to incorporate a requirement for each Local Authority to pay, in addition to normal salary, a further 4% of an employee's salary to a complying superannuation fund. This was commonly known as "occupational superannuation".

From July 1992 legislation was enacted to make it compulsory for all employers to provide a minimum level of superannuation contribution for employees. This was titled the Superannuation Guarantee Levy. This scheme has as its overall objective, to provide better incomes for Australians in retirement.

The City Treasurer reports that casual staff were inadvertently omitted from the scheme and as a result the Australian Taxation Office has imposed a charge and a 10% interest penalty.

He advises that action has been taken to ensure future compliance with the legislative requirements.

MOVED Cr Wood, **SECONDED** Cr Freame that Council, in accordance with the provisions of Section 547 (12) of the Local Government Act, makes payment of \$125,126.12 to the Australian Taxation Office, representing costs incurred in complying with

the Superannuation Guarantee Levy legislation requirements for casual staff. Such costs to be debited to Account No 48495 - Expenditure Incurred in Previous Years.

**CARRIED BY AN
ABSOLUTE MAJORITY**

FA40-03/95 DONATIONS - [009-1]

CITY TREASURER'S REPORT

The City Treasurer submits requests for financial assistance to assist with costs to participate in the following events:

Track and Field Championships - Adelaide, between 20 - 26 March 1995;

Basketball and Education Tour - Oregon, USA commencing 27 December 1995;

State Schools Softball - Brisbane, May 1995;
WA Schools Triathlon - Adelaide between 3 - 7 April 1995.

MOVED Cr Wood, **SECONDED** Cr O'Grady that Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective areas:

Mr Andrew Murray
Miss Erica Bursey
Miss Karen Hall
Miss Brooke Hiddlestone
Miss Kelly Illingworth
Miss Cassie Jacobs
Miss Tarryn Kailis
Miss Lawrie Kenny
Miss Kelly McVicar
Miss Jodie Mirfin
Miss Joanna Williams
Mr Van Kailis - Coach
Mrs Fay Downes - Manager
Miss Kristy Bennett
Miss Louisa Wood

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

CARRIED

FA41-03/95 TELECOM - MOBILE PHONES - [010-5]

The Town Clerk advised that during negotiations with Telecom concerning provision of cellular mobile telephone service radio base stations in the Joondalup City Centre, Telecom proposed providing mobile telephones (including installation)

for Department Heads. This offer raises a number of issues as follows:

Charges

Telecom has advised that their offer includes provision of the telephone and hands free installation in each vehicle.

Operating Costs

Operating costs will be at corporate rates. That is, \$4.00 per month and calls at 38c per minute. This is expected to be confirmed in writing later today.

Implications

A decision is required as to whether the offer is to be accepted and, if so, under what conditions.

Council policy provides for reimbursement of rental. This compensates for calls received at home with respect to Council business. Under the proposal from Telecom to supply mobile telephones, there will be greater access to Department Heads. Therefore it is proposed that Council picks up all the operating costs including calls. It is understood that other Councils have a similar arrangements. Such a proposal could be on the basis that phones are basically used for Council business. The implications would be monitored after a twelve month period.

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

- 1 accepts Telecom's offer to supply and install free of charge, 12 mobile phone units and hands free installation in Council's officers' vehicles;
- 2 agrees to pay a yearly rental of \$50 per unit and calls at .38c per minute;
- 3 accepts all operating costs including calls, on the basis that phones are used for Council business;
- 4 monitors this arrangement after a twelve month period.

CARRIED

COMMUNITY SERVICES COMMITTEE

REPORT NO:

CS57-03/95 TRADING IN PUBLIC PLACES - [930-19-14]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

The Acting City Environmental Health Manager reports on an incident of a licensed trader found trading at an unauthorised location.

He seeks Council approval to instigate legal proceedings against the trader.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council institutes legal proceedings against Mrs Anna Ferro, 56 Burt Street, North Perth contravening Council's By-laws Relating to Trading in Public Places.

CARRIED

CS58-03/95 CARINE SWIM AND HEALTH CENTRE - HEALTH NOTICE -
[115/200/8]

ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT

On 13 January 1995 a Notice under the provisions of the Health Act 1911 was issued against the occupier of Carine Swim and Health Centre, 473 Beach Road, Duncraig. This Notice required that all works be completed within a 60 day period which expired on 14 March 1995. To date, of the 48 items requiring attention only 11 have been rectified.

The Acting City Environmental Health Manager provides background information to the subject matter and seeks Council approval to instigate legal action in accordance with the provisions of the Health Act against the occupier.

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

- 1 endorses the issue of a Health Notice served on 13 January 1995 upon Nanson Nominees Pty Ltd trading as Carine Swim and Health Centre, 473 Beach Road, Duncraig;
- 2 authorises legal action under the provisions of the Health Act 1911 against Nanson Nominees Pty Ltd for breach of the Health Notice issued on 13 January 1995.

CARRIED

CS59-03/95 CARINE SWIM AND HEALTH CENTRE - [115/200/8]

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

On 15 March 1995 a Health Notice was issued to Nanson Nominees Pty Ltd trading as Carine Swim and Health Centre, 473 Beach Road, Duncraig to within forty-eight hours keep the premises free of water liable to breed mosquitoes. An inspection by an Environmental Health Officer on 17 March 1995 revealed mosquito larvae in a pool of water at the rear of the premises.

The Acting City Environmental Health Manager provides background information to the subject matter and seeks Council approval to authorise legal action against the owners.

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

- 1 endorses the issue of a Health Notice of 15 March 1995 to Nanson Nominees Pty Ltd trading as Carine Swim and Health Centre, 473 Beach Road, Duncraig;
- 2 authorises legal action against Nanson Nominees Pty Ltd for default of the Health Notice of 15 March 1995.

CARRIED

CS60-03/95 YMCA NORTHERN SUBURBS MOBILE YOUTH SERVICES -
[009-1]

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

Correspondence has been received from Ms Del Jenkins, Project Co-ordinator of the YMCA Mobile Youth Service, requesting Council's continued support in the form of a donation to operate the mobile youth bus within the City of Wanneroo.

Currently, the service visits four locations within the municipality including Kingsley, Padbury, Merriwa and Yanchep/Two Rocks.

The City Recreation and Cultural Services Manager provides details of the operation costs of the service, and seeks Council approval to list \$5,740 in the 1995/96 Draft Budget subject to endorsement by the Youth Affairs Occasional Committee.

MOVED Cr Moloney, **SECONDED** Cr Hall that Council lists the amount of \$5,740 in the 1995/96 Draft Budget, subject to endorsement by the Occasional Committee for Youth Affairs.

CARRIED

CS61-03/95 ALLOCATION OF FUNDS FOR DISABILITY ACCESS
COMMITTEE - [880-8-7]

MANAGER, WELFARE SERVICES' REPORT

The Disability Access Committee is forwarding recommendations for Council approval on the expenditure of funds allocated to improve the access to community groups/services for children with disability. The Committee also makes recommendations on the future of the funding.

The Manager, Welfare Services provides background information to the establishment of the Disability Access Committee which supports the allocation of funds to groups and services for improving access for children with disability.

The Committee is recommending that \$20,000 be allocated in the annual Budget but that it be used for the purpose of carrying out a detailed "access audit" of Council's facilities.

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

- 1 approves the allocation of funding to the community groups/services outlined in Report CS61-03/95;
- 2 lists for consideration in the 1995/96 Draft Budget a sum of \$20,000 to contract a consultant to carry out an audit of Council buildings/facilities to determine the extent of accessibility for people with disability.

CARRIED

Appendix VIII refers.

C135-04/95 BUSINESS FOR INFORMATION

MOVED Cr Gilmore, **SECONDED** Cr Wood that the Business for Information Reports be received.

CARRIED

REPORTS

B46-03/95 CITY OF WANNEROO LOGO ON SIGNS AT ENTRY POINTS TO CITY - [702-5]

DEPUTY TOWN CLERK'S REPORT

At its meeting on 8 March 1995 (Item C95-03/95 refers), Council resolved that a report be submitted to General Purposes Committee on the feasibility of improving the City logo on signs at entry points to the City of Wanneroo.

The Acting Town Clerk advises that signs are located at nine difference locations. New signs depicting a clearer logo are gradually replacing the old signs.

MOVED Cr Gilmore, **SECONDED** Cr Wood that Council authorises the replacement of the five old style signs at entry points to the City of Wanneroo.

CARRIED

B47-03/95

COUNCIL BUILDINGS: PROCEDURE FOR INSPECTION - [702-1-1]

CITY BUILDING SURVEYOR'S REPORT

The City Building Surveyor advises that in order to ensure that Council's buildings are properly maintained a procedure has been prepared which considers such issues as the frequency of inspections, responsibilities of lease holder and the needs of managers of Council's various programmes.

The inspection arrangement will protect Council's assets and make users of buildings aware of their responsibilities with respect to the facilities.

MOVED Cr Gilmore, **SECONDED** Cr Wood that CITY BUILDING SURVEYOR'S REPORT B47-03/95 be received.

CARRIED

B48-03/95

OUTBUILDINGS IN RESIDENTIAL AREAS - [210-0]

CITY BUILDING SURVEYOR'S REPORT

At its meeting of 1 March 1995 the General Purposes Committee requested that a report be submitted addressing outbuildings in residential areas.

The City Building Surveyor provides details of Council's policy in relation to "outbuildings". He advises that the large percentage of these are metal structures because they are substantially cheaper than brick.

Council receives approximately 40 calls a year in respect to noise from home workshops. Generally the people creating the noise are carrying out hobbies using power tools.

He suggests that if Council wishes to amend its outbuilding requirements with respect to height and materials, it may wish to make an appropriate amendment to the Residential Planning Codes.

MOVED Cr Gilmore, **SECONDED** Cr Wood that CITY BUILDING SURVEYOR'S REPORT B48-03/95 be received.

CARRIED

B49-03/95

INSTALLATION OF SMOKE DETECTORS - [210-0]

CITY BUILDING SURVEYOR'S REPORT

In February 1995 Council sought the consideration of the Minister for Local Government, seeking the mandatory installation of smoke detectors in new dwellings and where large renovations were to be carried out (Item TS12-02/95 refers).

The City Building Surveyor submits the reply from the Minister who has stated that he is not satisfied that there is justification for the mandatory installation of smoke detectors.

MOVED Cr Gilmore, **SECONDED** Cr Wood that CITY BUILDING SURVEYOR'S REPORT B49-03/95 be received.

CARRIED

B50-03/95 **MAYOR'S CHRISTMAS PARTY - [702-0]**

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

The Acting City Environmental Health Manager submits an investigation report on the incidence of suspected food poisoning at the Mayor's Christmas Dinner of 16 December 1994.

He reports that only five cases of suspected food poisoning were reported although 45 guests attended the dinner.

He outlines a series of procedures which will be carried out as a matter of routine, in co-operation with the La Villa and City of Wanneroo kitchen staff.

MOVED Cr Gilmore, **SECONDED** Cr Wood that ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT B50-03/95 be received.

CARRIED

B51-03/95 **RURAL FLY CONTROL - [0208/23/244]**

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

The Acting City Environmental Health Manager reports an incidence of fly breeding in and around a poultry manure stockpile located at Lot 23 (244) Badgerup Road, Gngangara.

He advises that legal proceedings have been instigated against the owner under the provisions of the Fly Eradication Regulations.

MOVED Cr Gilmore, **SECONDED** Cr Wood that ACTING CITY ENVIRONMENTAL HEALTH MANAGER'S REPORT B51-03/95 be received.

CARRIED

B52-03/95 **CRAIGIE LEISURE CENTRE - POOL MAINTENANCE
SHUTDOWN - [680-12]**

CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT

The second phase of Craigie Leisure Centre's pool maintenance shutdown is scheduled for Friday, 14 April 1995 to Sunday, 30 April 1995 inclusive. This shutdown period incorporates Easter, the school holidays, Anzac Day and the annual recess period for several of the aquatic clubs. The impact of this closure is expected to be minimal and certainly far less dramatic than over the Christmas period.

The City Recreation and Cultural Services Manager outlines the schedule of works which will be undertaken during the closure.

He advises that permanent aquatic staff will be fully occupied during that period and the "dry side" programmes will operate as usual.

MOVED Cr Gilmore, **SECONDED** Cr Wood that CITY RECREATION & CULTURAL SERVICES MANAGER'S REPORT B52-03/95 be received.

CARRIED

DRYCLEANING FACILITY - CARINE SQUASH CENTRE - [474-1]

Cr Freame reported that it had come to her attention that a dry- cleaning business has been established in the undercroft of the Carine Squash Centre. She inquired if there was adequate parking as she understood the squash courts and Carine Shopping Centre had a reciprocal car parking arrangement. A fence has now been constructed in the car park dividing the two areas and sacrificing some car park bays.

The Town Clerk advised he would seek details of this matter from the Town Planning Department and inform all Councillors by memorandum.

BUSINESS OUTSTANDING FROM PREVIOUS MEETINGS

CITY OF WANNEROO LOGO - ex C95-03/95

"a report be submitted to General Purposes Committee on the feasibility of improving the City of Wanneroo Logo on entry points into the City limits."

DEPUTY TOWN CLERK'S REPORT B46-03/95

STAFF AND SALARY PACKAGING - FA32-03/95

"a report be submitted to General Purposes Committee evaluating salaries paid to Local Government employees as opposed to market rates in the private sector."

A Report will be submitted in due course.

GIFT TO KASTORIA FROM COUNCIL - ex C116-03/95

"consideration of this matter be deferred."

A report will be submitted in due course.

PROPOSED GARAGE: LOT 562 (9) COMPASS CIRCLE, YANCHEP - [536/562/9] - ex TS19-02/95

"consideration of this application be deferred pending discussions with the owners as to how he might better meet Council's requirements."

A report is being prepared and will be submitted to the next General Purposes Committee.

PROPOSED RETAINING WALLS: LOT 261 (6) IBIZA COURT, MINDARIE - ex TS48-02/95

"defers consideration of the proposed retaining walls at Lot 261 (6) Ibiza Court, Mindarie."

A site meeting has been held between Councillors, the adjoining owner, builder and officers of Building Department; a report will be submitted in due course.

LOT 935 WANNEROO ROAD, WANNEROO: USE OF OFFICE SPACE - ex I90349

"reviews this matter after 12 months."

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

CONTROL OF RUBBISH ON BUILDING SITES - ex TS78-03/95

"a report be submitted to General Purposes Committee on the cost and feasibility of using holding pens to contain rubbish on building sites."

A report will be submitted to the General Purposes Committee meeting scheduled for 29 March 1995.

ISSUES RELATING TO BUILDING REGULATIONS - ex C94-03/95

"a report be submitted to General Purposes Committee, as a matter of urgency, outlining the legislative amendments required to address the many areas of

conflict that arise due to the shortcomings of the R-Codes."

A report will be submitted to the General Purposes Committee meeting scheduled for mid April 1995.

CHANGE OF NAME - GIRRAWHEEN/KOONDOOLA RECREATION CENTRE - ex CS14-02/95

"a report be submitted to General Purposes Committee on the cost and feasibility of replacing the cyclone/barbed wire fence at the front and rear of Girrawheen/Koondoola Recreation Centre with a metal swimming pool type fencing."

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

REPLACEMENT OF CURTAINS AT WANNEROO CIVIC CENTRE - ex TS79-03/95

"a report be submitted to General Purposes Committee on the cost of replacing the curtains at Wanneroo Civic Centre."

CITY BUILDING SURVEYOR'S REPORT TS107-03/95

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 conjunction with Item I91003 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 conjunction with Item I90728 in due course.

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 to the General Purposes Committee meeting scheduled for 11 April 1995.

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."

CITY ENGINEER'S REPORT TS99-03/95

PETITION REQUESTING IMPROVEMENT TO INTERSECTION - TRAILWOOD DRIVE AND TRACY TURN, WOODVALE - ex I91247

"that the petition requesting action to improve the intersection at Trailwood Drive and Tracy Turn be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT TS110-03/95

TRAFFIC IMPROVEMENTS - VARIOUS LOCATIONS REALLOCATION OF FUNDS - ex I11215

"Council defers the construction of a roundabout at Admiral Grove/Channel Drive, pending investigation of alternative, cost effective, traffic management treatments for Admiral Grove and a further report be

submitted to Council on funding requirements and budget reallocation."

A report will be submitted to the General Purposes Committee meeting scheduled for 26 April 1995.

PETITION PARKING PROHIBITIONS - LITTERING - MERRIFIELD PLACE, MULLALOO - ex TS5-02/95

"Council defers consideration of the installation of parking prohibitions adjacent to the residential properties in Merrifield Place pending further liaison with local residents on the extent and type of prohibitions."

CITY ENGINEER'S REPORT TS101-03/95

ROAD FUNDING FOR CITY OF WANNEROO - ex TS33-02/95

"a report be submitted to Council on the feasibility of employing a professional lobbyist in Canberra to lobby on behalf of Council in appropriate areas, including the increase from 7c to 14c the amount of the fuel levy which is returned to the State Government for maintenance and improvement of Australia's Road System."

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

SECURITY FOR PUBLIC ACCESSWAYS - ex TS34-02/95

"it be recommended that a report be submitted to Council on ways of making pedestrian accessways safer and thus reducing the need for closure."

This matter is currently being investigated; a report will be submitted to the General Purposes Committee meeting scheduled for 11 April 1995.

PETITION SEEKING TRAFFIC CALMING TREATMENT IN ARISTOS WAY, MARANGAROO - [510-3264] - ex C4-02/95

"that the petition from residents seeking traffic calming treatments in Aristos Way, Marangaroo be received and referred to Engineering Department for a report to Council."

This matter will be included in the Traffic Investigations Programme; a report will be submitted following a traffic evaluation.

EXTRACTIVE INDUSTRY LOT 50 BERNARD ROAD, CARABOODA - ex TS41-02/95

"defers consideration of the application by Steffanoni Ewing and Cruickshank Pty Ltd for a limestone quarry on Lot 50 and Reserve 24637 Bernard Road, Carabooda."

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

PETITION REQUESTING "NO STANDING" SIGNAGE - MULLALOO BEACH
PRIMARY SCHOOL - ex C47-02/95

"the petition requesting "No Standing" signs to be erected at Mullaloo Beach Primary School be received and referred to Engineering Department for a report to Council.

This matter will be included in the Schools Parking Investigations Programme; a report will be submitted following a site survey.

PETITION REQUESTING IMPROVED TRAFFIC CALMING DEVICE - TAPPING
WAY, QUINNS ROCKS - ex C52-02/95

"the petition from residents for a more effective traffic calming treatment in Tapping Way be referred to Engineering Department for a report to Council."

This matter will be included in the Traffic Investigations Programme; a report will be submitted following a traffic evaluation.

NOTICE OF MOTION - CR MAJOR - ex C75-02/95

"Council takes no further action to administer Council's resolution TS10-02/95 (Page 47, Council Minutes of 8 February 1995) regarding site relocation options of the HOPE Group recycling unit until after the Special Electors' Meeting Scheduled for 21 March 1995.

"consideration of the HOPE Group recycling facility in Alfreton Way, Duncraig be referred to the General Purposes Committee scheduled for 29 March 1995."

CITY ENGINEER'S REPORT TS111-03/95

SAND QUARRY, LOTS 505 AND 508 PEDERICK ROAD, NEERABUP - ex
TS62-03/95

"the application by Cossill and Webley on behalf of Eclipse Resources Pty Ltd for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup be deferred for up to three months pending receipt for Council's consideration of an Environmental Impact Review in relation to the solitary bee species Hylaeus globuliferus."

CITY ENGINEER'S REPORT TS98-03/95

PEEL-OFF CITY OF WANNEROO CRESTS - ex TS81-03/95

"a further report be submitted to General Purposes Committee on the feasibility and cost of Councillors being supplied with City of Wanneroo crests which can be attached to the inside of windows of vehicles for use on Council business."

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

REAR ACCESS - PINJAR ROAD BETWEEN EDWARD AND HARRIS ROADS, MARIGINIUP - ex TS91-03/95

"a report be submitted to General Purposes Committee on the cost and feasibility of providing limestone base to the rear accessway between Edward and Harris Roads on Pinjar Road, Mariginiup"

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

PETITION REQUESTING TRAFFIC CALMING MEASURES - SCENIC DRIVE, WANNEROO - ex C104-03/95

"the petition from residents requesting traffic calming measures be installed to prevent vehicles travelling at high speeds along Scenic Drive, Wanneroo be received and referred to Engineering Department for a report to Council."

This matter will be included in the Traffic Investigations Programme; a report will be submitted following a traffic evaluation.

PETITION SUPPORTING GLENGARRY PRIMARY SCHOOL "HELP OUR PRECIOUS ENVIRONMENT" (HOPE) GROUP RECYCLING UNIT - ex C105-03/95

"the petition supporting the current activities of the HOPE Recycling Unit at Glengarry Primary School be received and referred to Engineering Department for a report to Council."

CITY ENGINEER'S REPORT TS111-03/95

WANNEROO ROAD MEDIAN LANDSCAPE PROPOSED BY MAIN ROADS DEPARTMENT - ex TS73-03/95

"a report be submitted to the next General Purposes meeting on the estimated cost to upgrade the verge

between Dundobar Road and the Civic Centre Entrance Road."

This matter is currently being evaluated with a proposal to upgrade the street lighting; a report will be submitted following this evaluation.

RECREATION AND CULTURAL SERVICES DEPARTMENT MONTHLY ACTIVITIES REPORT - ex B44-03/95

"a report be submitted to General Purposes Committee on the feasibility of one of the existing car bays at the rear of Sorrento/Duncraig Recreation Centre becoming a "Loading Bay".

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

"TIDY TOWNS" SCHEME - ex C121-03/95

"a report be submitted to Council:

- 1 on the feasibility of introducing an incentive or award system for residents to maintain a "Tidy Town;
- 2 investigating innovative ways of maintaining the verge area between the footpath and kerb."

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

REQUIREMENT FOR DEVELOPERS TO MULCH - ex C71-02/95

"a report be submitted to Town Planning Committee on the feasibility of requiring developers to mulch green material removed from land being developed."

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

SHADE PERGOLAS ON COUNCIL BUILT PLAY CENTRES - ex B21-02/95

"a report be submitted to General Purposes Committee on the cost of providing shade pergolas over Council built play centres, for consideration within the 1995/96 draft Budget."

CITY PARKS MANAGER'S REPORT TS108-03/95

PETITION REQUESTING RETICULATION OF PARKS AND RESERVES WITHIN HEATHRIDGE - ex C80-03/95

"petition requesting reticulation of certain parks and reserves within Heathridge be received and referred to Parks Department for a report to Council."

A report will be submitted to the next meeting of General Purposes Committee.

PETITION SEEKING ESTABLISHMENT OF A SENIOR SPORTING OVAL IN YANCHEP/TWO ROCKS AREA - [250-1] - ex C3-02/95

"that the petition requesting Council to investigate suitable sites in the Yanchep/Two Rocks area for construction of a senior sporting oval be received and referred to Recreation and Cultural Services Department for a report to Council."

A report will be submitted to the next meeting of General Purposes Committee.

PARK MAINTENANCE - WOODVALE WATERS ESTATE AREA - ex TS87-03/95

"consideration of this matter be deferred for one month and a further report submitted to General Purposes Committee containing information on the incorporation of the Woodvale Waters Land Owners Association and the enforceability of a legally binding contract."

A letter has been written to the landowners; awaiting a reply.

SPECIAL MEETING OF ELECTORS HELD ON 6 DECEMBER 1994 - ex I91231

"a report be submitted to Council to include:

- (i) the possibility of including in all structure plans, the difference between passive and active reserves;
- (ii) a notation be included on all structure plans indicating that active reserves may include facilities such as clubrooms, changerooms and toilet rooms;"

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

HEADWORKS CHARGES - ex H10318

"a report on the headworks costs of lot development be presented to Council following the study of Eastern States cities by Council's Coordinator 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.

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.

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.

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."

A report will be submitted to the Town Planning Committee meeting scheduled for 10 April 1995.

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 the Town Planning Committee meeting scheduled for 10 April 1995.

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.

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 and a public meeting was held on 20 December 1994; 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."

CITY PLANNER'S REPORT TP113-03/95

SALE OF FOODSTUFFS IN EXCESS OF THOSE PERMITTED. "GROWFRESH
MARKETS" LOT 500 (30) HOCKING ROAD, KINGSLEY - ex I21127

"that instigation of legal proceedings against Messrs F and C Borello be deferred for one month, pending further discussions on permitted uses."

Legal proceedings will not be instigated; the applicant has submitted a rezoning application and this item may therefore be removed from the Agenda.

DUNE DAMAGE, MULLALOO - ex I91204

"the letter from Dr Charles Stuart 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.

SPECIAL ELECTORS MEETING 20 DECEMBER 1994 - PROPOSED GROUP
DWELLING, LOT 40 (320) WEST COAST DRIVE, MARMION ex TP9-01/95

"acknowledges the concern expressed at the Special Meeting of Electors on 20 December 1994 and requires a report to be prepared proposing the inclusion of controls in Town Planning Scheme No 1 to address these concerns."

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

REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN LOTS 550 AND
551 MOFFAT PLACE AND WARWICK TRAIN STATION - ex TP32-01/95

"consideration of the application for the closure of the pedestrian accessway between Lots 550 and 551 Moffat Place and Warwick Train Station be deferred."

A report will be submitted to the Town Planning Committee meeting scheduled for 10 April 1995.

PROBLEMS ASSOCIATES WITH REFLECTIVE GLARE FROM ZINCALUME ROOFS
- ex TP39-01/95

"that a report be submitted to Town Planning committee on the feasibility of incorporating provisions within the Town Planning Scheme to address problems associated with reflective glare from zincalume roofs."

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

PETITION SUPPORTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN
CASSERLEY AVENUE AND COLNE WAY, GIRRAWHEEN - [510-0186] - ex
C5-02/95

"that the petition from residents of Girrawheen supporting the closure of the pedestrian accessway between Casserley Avenue and Colne 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.

PETITION REQUESTING CLOSURE OF PEDESTRIAN ACCESSWAY BETWEEN
GIRRAWHEEN AVENUE AND ROXWELL WAY, GIRRAWHEEN - [510-0178] -
ex C7-02/95

"that the petition from residents of Girrawheen requesting the closure of the pedestrian accessway between Girrawheen Avenue and Roxwell 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.

PETITION OBJECTING TO THE CLOSURE OF THE PEDESTRIAN ACCESSWAY
BETWEEN CASSERLEY AVENUE AND COLNE WAY, GIRRAWHEEN -
[510-0186] - ex C8-02/95

"that the petition from residents of Girrawheen objecting to the closure of the pedestrian accessway between Casserley Avenue and Colne 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.

TONY AGNELLO - MEMORIAL - ex C43-02/95

"a report be submitted to General Purposes Committee on the possibility of naming a park or Council facility as a memorial to Tony Agnello - long time resident and JP in the City of Wanneroo.

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

PROPOSED CHILD CARE CENTRE, LOT 217 (60) ST IVES DRIVE,
YANCHEP - ex TP56-02/95

"consideration of the application for a child care centre on Lot 217 (60) St Ives Drive, Yanchep be deferred pending the outcome of the ministerial inquiry in this matter."

A report will be submitted on receipt of the outcome of the Ministerial inquiry.

PROPOSED TWO GROUPED DWELLINGS ON LOT 40 (32) WEST COAST
DRIVE, MARMION - ex I91161

"that consideration of this matter be referred to Policy and Special Purposes Committee for reconsideration and recommendation to Council."

A report will be submitted in due course.

PETITION SUPPORTING THE CLOSURE OF THE PEDESTRIAN ACCESSWAY
BETWEEN CASSERLEY AVENUE AND COLNE WAY, GIRRAWHEEN - ex
C49-02/95

"the petition requesting the immediate closure of the southern accessway running west to east between Colne

Way and Casserley Avenue, 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.

MEDICAL PRACTITIONERS RESIDING AT CONSULTING ROOMS - ex C69-02/95

"a report be submitted to Town Planning Committee on the effectiveness of Council's policy in enforcing the requirement that a medical practitioner, as a condition of approval, is required to reside on the premises"

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

MINISTER WITHHOLDING CONSENT : AMENDMENT NO 691 TO REZONE FOR A RURAL STORE, MEADOWLANDS SPECIAL RURAL ZONE - ex TP73-02/95

"defers any further consideration of Town Planning Scheme Amendment No 691 to rezone a 4000m² portion of Pt Loc 1866 at the corner of Neaves Road and Meadowlands Drive, Mariginiup from "Special Rural" to "Special Rural, Special Zone (Additional Use) Rural Store Not Exceeding 100m² GLA" until such time as the matter has been considered at the abovementioned workshop."

A Rural Strategy Councillor Workshop is being arranged.

SNAKE SWAMP MANAGEMENT PLAN - ex TP78-02/95

"requests a detailed report on the "final draft" of the Snake Swamp management plan when it is released for public review."

A copy of the report will be requested when it is released for public review.

PROPOSED SUBDIVISION, SWAN LOCATION 1981 PERRY ROAD (CORNER ANDERSON ROAD) PINJAR - ex TP65-02/95

"consideration of the application submitted by M and V Bond for the subdivision of Swan Locatio 1981 Perry Road, Pinjar be deferred;

Council writes to the Ministers for Planning and the Environment informing them of the above subdivision application and requesting an urgent response regarding their plans for the area."

A report will be submitted when advice is received from the Ministers for Planning and the Environment.

PETITION TO SAVE CRAIGIE OPEN SPACE - ex C98-03/95

"the petition in support of the retention of Craigie Open Space as bushland 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.

ON-SITE DRYCLEANING OPERATION - CARINE GLADES SQUASH ACADEMY - ex C101-03/95

"the letter objecting to establishment of an on-site drycleaning operation at Carine Glades Squash Academy 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 FROM WANNEROO WANDERERS FOUR WHEEL DRIVE CLUB - ex C102-03/95

"the letter from Wanneroo Wanderers Four Wheel Drive Club seeking four wheel drive access to beaches within the City be received and referred to Town Planning Department for a report to Council."

This matter has been handled administratively; a similar request was considered previously by Council at Item I21108.

PROPOSED COMMERCIAL RECREATION USE OF CRAIGIE OPEN SPACE - RESERVE 32858 - ex TP95-03/95

"consideration of this matter be deferred pending further information from Cr Magyar being circularised to all Councillors."

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

CRAIGIE OPEN SPACE - UPDATE - ex C68-02/95

"a report be submitted to General Purposes Committee on the current status of design plans for Craigie Open Space with particular reference to the Golf Driving Range and the RSL Bowling Green."

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

YOUTH POLICY/FUTURE DIRECTIONS - ex I51128

"the Sub/Occasional Committee to submit a proposed Youth Policy to Council no later than 31 March 1995"

A report will be submitted in due course.

BUSKING - CITY OF WANNEROO - ex I41205

"defers consideration of issuing a busking licence to Miss A Benfall until Busking By-laws have been received and adopted"

A report will be submitted to the Policy Committee meeting scheduled for 3 April 1995.

PETITION FROM KINGSLEY SENIOR FOOTBALL CLUB SEEKING A SENIOR SPORTS OVAL FOR USE BY THE CLUB - [250-1] - ex C6-02/95

"that the petition from Kingsley Senior Football Club seeking provision of a senior sports oval be received and referred to the Recreation and Cultural Services Department for a report to Council."

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

LETTER SUPPORTING APPLICATION FOR PREMISES - OFFSHORE ANGLING CLUB OF WA (BEACH DIVISION) - ex C46-02/95

"the letter received in support of the establishment of club rooms at Pinnaroo Point 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.

LETTERS SUPPORTING APPLICATION FOR PREMISES AT PINNAROO POINT

- ex C81-03/05
- ex C106-03/95

"letters in support of the application for premises at Pinnaroo Point submitted by the Offshore Angling Club of WA be received and referred to Recreation and Cultural Services Department and Town Planning Department for a report to Council."

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.

UPGRADE OF DUPLEX - LEACH ROAD, WANNEROO - ex CS39-03/95

"consideration of this matter be deferred for two months pending a decision being made on the area known as the Crisafulli Rectangle."

A report will be submitted in due course.

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

CARRIED

C136-04/95 POLICY COMMITTEE

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that the Report of the Policy Committee Meeting, held on 3 April 1995 be received.

CARRIED

ATTENDANCES

Councillors:	H M WATERS, JP - Mayor, Chairman	North Ward
	L O'GRADY	North Ward
	A V DAMMERS	Central Ward
	G A MAJOR - from 5.34 pm	South-West Ward
	K H WOOD - Deputising for Cr Gilmore	South Ward
	G W CURTIS - Observer, Deputising	
	for Cr Major to 5.34 pm	South-West Ward
	B A COOPER - Observer, from 5.32 pm	Central Ward
	L A EWEN-CHAPPELL - Observer,	
	from 5.38 pm	Central Ward
	S P MAGYAR - Observer, from 5.32 pm	Central Ward
	A B HALL - Observer	South Ward
	M E LYNN, JP - Observer, from	
	6.54 pm	South-West Ward

Town Clerk:

R F COFFEY

Deputy Town Clerk:	R E DYMOCK
City Treasurer:	J B TURKINGTON
City Recreation and Cultural Services Manager:	R BANHAM
Manager - Welfare Services:	P STUART
Integrated Local Area Planning Coordinator	T MUIRHEAD to 6.15 pm
Committee Clerk:	J HARRISON

APOLOGIES

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

CONFIRMATION OF MINUTES

The Minutes of Policy and Special Purposes Committee Meeting held on 14 December 1994, were confirmed as a true and correct record.

PETITIONS AND DEPUTATIONS

Nil

DECLARATIONS OF PECUNIARY INTEREST

Nil

MEETING TIMES

Commenced: 5.31 pm
Closed: 7.57 pm

The Lions Club of Whitford has requested a concessional hire rate for the use of the Whitford Senior Citizens Centre.

The Acting Town Clerk reports on the activities of the Lions Club over six years of conducting Bingo on a Friday evening with funds raised being distributed to the community.

He seeks Council approval to set aside its policy in relation to Hire Charges to allow the Lions Club of Whitfords a concessional rate of 50% of the regular community rate.

ACTING TOWN CLERK'S REPORT RECOMMENDED that Council sets aside its policy in relation to Hire Charges to allow the Lions Club of Whitfords a 50% concessional rate of the regular community rate for the Whitfords Senior Citizens Club when Bingo nights are conducted; such reimbursement to be made from Account 29439 - Recreation Control - Donations Recreation Facility Subsidy.

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

- 1 adheres to its policy in relation to Hire Charges in this instance;
- 2 informs the Lions Club of Whitfords that it is prepared to consider making a donation in view of the charitable nature of the works carried out by the Club;
- 3 requests that the Lions Club of Whitfords give due recognition to donations made to it by the City of Wanneroo.

CARRIED

ACTING TOWN CLERK'S REPORT

For several years now the City, with financial support from the Commonwealth and State Governments, has been developing and implementing strategies to implement the timely provision of relevant human services within the City of Wanneroo. This initiative has been pursued through the "Integrated Human Services Project".

The Acting Town Clerk provides details of the project and advises that an interim report has now been produced which gives a brief summary of the project at its "half-way" point.

It is now proposed that Council allocates funds in the 1995/96 Budget to employ an Integrated Human Services Planning Co-ordinator.

The Acting Town Clerk reports that one of the achievements so far has been the development of a comprehensive summary of the planning processes used by all human services providing services to the City of Wanneroo residents. He seeks Council approval to distribute these to all agencies.

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

- 1 receives the Interim Report of the Integrated Human Services Project;
- 2 allocates funds in the 1995/96 Budget for employment and support of a permanent Integrated Human Services Planning Coordinator at a salary level to be determined by the Town Clerk upon finalisation of a position description;
- 3 endorses the distribution of the "Human Services Requirements" component of the interim report to all relevant human service agencies.

CARRIED

P3-04/95 COUNCILLOR TRAINING - [703-4]

At its meeting on 7 December 1994, Council resolved (Item I91237 refers) that the Policy Committee further discuss the matter of Councillor training. This report discusses the appropriateness of Councillor training and presents a draft policy for Council's consideration.

The Acting Town Clerk outlines a draft policy which demonstrates Council's commitment to the ongoing development of elected members in the interests of effective representation.

ACTING TOWN CLERK'S REPORT recommended that Council:

- 1 adopts the following as Policy and amends its Policy Manual accordingly;

"COUNCILLOR TRAINING

Council recognises that Councillors have a responsibility to undertake training necessary to enable them to fulfil the duties of the public office they hold, therefore it is committed to the on-going development of its elected members in the interests of effective representation. To this end, Council encourages councillor participation in training courses, workshops and forums, and attendance at relevant conferences and local authority visits.";

- 2 authorises the Town Clerk to determine the appropriateness of course registrations on an

individual basis in line with budget provisions, with the proviso that attendances at interstate and overseas conferences and study tours continue to be authorised by Council resolution.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council adopts the following as Policy and amends its Policy Manual accordingly;

"COUNCILLOR TRAINING

Council:

- 1 recognises that Councillors have a responsibility to undertake training necessary to enable them to fulfil the duties of the public office they hold, therefore it is committed to the on-going development of its elected members in the interests of effective representation. To this end, Council encourages councillor participation in training courses, workshops and forums, and attendance at relevant conferences and local authority visits.";
- 2 determines the appropriateness of course registrations, interstate and overseas conferences and study tours on an individual basis in line with budget provisions."

CARRIED

P4-04/95 COMPLAINTS RECEIVED BY COUNCIL - [200-0]

ACTING TOWN CLERK'S REPORT

At the Council meeting of the 8 February 1995 the issue of Councillors receiving copies of all complaints pertaining to their wards was discussed.

The Acting Town Clerk reports on the number of calls and letters of complaint received each week in the Administration Department together with complaint information produced by the Building and Environmental Health Departments, and Municipal Law and Fire Services. Currently there is no system to document these complaints.

He advises that should Council wish to pursue this matter, then a procedure and system would need to be implemented to record all complaints.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council investigates the effectiveness of the computerised complaints system currently used by Brisbane City Council.

CARRIED

P5-04/95 CODE OF CONDUCT - [312-2]

ACTING TOWN CLERK'S REPORT

In December 1994 the Western Australian Municipal Association approached all Councils for comments on the draft Code of Conduct for Elected Members and Staff. At its meeting of 21 December 1994 Council resolved to defer consideration of this item pending written comments from Councillors (Item I91220 refers).

The Draft Bill for the new Local Government Act also requires Council to prepare or adopt a Code of Conduct which is to be observed by Councillors and employees.

The Acting Town Clerk outlines a number of issues concerning the Code which have been submitted for discussion and comment to the Western Australian Municipal Association.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council advises WAMA of the following comments relating to the draft Code of Conduct for Elected Members and Staff:

- 1 1.1(e) Council is not in agreement with this point;
- 2 1.1(f) "WAMA" to read "Council";
- 3 2.2 to read:

 "The title to Intellectual Property in all duties relating to contract of employment shall be assigned to Council upon its creation or unless otherwise agreed by separate contract";
- 4 Section 3 - Conduct of Members of Staff. Should read "Conduct of Members and Staff";
- 5 General concern regarding a standard of dress for Councillors.

CARRIED

P6-04/95 REVIEW OF COUNCIL'S POLICY ON CIRCUSES - [260-0]

CITY RECREATION AND CULTURAL SERVICES MANAGER'S REPORT

At its meeting on 24 August 1994 Council requested that a report be submitted to the Policy Committee in regard to the use of parks in the City of Wanneroo by non-traditional circuses (ie those without exotic animals), (Item I60813 refers).

The City Recreation and Cultural Services Manager provides background details to the subject matter and outlines Council's current policy in regard to circuses.

He reports on some of the problems related to finding suitable reserves for circus venues.

The Animal Welfare Advisory Group, a Committee of the Department for Local Government, has recently appointed consultants to report on a "Code of Practice" for circuses and it is suggested that until the deliberations and recommendations of this group are published, Council modifies its policy to include non-traditional circuses.

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

- 1 subject to the deliberations and recommendations of the Animal Welfare Advisory Group, amends its policy in regard to circuses as follows:

"That circuses affiliated with the Circus Federation of Australia, and non-traditional circuses, be permitted to use Council facilities at Ariti Avenue Reserve or Liddell Reserve South. Neither of these reserves shall be used to accommodate a circus more often than once in any 12 month period.";

- 2 reviews the circus policy again when the State Government has finalised the "Code of Practice for Circuses".

CARRIED

P7-04/95 ANNUAL DONATION - JOONDALUP COMMUNITY
FOUNDATION - [314-4]

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

During the 1994/95 Budget workshops, Council resolved to donate \$20,000 to the Joondalup Community Foundation as a contribution towards its administration costs. In addition, a further \$10,000 was allocated towards the *Little Feet Festival* and *Spirit of Christmas Festival*.

It was also agreed that discussions be undertaken with the Foundation on the question of ongoing support for administration costs as the organisation's goals and objectives are somewhat similar to those of the City's Recreation and Cultural Services Department.

Council staff have now met with representatives of the Foundation to make comparisons of current and planned activities.

The City Recreation and Cultural Services Manager reports that it is considered there is a gap in the provision of grass roots community arts progress. It would therefore, appear appropriate for Council to increase its contribution towards

the Foundation's community development activities rather than maintain a commitment towards administration costs.

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

- 1 lists the sum of \$10,000 per festival, inclusive of "in kind" support, in the 1995/96 draft budget for each of the Little Feet and Spirit of Christmas Festivals;
- 2 advises the Joondalup Community Foundation that funding for the administration of the Foundation will not be provided.

CARRIED

P8-04/95

**TERMS OF REFERENCE - DISABILITY ACCESS ADVISORY
COMMITTEE - [260-0]**

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

Late in 1994 the Executive Officer of Recreation Network forwarded a copy of her report on the *Disability Integration Programme*. This report was presented to a meeting of the Policy and Special Purposes Committee on 30 November 1994 (Item I51125 refers).

At its meeting on 7 December 1994 Council resolved to defer the recommendations contained in this document and requested that a further report be submitted to the Policy Committee. This resolution was adopted in order that the City Recreation and Cultural Services Manager could develop Terms of Reference for a new Advisory Committee to examine disabled access issues within the City of Wanneroo.

The City Recreation and Cultural Services Manager submits the draft Terms of Reference for consideration by Council.

He advises that the State Disability Services Act 1993 requires Local Governments to develop disability service plans by 1 January 1996. To assist Local Governments in developing their plans, a steering committee has been jointly established by the Western Australian Municipal Association, the Institute of Municipal Management and the Disability Services Commission.

A Disability Service Plan for the City of Wanneroo will therefore be a priority for the Disability Access Advisory Committee.

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

- 1 agrees to establish a Disability Access Advisory Committee to prepare a disability services plan for

Council and assess all Council buildings and other appropriate amenities within the City of Wanneroo;

- 2 endorses the "Terms of Reference" for the Disability Access Advisory Committee as attached to Report No P8-04/95;
- 3 seeks responses from the Youth Advisory Committee, Historical Sites Advisory Committee, Gloucester Lodge Museum Management Committee, Cultural Development Fund Peer Assessment Panel, Art Collection Advisory Committee and Cultural Development Advisory Committee to the suggestion that an interested resident with a disability be included as a member of each committee;
- 4 maintains liaison with both government and non-government services for people with a disability so as to provide information and assistance to those people who wish to be involved in community recreation services;
- 5 maintains a database of community groups and resources that could facilitate the recreational needs of disabled persons living within the City of Wanneroo;
- 6 seeks the reaction of the Disability Access Advisory Committee on the merits of establishing a self help group to facilitate the recreational needs of disabled people within the City of Wanneroo;
- 7 seeks the support of the Disability Access Advisory Committee to initiate a needs analysis to determine the adequacy of public transport services for disabled people living within the City of Wanneroo;
- 8 thanks the Executive Officer of Recreation Network for the comprehensive report on the Disability Integration Project and assures her that Council will do all that is possible to further the recreational needs of disabled people resident within the City of Wanneroo.

CARRIED

P9-04/95

GYM MEMBERSHIP REFUNDS - [680-1]

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

Although striving for a competitive edge in the health and fitness industry, one of the main marketing strategies used in selling memberships at Council's leisure suites (gym) is the stability of the City of Wanneroo.

Standard practices for issuing refunds exist for all other recreation programmes throughout the City of Wanneroo. A

pro-rata refund is issued in special circumstances, less a 20% administration charge.

The City Recreation and Cultural Services Manager outlines a number of options for gym membership refunds and considers for the purpose of good public relations, Council should issue membership refunds in exceptional circumstances.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that Council adopts the gym membership refund policy as outlined in Report P9-04/95.

CARRIED

P10-04/95 COUNCILLORS' MANUAL - [702-0]

Cr Dammers requested that a Councillors' Manual be compiled and issued to all Councillors.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that a Councillors' Manual be compiled and issued to all Councillors.

CARRIED

P11-04/95 MEALS-ON-WHEELS - [862-1]

The Town Clerk referred to the detailed evaluation which has recently been carried out in relation to the Meals-on-Wheels facility, which showed the need to up-date the kitchen at a cost of approximately \$1 million. In view of the introduction in the near future of compulsory competitive tendering, the Town Clerk suggested that some thought be given to Council submitting a tender to deliver this service.

The Manager, Welfare Services anticipates that 74% of meals will be contracted to a commercial agency, with 18% in the interim period being obtained through another local government (ie City of Stirling) and a small percentage requiring meal preparation in their own homes. She advised that commercial agency costs are \$6 per meal and that consumer fees would need to be increased from \$3.30 to \$3.60; however it is not anticipated this will impact too drastically on clients.

The Town Clerk requested approval in principle in order to prepare a submission for Home and Community Care in connection with the extra \$40,000 which will be required to cover the additional costs which will occur from privatisation.

MOVED Cr Dammers, **SECONDED** Cr Ewen-Chappell that the Town Clerk and Manager, Welfare Services be authorised to prepare a proposal for consideration by Home and Community Care for the delivery of meals-on-wheels in the City of Wanneroo.

CARRIED

STAFF VACANCY - PUBLICITY OFFICER - [404-0]

Town Clerk drew attention to the vacancy existing within the Public Relations Section for a Publicity Officer, due to the resignation of Wayne Currall and advised he would take steps to fill this vacancy. The Committee was in agreement with this proposal.

LOCAL GOVERNMENT ACT - [970-2-3]

Town Clerk advised of the necessity for a meeting to be arranged with Councillors in relation to the Local Government Act, and stated he would set a date in this regard and inform Councillors accordingly.

COUNCIL MEETING STRUCTURE - [702-0]

Town Clerk advised that, in view of expressions from Councillors and due to the unsuitable time constraints imposed by the current system of Council and committee meetings, consideration was required to be given to alternative systems, for implementation in May 1995.

The Town Clerk outlined three options, ie:

- Option 1 Four committee meetings and one Council meeting (held on the fourth Wednesday) per month. This system was in operation prior to September 1993.
- Option 2 Two Committees (Town Planning and General Purposes) and one Council meeting, held over a three-week period.
- Option 3 Three Committees (Town Planning, Technical Services and Finance/Community Services) and one Council meeting (held on the fourth Wednesday) per month.

Following discussion, the Town Clerk was requested to submit full details of Options 2 and 3 to Councillors for their consideration.

STANDING ORDER BY-LAWS - [920-20]

Cr Dammers requested that the Town Clerk submit details in relation to the Standing Order relating to Committee members only being able to speak on an item at a Committee meeting.

Town Clerk advised he would attend to this matter.

C137-04/95 TOWN CLERK'S REPORT

MOVED Cr Gilmore, **SECONDED** Cr Moloney that the Town Clerk's Report be received.

CARRIED

C138-04/95

SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE

Document: Agreement
 Parties: City of Wanneroo and Lennard Pty Ltd T/A A1
 Limestone
 Description: Road Maintenance Charge - Pt Lot 6 Wesco Road,
 Nowergup
 Date: 17.3.95

Document: Transfer of Land
 Parties: City of Wanneroo and Western Australian Land
 Authority
 Description: Lots 496 and 497 Boas Avenue, Joondalup
 Date: 23.3.95

Document: Transfer of Land
 Parties: City of Wanneroo and Western Australian Land
 Authority
 Description: Lot 508 Boas Avenue, Joondalup
 Date: 23.3.95

Document: Lease
 Parties: City of Wanneroo and Vodaphone Pty Ltd
 Description: Part Lot 977 Burlos Court, Joondalup
 Date: 24.3.95

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

CARRIED

C139-04/95

HUMAN RESOURCES MATTERS - [404-0]

This report gives details of staff appointments and resignations.

STAFF APPOINTMENTS

<u>Position</u>	<u>Appointment</u>	
<u>Commencement</u>		
Princ Works Supervisor - Eng	Ian STREET	
	24.04.95	Technical
Officer - Parks	Trevor TAYLOR	
	27.03.95	
Clerk/Typist - Recreation	Teresa ROCCHI	
	27.03.95	
Planning Officer - Statutory	David FRANCIS	
	03.04.95	
(Temp) - Town Planning		
Planning Officer - Strategic	Timothy DAWSON	
	03.04.95	
- Town Planning		

Planning Officer - Statutory	Michael HUDSON
- Town Planning	10.04.95
Planning Officer - Statutory	Michael WHITBREAD
(Temp) - Town Planning	10.04.95
Parks Supervisor - Parks	Torre EVANS
	28.03.95

RESIGNATIONS

Asst Librarian - Woodvale	Carolyn TALBOT
	28.03.95
Research Admin Officer - Eng	Christine HOFMANN
(Waste Management)	07.04.95
Env Health Officer - Health	Tanya WARES
	13.04.95
Purchasing Officer - Treasury	Kelley AMBROSE
	21.04.95
Secretary - Engineering	Elaine TEAGUE
21.04.95	
Lib Clerk Gde 1 - Whitford	Eileen WEBSTER
	13.03.95
Lifeguard - Aquamotion	Dean WITHEROE
	24.03.95

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council in accordance with the provisions of Section 157A of the Local Government Act, approves the appointment of all officers as detailed in this report.

CARRIED

C140-04/95 ELECTED MEMBERS COURSE NO 41 - [312-2]

The director of the Australian Centre for Local Government Studies (ACLGS) has invited participation from Council in the Elected Members Course No. 41 to be held from 30 April to 5 May 1995.

The course is designed for both newly elected and experienced representatives of Local Government. Session topics will include media skills, negotiation techniques, inter-governmental relations, financial management, program evaluation and performance indicators.

The location of Canberra also provides participants with the opportunity for making further contact with national Local Government bodies, such as the Australian Local Government Association, the Australian Local Government Training Board and the Commonwealth Office of Local Government. As the Federal Parliament is sitting for part of the course, it is also an ideal opportunity for elected members to meet with their parliamentary representatives.

The cost of the course is \$2 050 and this includes tuition, course materials, accommodation, and all breakfasts and lunches. With airfares and allowances the total cost of this course is approximately \$3 900 per participant. Funds were allowed in the 1994/95 budget for 5 Councillors to attend this course.

Council at its meeting of the 13 July 1994 resolved to send Crs O'Grady, Wood, Lynn and Magyar to Elected Members Course No 39. Due to unforeseen circumstances Crs Lynn and Magyar could not attend the course and there is still budget provision for two Councillors to attend the course.

Cr Cooper nominated Crs Lynn and Magyar.

Crs Lynn and Magyar declared an interest in this item.

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

- 1 authorises the attendance of Crs Lynn and Magyar at the Elected Members Course No 41 to be held from 30 April 1995 to 5 May 1995;
- 2 authorises expenditure of \$3,900 per participant from Account 20006 - Members Conference Expenses.

**CARRIED BY
AN ABSOLUTE MAJORITY**

Crs Lynn and Magyar abstained from voting.

C141-04/95 MANAGING COMPETITIVE TENDERING WORKSHOP - [208-2, 703-4]

The East Metropolitan Local Authorities Group (EMLAG) has invited Council to attend a workshop on Managing Competitive Tendering. The workshop will be held at the City of Bayswater Offices, Morley on the 12 April 1995.

The workshop will assist Officers and Councillors to develop a detailed understanding of the issues associated with managing competitive tendering. The workshop will examine various issues concerning Compulsory Competitive Tendering (CCT) including the philosophy and principles of CCT, existing models for developing CCT, preparing specifications and workplace culture considerations.

The presenter, Laurie Boyd, is an independent consultant with 19 years experience in Local Government. Mr Boyd has gained significant experience internationally and has studied local government structures in New Zealand, Canada and the United States.

The Workshop will be held on Wednesday 12 April commencing at 8.30 am and closing at 5 pm. The cost of each participant attending is \$175 and this includes lunch. There are

sufficient funds in Account 20006 to allow a Councillor to attend this forum. It is considered appropriate that the Deputy Town Clerk and City Treasurer also attend this forum (an overbudget expenditure will need to be authorised for this attendance).

Cr Cooper nominated Cr Magyar.

Cr Magyar declared an interest in this item.

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

- 1 nominates Cr Magyar to attend the Workshop on Managing Competitive Tendering to be held on 12 April 1995; such expenditure to be debited to Account 20006 - Members Conference Expenses;
- 2 authorises the attendance of the Deputy Town Clerk and City Treasurer at the Workshop on Managing Competitive Tendering; and authorises such expenditure (from Account 20651 and 20151) in accordance with Section 547 (12) the Local Government Act.

**CARRIED BY AN
ABSOLUTE MAJORITY**

Cr Magyar abstained from voting.

C142-04/95 EAST WANNEROO CONSULTANCY - [780-21]

SUMMARY

Considerable liaison has been carried out between the City of Wanneroo, the Ministry for Planning and the Minister for Planning in regard to future planning within the East Wanneroo area. This has resulted in BSD Consultants being engaged by the Council to undertake the East Wanneroo Consultancy.

BACKGROUND

As Council is aware, since the Minister for Planning refused to grant approval to advertise Town Planning Scheme No 21, there has been considerable liaison with Government regarding how subdivision and development should be progressed within East Wanneroo.

In short, these negotiations culminated in a letter being received from the State Planning Commission (now Western Australian Planning Commission) dated 3 May 1994, advising of how it and the Minister saw this matter progressing. Whilst preliminary comments were provided regarding the details in this letter, Council was also advised that a proper assessment and the preparation of the various information requested would entail considerable work. Consequently, Council resolved to engage consultants to undertake the work involved in addressing the requirements contained in this letter.

Council wrote to various consultants inviting them to make a submission in respect of a brief that was prepared for this consultancy. Three submissions were subsequently received from BSD consultants, Urban Focus and Feilmans. After reviewing the submissions, it was concluded that BSD Consultants appeared best placed to provide the best service to the City for the project.

Prior to appointing BSD Consultants, the Minister for Planning was advised of the progress of this matter and that Council was considering BSD to undertake the East Wanneroo Consultancy. The Minister was then requested to confirm his support to this consultancy and to also confirm that the cost of this consultancy could be recouped as an administrative charge against the East Wanneroo infrastructure contribution cells.

BSD consultants were subsequently appointed to undertake the East Wanneroo Consultancy on 1 March 1995.

Council will note that the consultants have stated that a lump sum fee of \$220,445 will be required to undertake this project. This fee however, only relates to the work that is necessary for the urban areas. This fee is also exclusive of a few items which the consultants were not able to quantify at the time they were appointed.

Such items included:

1. Revision of local structure plans for Cell 1 - North Pinjar, Cell 6 - Landsdale and Cell 8 - Enterprise Park, Wangara.
2. Survey work for arterial road design.
3. Services of National Geographic Information Systems in preparation of the information management system.

In regard to point 2 above, Council is advised that a fee of \$72,330 has been quoted by Hawker Moss Surveyors to undertake this task. It is critical that this work be undertaken as soon as possible as it will provide the basis for work to be done by BSD Consultants. Council should therefore approve of this level of fee and allocate the necessary funds for Hawker Moss to be appointed to commence the survey work.

Due to the significant importance of the East Wanneroo Consultancy, BSD has been requested to complete this project as soon as practicable. Given the fee structure which has been established however, significant delays may often be experienced should part payments continually need to be approved by Council. It is therefore recommended that Council delegate authority to a working committee to approve the expenditure of funds for future payments to BSD Consultants.

Council will recall that in May 1994, it authorised the Mayor, Cr Dammers and the Town Clerk to engage consultants for the East Wanneroo consultancy. Ideally, the Council should also delegate authority to this committee to authorise payments as discussed above.

RECOMMENDATION

That Council:

- 1 authorises payment of \$72,330 from its Town Planning Scheme No 21 overdraft account to Hawker Moss Surveyors to undertake the necessary survey work for the East Wanneroo Consultancy;
- 2 delegates authority to the working committee comprising the Mayor, Chairman of the Town Planning Committee and the Town Clerk to authorise and approve future payments to BSD Consultants for the East Wanneroo Consultancy.

ADDITIONAL INFORMATION

The Town Clerk advised that with the introduction of the new accounting standards (AAS27) and the new Local Government Act Accounting Directions 1994, all Town Planning schemes are now shown as a composite part of Council's Operating Statement in the programme, Other Property and Services.

As a consequence of Point 1 of the above recommendation, Council no longer operates a separate overdraft account which was previously titled "Town Planning Scheme No 21 Overdraft Account". All expenditure is from Schedule 14, as enunciated on page 14.481 of the 1994/95 budget. As funds were not budgeted, expenditure approval will be required to be made, by absolute majority, in accordance with Section 547 (12) of the Local Government Act.

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

- 1 authorises, in accordance with the provisions of Section 547 (12) of the Local Government Act, payment of \$72,330 to Hawker Moss Surveyors, from Account 63087 - Planning Consultancy, to undertake the necessary survey work for the East Wanneroo Consultancy;
- 2 delegates authority to the working committee comprising the Mayor, Chairman of the Town Planning Committee and the Town Clerk to authorise and approve future payments to BSD Consultants for the East Wanneroo Consultancy.

**CARRIED BY
AN ABSOLUTE MAJORITY**

A Public Meeting was held in Council's Administration Building on 28 March 1995 to discuss the problems being experienced with the pedestrian accessway between Lots 550 and 551 Moffat Place and Warwick Train Station.

There were 84 members of the public present, together with representatives from Westrail and the Police Department.

At the conclusion of the meeting a Motion was put, requesting that the pedestrian accessway be closed as soon as possible. This Motion was Lost, and the following Motion was put and carried:

"MOVED S Jones, **SECONDED** B Willoughby that Council:

- 1 in conjunction with Westrail and the Police Department look at all measures (ie security patrols, lighting, video cameras, gates to be locked at night and a tunnel construction) to make the public accessway between Moffat Place and the Warwick Railway Station safe for pedestrians and residents;
- 2 reports back to the residents of Warwick with a specific plan in two weeks or as soon after as is possible, by way of a public meeting to be held at a venue in Warwick, with adequate notice of such meeting being provided to residents.

CARRIED

MOVED Cr Gilmore, **SECONDED** Cr Moloney that information regarding the Public Meeting held on 28 March 1995 in connection with problems being experienced with the pedestrian accessway between Lots 550 and 551 Moffat Place and Warwick Train Station be received.

CARRIED

The Minister for Transport advises that a Conference (Summit) has been arranged for 20 April 1995 to review progress of the "Fix Australia Fix the Roads" Campaign and seek views and ideas from all sectors of the community.

The venue is the Octagon Theatre, University of Western Australia, Nedlands. The Summit programme is outlined at Appendix IX.

As delegates should be nominated by 14 April 1995, a decision from interested Councillors is now sought.

Cr O'Grady nominated Cr Magyar.

Cr Magyar declared an interest in this item.

MOVED Cr O'Grady, **SECONDED** Cr Cooper that Council nominates Cr Magyar to attend the Fix Australia Fix the Roads Conference to be held on 20 April 1995 at the Octagon Theatre, University of Western Australia.

CARRIED

Cr Magyar abstained from voting.

Appendix IX refers.

C145-04/95 REQUEST FOR TRANSCRIPT - MR A ROCHE - [30/4928]

A request has been received from Mr A Roche for a transcript of all discussion which took place at Council's meeting of 21 December 1994 relating to Item I21242 - Proposed Child Care Centre, Lot 217 (60) St Ives Drive, Yanchep.

Council's policy on this matter is that requests for verbatim transcripts from members of the public shall be submitted to Council for approval. An administration fee of \$20.00 shall be payable upon approval of the request, with a further charge of \$20.00 for each hour or part thereof extending beyond the first hour taken to obtain the transcript.

MOVED Cr Dammers, **SECONDED** Cr Maclean that Council authorises a verbatim transcript of discussion which took place at Council's meeting of 21 December 1994 relating to Item I21242 - Proposed Child Care Centre, Lot 217 (60) St Ives Drive, Yanchep.

CARRIED

C146-04/95 LEAVE OF ABSENCE - CR WOOD - [702-3]

Cr Wood has requested leave of absence from Council duties from 19 to 25 April 1995.

MOVED Cr Cooper, **SECONDED** Cr Moloney that Council approves Cr Wood's leave of absence from Council duties from 19 to 25 April 1995.

CARRIED

MOTIONS FOR FURTHER ACTION

BEENYUP WASTE WATER TREATMENT PLANT - [506-5]

Cr Major requested that Council writes to the Western Australian Water Authority asking that it investigates the possibility of installing a neutralising gas into the waste water stream to neutralise the smell.

MOTIONS FOR REPORT

**C147-04/95 PARKING IN LUMSDEN AND BARETTA ROADS AND
PRINDIVILLE DRIVE, WANGARA - [910-2, 510-1276,
1272-1267]**

Cr Moloney requested a report be submitted to General Purposes Committee concerning the parking which occurred on both sides of the roads at Lumsden and Baretta and Prindiville Drive, making driving hazardous for motorists.

RESOLVED that a report be submitted to General Purposes Committee concerning the parking on both sides of the roads at Lumsden, Baretta and Prindiville Drive, Wangara.

Cr Curtis left the Chamber at this point, the time being 8.41 pm.

C148-04/95 REFLECTIVE KERBSIDE NUMBERING - [727-4]

Cr MacLean requested that a report be submitted to General Purposes Committee in relation to kerbside reflective numbering with particular reference to:

- 1 the number of local authorities that are using them;
- 2 the success of them in New Zealand;
- 3 the incidence of legal action being taken by members of the public who have tripped over them.

RESOLVED that a report be submitted to General Purposes Committee in relation to reflective kerbside numbering, with particular reference to:

- 1 the number of local authorities that are using them;
- 2 the success of them in New Zealand;
- 3 the incidence of legal action being taken by members of the public who have tripped over them.

**C149-04/95 SHOWROOM UNITS, LOT 1 AND LOT 137 VANDEN WAY,
JOONDALUP - [3481/137/1]**

Cr Cooper advised that an article in the Community Newspaper of 24 March indicated that the opening of showroom units in Vanden Way, Joondalup was being held up by "red tape".

The City Planner advised that there were problems with access, carparking and the owners had deviated from the approved plans resulting in the occupation certificate being withheld. Cr Cooper requested a report be submitted to Town Planning on the development of the showroom units on Lot 1 and Lot 137 Vanden Way, Joondalup.

RESOLVED that a report be submitted to Town Planning Committee on the progress for approval of showroom units on Lot 1 and 137 Vanden Way, Joondalup.

MOTIONS OF WHICH NOTICE HAS BEEN GIVEN

Nil

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

Nil

PUBLIC QUESTION/COMMENT TIME

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

MOVED Cr Wood, **SECONDED** Cr O'Grady that the meeting be held behind closed doors, the time being 8.55 pm.

The officers, public and member of the press left the Chamber at this point.

CONFIDENTIAL BUSINESS

CL150-04/95 OCR - JOB EVALUATION SYSTEM - [404-6]

RESOLVED that the Town Clerk be authorised to seek current details from Organisational Consulting Resources Pty Ltd to enable a review of senior positions under the OCR Job Evaluation System.

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

CARRIED

DATE OF NEXT MEETING

The next Ordinary Meeting of Council has been scheduled for **WEDNESDAY 19 APRIL 1995.**

CLOSE OF BUSINESS

There being no further business, the Chairman declared the Meeting closed at 9.36 pm the following Councillors being present at that time:

COUNCILLORS: WATERS
 FREAME
 O'GRADY
 DAMMERS

COOPER
EWEN-CHAPPELL
MAGYAR
GILMORE
MOLONEY
WOOD
MACLEAN
MAJOR
HALL
LYNN

CITY OF WANNEROO
TOWN PLANNING COMMITTEE REPORTS
27 MARCH 1995

CITY OF WANNEROO REPORT NO: TP106-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 30/3240

WARD: NORTH

SUBJECT: AMENDED CONDITIONS OF DEVELOPMENT APPROVAL
: PROPOSED CHILD CARE CENTRE ON LOTS 166
AND 167 LAGOON DRIVE, YANCHEP

METRO SCHEME: Urban

LOCAL SCHEME: Residential

OWNER: Freehold Enterprises Pty Ltd

CONSULTANT: R Boshart

APPLICATION RECEIVED: 28 October 1994

ADVICE RECEIVED: 16.3.95

REPORT WRITTEN: 17.3.95

SUMMARY

This request to amend a condition of development approval to avoid amalgamation of lots is supported subject of a legal agreement valid for the duration of operation of the child care centre.

BACKGROUND

Council considered an application for a Child Care Centre on Lots 166 and 167 Lagoon Drive at its Ordinary Meeting on 22 February 1995 (TP57-02/95) when it resolved to approve the development subject to a number of development conditions.

One of these conditions (No 8) was that Lots 166 and 167 be amalgamated. The owner of Lot 166 is requesting that this condition of development approval be waived in favour of a lease agreement over adjacent Lot 167 enabling child care patrons to park on this land.

Council has historically required development over two lots to be tied by way of amalgamation of lots on one title to ensure that the development continues to operate in accordance with the approval over time independent of ownership changes.

The only other opportunity which would serve the same purpose is a legal agreement which is valid over the duration of the operation of the child care centre. This option is supported.

RECOMMENDATION:

THAT Council:

1. amends Condition No 8 of its Approval to Commence Development issued 24 February 1995 for a Child Care Centre on Lots 166 and 167 Lagoon Drive, Yanchep, submitted by R Boshart on behalf of Freehold Enterprise Pty Ltd, to read as follows:

"amalgamation of Lots 166 and 167 Lagoon Drive, Yanchep or a legal agreement over these lots to the satisfaction of Council";

2. adds an additional condition as follows:

"approval for the use of Lot 166 Lagoon Drive, Yanchep as a child care centre is only valid for the duration of any legal agreement entered in over Lots 166 and 167 Lagoon Drive, Yanchep enabling patrons of the Centre to park on Lot 167 in accordance with parking and access noted on the approved plan".

O G DRESCHER
City Planner

hg:rp
pre39532
20.3.95

CITY OF WANNEROO REPORT NO: TP107-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 30/2843

WARD: SOUTH-WEST

SUBJECT: PROPOSED RADIOLOGIST WITH EXISTING DENTAL
PRACTICE ON LOT 505 (32) SEACREST DRIVE,
SORRENTO

METRO SCHEME: Urban

LOCAL SCHEME: Residential Development

APPLICANT/OWNER: Banthan Pty Ltd

APPLICATION RECEIVED: 24.1.95

DAU/SCU: 31.1.95

REPORT WRITTEN: 14.2.95

SUMMARY

An application has been received for an additional consulting room - radiologist - at Lot 505 (32) Seacrest Drive, Sorrento (adjoining the Seacrest Medical Centre). A similar application on the same lot for the same use was refused by Council (E20912) and the refusal was reinforced by the Minister (30/4843) in 1991 when an appeal was dismissed.

ASSESSMENT

Council is advised that the application for the radiologist practice on Lot 50 (32) Seacrest Drive was refused previously in 1991 (E29012). Prior to that application the existing Dental Practice was refused on two occasions by Council but was upheld on appeal.

The reasons for the refusals were as follows:

1. considerable public objection had been received;
2. non-residential uses of residential land in the neighbourhood were generally regarded as excessive and Council had previously resolved not to allow further expansion of the adjacent Seacrest Medical Centre;

3. traffic would be further increased in the neighbourhood.

The subsequent appeal was upheld and the following conditions were imposed by the Tribunal:

1. the consulting room is to be limited to the use by one dentist at any one time;
2. a maximum of six car bays being provided on site;
3. the appellant is to construct a brick fence on the rear boundary to a height of not less than 1.8 metres but in any case, subject to Council approval, sufficient to prevent overlooking from ground level of the adjoining property;
4. a minimum 2.5 metre landscaping setback on the rear boundary and a 1 metre minimum landscaping setback on the eastern boundary;
5. all garden areas shown on the site plan to be kept landscaped and planted to the satisfaction and specification of the City of Wanneroo.

It would appear that from the conditions imposed, in particular 1 and 2, that no additional medical practitioners would be permitted. The appeal, however, was with regard to the application for a dentist and Council has the discretion to deal with any new proposal on its own merits.

Although the current application concerns the radiologist within the dental practice, Council should be aware that history shows significant resident opposition to both the dentist and the adjoining Seacrest Medical Centre. The gradual proliferation of non-residential activities into the area has gone beyond the reasonable expectations of the surrounding residents. For this reason it is recommended that Council uses its discretion under Town Planning Scheme No 1 (ie, a radiologist being an AA use) and rejects this application as it did with the 1991 application.

RECOMMENDATION:

THAT Council refuses the application submitted by Banthan Pty Ltd for an additional consulting room - radiologist - at Lot 505 (32) Seacrest Drive, Sorrento on the grounds that:

1a similar application has been refused by Council and dismissed on an appeal and no significant changes have occurred on or near the proposal site;

2the site is already over-developed.

O G DRESCHER
City Planner

rb:gm
pre29526
14.2.95

CITY OF WANNEROO REPORT NO: TP108-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 MARCH 1995
FILE REF: 30/3483
WARD: SOUTH WEST
SUBJECT: PROPOSED SPECIALIST MEDICAL CENTRE ON LOT
263 (54) ARNISDALE ROAD, DUNCRAIG

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT/OWNER: Gillon and Osborne Pty Ltd
CONSULTANT: Meyer Shircore & Associates
APPLICATION RECEIVED: 30.1.95
DAU/SCU: 7.2.95
APPLICANT CONTACTED: 9.2.95
ADVICE RECEIVED: 1.3.95
REPORT WRITTEN: 13.3.95

SUMMARY

This application is consistent with Council's policy. The applicant has requested a number of concessions which are supported.

BACKGROUND

Council considered an application for a maternity hospital on the subject site at its meeting in July 1990 (E20703). The proposal was refused. The applicant appealed the decision, and the Hon Minister for Planning upheld the appeal.

Council approved a subdivision application on 24 June 1994 which subdivided Lot 263 (54) Arnisdale Road, Duncraig from one lot of 1.0131 ha to 13 residential lots ranging between 450m² and 612m² and a medical centre site of 2368m² (subject of this application).

ADVERTISING

A medical centre proposal was advertised on site for a period of 30 days in November 1994.

A single submission was received from a business person within the general area. His objection highlighted two issues:

1. an already adequate allocation of medical consulting rooms exists within the area;
2. ground levels of Pt Lot 263 (54) could cause privacy problems.

Both issues have little bearing on the proposal as the need for extra medical facilities has been well established and the adjoining residential lot is the subject of an application for consulting rooms which Council refused and an appeal is pending. The design has however considered the issue of overlooking with setbacks above standard requirements.

ASSESSMENT OF APPLICATION

The proposal may be said to comply with Council's present policy because it is opposite the Glengarry Hospital and adjacent to similar uses. The applicant has submitted a written justification for dispensations sought for this medical centre proposal.

The applicant requests Council to consider the following:

1. a reduction of the rear setback from 7.5m to 1.0m as the difference in ground levels between Pt Lot 263 and rear lots indicates that residential lots are between 0.5 and 2.0m higher and have a 1.8m dividing fence, thus creating a difference of between 2.3m and 3.8m at the boundary;
2. a reduction of the landscape strip from 3m to 2m for a length of 5.5 at the eastern and western ends of the carpark to allow for the required parking, the balance of 41m will be 3m wide;
3. an increase in site coverage from 710m² to 727m².

To support these requests the applicant provided the following details:

- landscaping provided is 74m² in excess of the minimum requirement;
- sections of the carpark are brick paved to break down the extent of bitumen paving;
- the building is designed in a neo-classical style with a tiled roof and proportioned to match adjoining residential properties.

Other standard requirements of Town Planning Scheme No 1 and Council's Medical Centres/Consulting Rooms Policy have been

complied with. As stated in the background, Council has encouraged the development of the site. The current on-street parking problem will not be contributed to by this proposal as the design allows easy access and exit. Council is asked to exercise its discretion and approve the proposal.

RECOMMENDATION:

THAT Council exercises its discretion under 5.9 of its Town Planning Scheme No 1 to approve the application submitted by Meyer Shircore & Associates on behalf of Gillon and Osborne Pty Ltd for a Specialist Medical Centre on Lot 263 Arnisdale Road, Duncraig subject to:

1. a maximum of seven practitioners being able to operate from the site at any one time;
2. standard and appropriate development conditions.

O G DRESCHER
City Planner

rb:rp
pre39533
20.3.95

CITY OF WANNEROO REPORT NO: TP109-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 765-16-2

WARD: NORTH

SUBJECT: PROPOSED EXTENSION AND UPGRADING OF YANCHEP
LAGOON KIOSK - RESERVE 29694

METRO SCHEME: PARKS & RECREATION

LOCAL SCHEME: PARKS & RECREATION

SUMMARY

Council has previously agreed to extensions to the premises held under Lease for the Yanchep Lagoon Kiosk. Council's agreement was subject to the Department of Land Administration (DOLA) agreeing to the proposal on terms that did not alter the existing Vesting Order arrangements by which the City holds the care and management of Reserve 29694 (Item I21015 refers). DOLA has advised that it supports the proposed extensions but it wishes to change the Vesting Order arrangement to a Head Lease - Sub Lease arrangement at an initial annual rental of \$200 with a review every three years.

BACKGROUND

The kiosk at Yanchep Lagoon is situated on a Crown Recreation Reserve as shown on the attached plan, which is vested in the City with power to lease. The City leases it to Francis Tonka Price and Robert John Price for a twenty-one year term that is due to expire in July 2009.

In 1992 the City undertook extensive renovation works on the kiosk which had deteriorated due to salt corrosion. The cost of these repairs was fully met by the City.

The current lessees took over the operation of the kiosk by assignment in March 1994 and they are now proposing certain extensions which they believe will add to the viability of the operation and provide an increased amenity to the public.

PROPOSED IMPROVEMENTS

The proposal envisages the improvements being carried out in three stages and the lessees are to be responsible for the full cost of carrying out the works. The cost has been estimated at \$188,000.

The first stage involves constructing a 4m by 14m enclosed addition on the west side of the existing building to be used for the consumption of take-away type foods and drinks and a covered but open alfresco dining area as an extension to the north end of the building. The second stage will involve a new storage area in the service yard on the east side and Stage 3 will comprise the internal upgrading of the building. The proposed works do not require any extension of the area held under the lease.

OWNERSHIP OF BUILDINGS AND IMPROVEMENTS

The lease provides that at the expiration of the term the lessee is to yield up to the City the demised premises and all buildings, improvements fixtures and fittings in good and tenable repair. The lease does not provide for the payment of any consideration or compensation by the City in respect of those buildings, improvements, fixtures and fittings.

RENT AND RENT REVIEW

The current rent of the kiosk is \$4,324.00 plus outgoings.

The base rent that applied when the lease commenced in 1988 was \$3,380.00 per year and the lease provided that the City could increase that by an amount not exceeding one fifth for each succeeding year. However, in July 1990 (Item E30704) Council, having regard for the hardship that level of increase would cause to the operators, agreed to set future annual rent increases according to the Consumer price Index movement.

The lessees have requested that in consideration of them financing the full cost of the improvements, without any assistance or later payment of compensation from the City, that Council not apply any future rent increases. It would appear that this request was made on their understanding of the rent increase provisions of the original lease and in ignorance of Council's July 1990 resolution.

LEASE ARRANGEMENTS

The existing Lease document between the City and the operator is considered unsuitable for the intensified commercial use of the premises as contemplated by the proposed extension. It was drafted several years ago and there is a need to modify it. The operators have agreed in principle to the cancellation of the lease and its replacement with a new document drawn up on sounder commercial principles. However, they will do so only

on the basis that the current rent provisions are not varied to their disadvantage or the current term is not reduced.

DOLA supports the proposed extension as it considers the improvements will be beneficial to users of the beach and adjoining recreation reserves and to visitors and tourists generally. However it views the concept as complimentary commercial to the recreation use and suggests that the Vesting Order be cancelled and replaced by a Head Lease to Council for a term of twenty-one years which Council could sub-lease. DOLA has set an initial annual rent to Council of \$200.00 which is to be reviewed every three years. The basis of review has not been stated but it is presumed it will be on the vacant land value only without regard for improvements.

ASSESSMENT OF PROPOSAL

The current rent arrangement will return to the City an aggregate of \$69,046 over the balance of the term if an assumed CPI Rate of 2.0% is applied as a yearly increase.

The proposed Head Lease by DOLA assuming the rent to DOLA is increased by 25.0% every three years and the current rent arrangement with the operator continues will return to the City an aggregate of \$64,616 over the same period.

The aggregate loss of rent revenue of \$4430 will be offset firstly by the increased Gross Rental Rate Value that can be anticipated, secondly by the increased value of the property Council will acquire by Head Lease and thirdly by the improved standard of amenity that will be available to the public.

The Head Lease to Council as proposed by DOLA if it became effective in July 1995 would run to the year 2116. The current Lease to the operator runs until 2009, and it is not contemplated that it be extended beyond that date.

The Western Australian Planning Commission has granted approval to the proposed extension.

RECOMMENDATION:

THAT Council:

1. agrees to surrender the Vesting Order by which it holds Reserve 29694 at Yanchep Lagoon;

3enters into an arrangement with Department of Land Administration to take Reserve 29694 under a Head Lease for a term of twenty-one years at an initial annual rental of \$200.00 with rent reviews every three years;

4cancels the current lease with R J and F T Price and seeks the approval of the Minister for Local Government under Section 267 of the Local Government Act to enter

into a new Lease by Private Treaty with that party on commercial principles including (a) a term expiring on 30 June 2009; (b) an initial rental of \$4324 which is to be reviewed each year in accordance with the Consumer Price Index; and (c) the full cost of all extensions and upgrading works being met by the Lessee without the right of compensation or other payment at the expiry of the Lease.

O G DRESCHER
City Planner

twm:jw
pre39525
16.3.95

CITY OF WANNEROO REPORT NO: TP110-03/95

TO: TOWN CLERK
FROM: CITY PLANNER
FOR MEETING OF: TOWN PLANNING COMMITTEE
MEETING DATE: 27 MARCH 1995
FILE REF: 30/3984
WARD: SOUTH
SUBJECT: STORE PROVISION FOR GROUPED DWELLING ON LOT
66 (39A) DERICOTE WAY, GREENWOOD

METRO SCHEME: Urban
LOCAL SCHEME: Residential Development
APPLICANT: F L Roberts
OWNERS: F L & C E Roberts
APPLICANT CONTACTED: 1.3.95
ADVICE RECEIVED: 3.2.95, 27.2.95
REPORT WRITTEN: 1.3.95

SUMMARY

When approval was given to a grouped dwelling on Lot 66 the developer was obliged to construct a store for the existing grouped dwelling. The materials have to be compatible with the dwelling to comply with the requirements of the Residential Planning Codes. The applicant proposes a zincalume shed which is not supported.

BACKGROUND

Approval to Commence Development for an additional brick and tile dwelling was issued 16 September 1992. This dwelling was developed with a 4m² store attached to the carport and therefore under the same roof. Since the existing residence (39A) then constituted a grouped dwelling according to the definition under the Residential Planning Codes (R Codes), a 4m² store was also required for this dwelling.

This requirement was clearly stated as a condition of development approval but the store has not been constructed.

An application for strata titling of the lot was received 12 March 1993 and is being held pending the construction of an appropriate store and subsequent Building Licence for this development

ASSESSMENT

The applicant is proposing a 9m² shed/workshop of zincalume for Unit 39A.

Clause 3.5.1 of the R Codes requires each grouped dwelling be provided with a permanent enclosed storage area of at least 4m² which is accessible from the outside and compatible with the overall development.

It has been Council's practice to interpret the term "compatible" as meaning the same construction materials as the dwelling. However, there is opportunity for negotiation on this issue but zincalume cannot be considered in any way compatible with brick and tile dwelling.

It is argued that this is compatible with the existing Hardiface and another 9m² zincalume shed on this portion of the lot. The dwelling is brick and tile construction and therefore the only appropriate building materials for the store are brick and tile. Furthermore, a zincalume shed is not necessarily a permanent structure which would remain with change of ownership therefore leaving this grouped dwelling without a store.

The R Codes do not provide discretion for relaxation of the store requirement but the matter of materials is open to interpretation.

RECOMMENDATION:

THAT Council advises F L Roberts that it does not consider a zincalume storage shed on Lot 166 (Unit 39A) Dericote Way, Greenwood complies with provisions or intent of the Residential Planning Codes and invites him to discuss suitable material options with the City Planner.

O G DRESCHER
City Planner

hg:rp
pre39518
2.3.95

CITY OF WANNEROO REPORT NO: TP111-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 740-84130

WARD: NORTH

SUBJECT: PROPOSED SUBDIVISION : PART LOT 614 LAGOON
DRIVE, YANCHEP

METRO SCHEME: Parks & Recreation Reservation and
Urban & Residential Development

APPLICANT/OWNER: Yanchep Ocean Front Trust

CONSULTANT: Halpern Glick & Maunsell

APPLICATION RECEIVED: 3.3.95

REPORT WRITTEN: 17.3.95

SUMMARY

Council's authorisation is being sought for the construction of retaining walls in excess of two metres in height in Stage 1 of this subdivision (see Attachments 1 and 2). No objection is raised, provided that the retaining walls are designed in a structurally sound manner.

ASSESSMENT

This subdivision was issued with a conditional approval in September 1994.

The engineering design is now complete and due to the existing ground levels and the developer's design philosophy of providing level residential lots so as to reduce the earthworking associated with house construction, retaining walls in excess of 2 metres in height are proposed. The average proposed wall height is 2.5 metres, with the maximum being 3.25 metres. Four long walls are proposed along the rear boundary of lots, creating a terrace effect that would deal with the slope. Several smaller walls would be located along side boundaries.

Council's Retaining Walls Policy authorises the City Building Surveyor to approve the erection of retaining walls up to 2.0 metres in height above ground level, where it is necessary to

protect buildings or adjoining properties and the ground contours warrant the concession. Retaining walls in excess of 2.0 metres height above ground level are to be referred to Council for approval.

Given the location of the highest retaining walls along the rear boundary of lots, they are not seen to be detrimental to the future amenity of the area, will not cause overshadowing problems and are therefore considered acceptable on Town Planning grounds. The retaining wall design will need to be certified as structurally sound by a practising structural engineer.

Council is reminded that similar requests in relatively isolated broadacre areas, have been approved by Council in the past.

RECOMMENDATION:

THAT Council authorises the construction of retaining walls greater than two metres in height within the subdivision of Part Lot 614 Lagoon Drive, Yanchep (Stage 1) as proposed by Halpern, Glick and Maunsell on behalf of the Yanchep Ocean Front Trust, subject to the detailed design being certified as structurally sound by a practising structural engineer.

O G DRESCHER
City Planner

sgw:rp
pre39530
17.3.95

CITY OF WANNEROO REPORT NO: TP112-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 740-96967

WARD: NORTH

SUBJECT: PROPOSED SUBDIVISION : SWAN LOCATION 1976
PERRY ROAD, PINJAR

METRO SCHEME: Rural

LOCAL SCHEME: Rural

APPLICANT/OWNER: C Seke & A Thomsen

CONSULTANT: R G Lester & Associates

APPLICATION RECEIVED: 28.2.95

DAU/SCU: 9.3.95

REPORT WRITTEN: 16.3.95

SUMMARY

This proposal is to subdivide Swan Location 1976 Perry Road, Pinjar into three lots. It is recommended that Council not support the application as the land is located within the environmentally sensitive Lake Pinjar area and land use/development controls necessary to prevent environmental degradation are not yet in place.

SITE ASSESSMENT

Location 1976 is a flat to low lying lot of approximately 66 hectares (see Attachment No 1). The low lying areas are predominantly located in the centre of the lot, and are subject to periodical inundation. The lot is also largely cleared of vegetation, and contains a residence and shed adjacent to the northern boundary.

PROPOSAL

The applicant is seeking to subdivide Location 1976 into three lots of 20 ha, 23 ha and 23 ha (see Attachment No 2). All three lots would front Perry Road, with the northernmost containing the existing residence and shed.

BACKGROUND

This lot is subject to several environmental constraints such as its inclusion within the Water Authority of WA's Priority 1 Groundwater Source Protection Area, Environmental Protection Authority (EPA) Coastal Plain Lakes Policy Area, EPA System 6 Protection Area and the Western Australian Planning Commission's Planning Control Area 29.

It should also be noted that the recent report of the W A Parliamentary Select Committee on Metropolitan Development of Groundwater Supplies contains a number of recommendations that apply to Lake Pinjar and which could be jeopardised by continued subdivision of the area. The recommendations, which include the State Government's acquisition of all Priority 1 Water Resource areas, is yet to be adopted by the Government.

The eastern portion of this lot is also located within a proposed Parks and Recreation Reservation under a draft Metropolitan Region Scheme (MRS) amendment. This Reservation is proposed to affect a large portion of Lake Pinjar and its surrounds. The MRS amendment has been initiated and is currently being advertised for public comment.

This application has many similarities to a proposed subdivision of Swan Location 1981 Perry Road into two lots of 20 ha each, which was considered at the 8 March 1995 Council meeting (TP65-02/95). It was resolved at that meeting that consideration of the application be deferred, and that Council write to the Ministers for Planning and the Environment informing them of the application and requesting an urgent response regarding their plans for the area.

Those requests have been sent, however no response has been received yet, and in addition, a determination has been made by the Western Australian Planning Commission to refuse the application. As such, the Ministerial comments will still be referred to Council when they are received, however if this application is also deferred, the forty-two day referral period will elapse prior to Council's decision.

ASSESSMENT

Council's Rural Subdivision Policy stipulates a minimum lot size of 20ha for rural land in this locality. As such, the proposed lot sizes comply with this requirement. However, the environmental concerns are such important issues in the Lake Pinjar context that the Council's policy should only be regarded as a subordinate consideration. A report is being prepared for the next Town Planning Committee meeting recommending alteration of the current Rural Subdivision Policy so as to address the precedence of environmental considerations over the 20ha minimum lot size in this locality.

The Environmental Protection Authority has previously determined that limited subdivision creating 20ha plus lots

(and possibly 10-15ha lots), may be appropriate in this locality, subject to:

- . High nutrient generating activities such as intensive agriculture not being permitted.
- . Remnant vegetation being protected.
- . The provision of modified on site effluent disposal systems with adequate phosphorus retention capacity to the satisfaction of the Health Department of WA.
- . Stock numbers being controlled.

Currently, however, there is no mechanism in place to impose those requirements upon the owners of any proposed lots, the most effective method of which would be their inclusion into Town Planning Scheme No 1 via a Scheme Amendment. Council has previously resolved at its meeting held on 21 December 1994 (I21231) to undertake that Scheme Amendment following identification of suitable requirements within the Lake Pinjar Land Use Planning and Management Strategy. That project is now a component of Council's Local Rural Strategy, and as such is being forwarded as part of the Rural Strategy process.

Should Council resolve to support the proposal in view of the existing 20 hectare minimum lot size policy for the area there are several conditions that would need to be applied regarding grading and filling of the land, access and provision of flood secure areas and access.

RECOMMENDATION:

THAT Council, in view of the importance of the environmental issues relating to the Lake Pinjar area, sets aside its normal 20ha size policy in this case and does not support the application submitted by R G Lester & Associates for the subdivision of Swan Location 1976 Perry Road, Pinjar as it considers that the Lake Pinjar Planning and Management Strategy, and appropriate provisions under the City of Wanneroo Town Planning Scheme No 1 should be in place to provide effective control of land use and development within Lake Pinjar, prior to permitting further subdivision.

O G DRESCHER
City Planner

sgw:rp
pre39528
16.3.95

CITY OF WANNEROO REPORT NO: TP113-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 30/1029

WARD: CENTRAL

SUBJECT: PROPOSED BOAT STORAGE YARD, OCEAN REEF BOAT HARBOUR : LOT 1029 OCEAN REEF ROAD, OCEAN REEF

METRO SCHEME: PARKS & RECREATION RESERVE

LOCAL SCHEME: PARKS & RECREATION RESERVE

OWNER: CITY OF WANNEROO

APPLICANT: WHITFORDS SEA SPORTS CLUB INC

INTRODUCTION

This application proposes to construct a 3600m² dry boat storage yard and to lease the associated land from the eastern side of the access road adjacent to the Whitfords Sea Sports Club (WSSC) and the Whitfords Volunteer Sea Rescue Group (WVSRG) premises at the Ocean Reef Boat Harbour. As long as the configuration of the proposed yard is modified to avoid earthworking an adjacent sand dune and the yard is approved only on a short-term basis so that the City's overall development options for the area are not compromised, the proposal could be supported.

BACKGROUND

The area surrounding the Ocean Reef Boat Harbour has been the subject of planning and possible recreation, tourism and commercial development since the late 1970's.

In the early 1980's portion of the foreshore reserve west of the existing access road was leased to the WSSC and the WVSRG for a period of 21 years.

In 1988 the Council considered a Draft Report of a Concept Plan for an Ocean reef Recreation and Tourist Complex for Lots 1029 and 1032 owned by Council and ancillary proposals on adjoining freehold land owned by the Western Australian Planning Commission and the Water Authority of WA. Over the past six

years Council has monitored the situation in terms of prospects for obtaining private sector involvement in the development of the area. However, the economic situation over that period has not been favourable to initiate the development.

In February 1994, Council resolved to introduce a Foreshore Management Plan for the area from Mullaloo to Iluka (I20247). The plan is intended to accommodate the Ocean Reef Foreshore Project within the overall design and show how this area will meld with management proposals for the areas to the south and north. The preliminary report on this plan was recently prepared and it will be referred to Council when the draft report is ready.

In November 1994 Council considered a proposal by the WSSC for substantial additions to its facility including car and boat parking areas, dry boat storage areas, a fuel storage facility and an office. Consideration of the matter was deferred pending a further report. Representatives of the WSSC have discussed the matter further with Council officers and submitted the present modified application proposing only a dry boat storage yard.

DISCUSSION

The dry boat storage yard is proposed to be constructed on Lot 1029 owned by the City. A crushed limestone base carpark currently occupies around 25% of the subject site immediately adjacent to the existing access road. The remaining portion of the site remains in its natural state, characterised by steeply undulating coastal dune environment.

The proposal specifically involves:

5earthworking of the site including the importation of clean fill sufficient to achieve a 3600m² pad with a finished level to match the adjacent access road;

6construction of a crushed limestone base pavement;.

7erection of a 1.8 metre high open mesh perimeter fence;

8provision of power, lighting, water and security facilities.

The subject site appears reasonable for the intended use. It is located adjacent to other fenced enclosures, away from the beach and is therefore unlikely to be visually obtrusive nor hinder public access to the beach.

Given the steep topography of the site, proposed earthworks would involve cutting and filling by up to 4.0 metres. In order to provide satisfactory batters, earthworks would need to extend beyond the proposed yard area. These batters would need

to be properly stabilised and revegetated. Furthermore, the site could be more sensitively configured to avoid the need to earthwork the side of a seven metre high dune to the south of the site.

So that the City's development options for the land in the vicinity are not compromised, any approval to develop the proposed yard should be treated strictly on a temporary basis.

The appropriateness or otherwise of a more permanent facility can be assessed in the future when considering plans for the overall development of the area.

If Council wishes to approve this development the issue of land tenure needs to be carefully considered. A lease of land tends to be looked upon as a reasonably long-term arrangement which could cause unnecessary problems when the situation needs to be reversed. A short-term licence to use the land is considered most appropriate in this instance. A two year term at this stage is unlikely to affect the City's plans for the area.

RECOMMENDATION:

THAT Council:

1. grants approval to the application submitted by the Whitfords Sea Sports Club Inc for a dry boat storage yard on Lot 1029 Ocean Reef Road, Ocean Reef subject to:
 - .1 the approval being effective for a period of two years only, any extension beyond this would require a new application to Council;
 - .2 the yard being reconfigured in order to avoid earthworking the 7.0 metre high dune to the south of the subject site;
 - (c) the removal of all or any of the improvements as well as the stabilisation and revegetation of the subject land at the expiration of the approval period, if requested by the City;
 - (d) approval being granted by the Western Australian Planning Commission prior to the commencement of any works;
 - (e) standard and appropriate conditions of development;
2. grants Whitfords Sea Sports Club Inc a licence to occupy the subject portion of Lot 1029 at a nominal rent of one dollar per annum for a period of two years for the purpose of the temporary boat storage facility;

3. authorises the City Planner to determine the precise boundary of the boat storage yard and related licence areas.

O G DRESCHER
City Planner

rmp:jw
pre39537
20.3.95

CITY OF WANNEROO REPORT NO: TP114-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 790-657

WARD: SOUTH

SUBJECT: AMENDMENT NO 657 TO TOWN PLANNING SCHEME
NO 1 AND DRAFT SOUTH WANNEROO LOCAL
STRUCTURE PLAN

METRO SCHEME:	INDUSTRIAL	
LOCAL SCHEME:	RURAL TAVERN	
APPLICANT/OWNER:	MULTIPLE OWNERS	
CONSULTANT:	CHAPMAN GLENDINNING	PLANNING
	CONSULTANTS	
APPLICATION RECEIVED:	9 JANUARY 1994	

SUMMARY

There is a need to modify Amendment No 657 to ensure that the present vehicular access to Wanneroo Road from the Wangara Tavern landholding (Lot 1 Wanneroo Road, Wangara) is closed in the event that the use of the land is changed in the future. (See Attachment No 1) It is proposed that the amendment documents be modified to include a Local Authority "Public Recreation" Reserve along Wanneroo Road to assist in the prevention of direct long term access to Wanneroo Road.

BACKGROUND

Council at its meeting of 21 December 1995 resolved to finally adopt Amendment No 657 subject to the finalisation of a satisfactory Local Structure Plan (LSP) for the area and a letter of undertaking in respect to developer contributions. One aspect of the draft plan which required modification was the relocation of the proposed road that was located along the boundary of Lot 33 Lancaster Road joining this road with Berriman Drive. A modified plan was subsequently received in late February which relocated the subject road to extend as a southern link to Berriman Drive. Consequently, the proposed service road previously proposed through Lots 1-4 Wanneroo Road was deleted as access to these lots was now accommodated via the relocated road (Attachments 2 and 3). A 20 metre wide

Public Open Space (POS) strip along the Wanneroo Road frontage was also shown in the modified LSP. This design is now considered satisfactory although the width of the POS strip should be reduced to 10 metres.

Portion of Lot 1 Wanneroo Road is presently zoned "Tavern" and is proposed to be rezoned to Mixed Business as part of Town Planning Scheme Amendment No 657. Presently, this property has direct lot access to Wanneroo Road. A private easement is also in place with adjoining Lot 264 providing indirect access to Wanneroo Road from this property via Lot 1. This scenario may be enticing to a prospective developer who may seek to develop these lots whilst retaining access and frontage onto Wanneroo Road.

In my opinion, however, future access to Wanneroo Road from individual lots should be limited with strategically located roads and access points being provided as part of adopted District and Local Structure Plans. While access from Lot 1 would remain in place until the "Tavern" use is changed, the City Engineer advises that in the longer term this access to Wanneroo Road should be closed. Private access onto major regional roads such as Wanneroo Road can result in considerable traffic conflict, inefficiencies and safety concerns. Access from internal access roads is the preferred option and accordingly an open space buffer between Wanneroo Road and the South Wangara Industrial Area has been included in the local structure plan for this purpose. This is similar to the Public Open Space (POS) buffer which presently exists for the existing Wangara Industrial Estate area to the north of Lot 1.

It is anticipated that conditions restricting vehicle access to Wanneroo Road will be imposed upon any future development approval should the use of Lot 1 change. Subdivision of the area will also enable the imposition of a 0.1 metre Public Accessway Strip "Spite Strip" along Wanneroo Road to prevent vehicular access. However, these conditions will be appealable and it would assist Council's position if a 10 metre wide Local Authority "Public Recreation" Reserve between Wanneroo Road and Lot 1 is included (as to be shown on the modified LSP) as part of this amendment. This reserve should be extended the length of Wanneroo Road from the existing Wangara Industrial area to the proposed extension of Whitfords Avenue. This proposal will require Amendment No 657 to be modified to include the POS area as discussed. The Local Structure Plan will also require modification to reduce the intended POS buffer between the proposed estate and Wanneroo Road from 20 metres to 10 metres as shown on the modified plan (Attachment No 3).

RECOMMENDATION:

THAT Council:

1. rescinds its resolution E21250 viz:

- "(i) modifies Amendment No 657 by deleting Lot 337 Parri Road from the rezoning;
 - (ii) finally adopts amendment No 657 to Town Planning Scheme No 1, as modified, subject to the satisfactory resolution of the following:
 - (a) a local structure plan which as been modified to accommodate the request from Modular Metals and approved by the Department of Planning and Urban Development;
 - (b) the receipt of a letter of undertaking from each respective landowner/developer (subject of the amendment) stating that they undertake to make the developer contributions as proposed in the State Planning Commission letter of 3 May 1994 prior to subdivisional clearances being issued;
 - (iii) authorises affixation of the Common Seal to, and endorses the modified amending documents;
 - (iv) forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 657 as modified."
2. modifies Amendment No 657 to Town Planning Scheme No 1 by deleting Lot 337 Parri Road, Wangara from the rezoning;
3. modifies Amendment No 657 to Town Planning Scheme No 1 to rezone a 10 metre wide strip of land on Lots 1, 2, 3, 4, 5, 6, 7 and 8 Wanneroo Road immediately adjacent to the eastern boundary of Wanneroo Road from "Rural" to "Local Authority Public Recreation Reserve";
4. finally adopts Amendment No 657 to Town Planning Scheme No 1, as modified, subject to the satisfactory resolution of the following:
- (a) a local structure plan which has been modified to accommodate a reduced public open space strip along Lots 1,2,3,4,5,6,7 and 8 Wanneroo Road, Wanneroo from 20 metres to 10 metres;
 - (b) the receipt of a letter of undertaking from each respective landowner/developer (subject of the amendment) stating that they undertake to make the developer contributions as proposed in the State Planning Commission letter of 3 May 1994 prior to subdivisional clearances being issued;

5. authorises affixation of the Common Seal to, and endorses the modified amending documents;
6. forwards the submissions received to the Hon Minister for Planning seeking final approval to Amendment No 657 as modified and requesting that due to the minor nature of the modification further advertising of the amendment be waived.

O G DRESCHER
City Planner

pjn:rp
pre39538
20.3.95

CITY OF WANNEROO REPORT NO: TP115-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 0408/1524/80

WARD: NORTH

SUBJECT: STOCKPILING OF USED VEHICLE TYRES AT LOT
1524 (80) AND LOT 4 (42) GIBBS ROAD,
NOWERGUP

METRO SCHEME: RURAL

LOCAL SCHEME: RURAL

OWNER: MR KENNYTH ROBERTS

REPORT WRITTEN: 3 MARCH 1995

SUMMARY

The Director, Pollution Prevention Division of the Department of Environmental Protection (EPA) has registered serious concerns at the stockpiling of many thousands of used vehicle tyres on Lot 1524 (80) Gibbs Road, Nowergup.

The tyres have been used in a manner described by the Environmental Protection Authority as "Pseudo Fences and Tree Barriers and the number of tyres used for the purpose is excessive and constitutes a defacto form of storage".

BACKGROUND

During interview on 2 March 1995, Mr Roberts explained that he finds the use of tyres to be an excellent form of fencing for his sheep especially in the lower part of his lot which has a small lake as in that area grass is prone to grow quickly necessitating constant cropping to avoid fire risks. Additionally Mr Roberts intends to grow numerous species of trees and uses the tyres as barriers to protect the trees during the early stages of growth.

Mr Roberts admitted that in the process of amassing such an exorbitant number of tyres, he was unaware that he is transgressing not only the Environmental Protection Regulations 1987, but also the Town Planning and Development Act

(unauthorised development) and the City of Wanneroo Model By-laws Series "A" (concerning the breeding of mosquitoes).

Even more importantly the sheer volume of tyres which, if ignited, would constitute a serious health hazard to local inhabitants to such extent that evacuation procedures would undoubtedly be required.

The Bush Fires Board of WA issued a directive to all firefighters during 1990 following the serious tyre dump fire at Bindoon which highlighted problems associated with these types of fires. In summary, the directive indicates the extreme toxicity associated with tyre fires, the most dangerous of which are dioxins present in dangerous concentrations and oily liquid residue produced by pyrolysis mainly consisting of hydrocarbons and in these particular circumstances could easily affect the water table.

In circumstances such as these Council has two options.

9It can resolve to prosecute, or

10Require Mr Roberts to remove the tyres to a location approved by the EPA within six months, (thus to remain within the statutory time limit and 'wet season'.

RECOMMENDATION:

THAT Council requires Mr Roberts to remove the tyres from Lot 1524 (80) and Lot 4 (42) Gibbs Road, Nowergup within six months to a location approved by the Environmental Protection Authority. In the event that he does not do so prosecution proceedings will then be implemented.

O G DRESCHER
City Planner

jhw:jw
pre39522
3.3.95

CITY OF WANNEROO REPORT NO: TP116-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 940-3

WARD: CENTRAL

SUBJECT: ALTERATION TO LEASE ARRANGEMENTS : BURNS
BEACH CARAVAN PARK - RESERVE 31632

METRO SCHEME: PARKS AND RECREATION

LOCAL SCHEME: PARKS AND RECREATION

SUMMARY

Council has been requested by the Lessee of the Burns Beach Caravan Park to agree to the freeholding of the site. I do not support the concept of freeholding an existing Crown Reserve in an area which is reserved for Parks and Recreation under the Metropolitan Region Scheme along the coastal foreshore reserve.

The City has for twenty-five years fought to protect the integrity of the foreshore coastal reserve in order that it will remain in public ownership and be available to the public at large. The Whitfords Nodes Agreement under which the City resisted private ownership of land west of the coastal road is similar to the issue being discussed here. However, no objection is raised to the continued operation of the caravan park on a Crown Lease direct from the Department of Land Administration (DOLA) to the operator.

BACKGROUND

The future of the Burns Beach Caravan Park has been considered previously by Council on several occasions (H51207, H30511, H30408).

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.

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.

PROPOSAL

Under the State Government's Better Government Agreement DOLA has advised Council that it is desirous of changing the tenure arrangements by which Council holds Reserve 31632. DOLA proposes that the Vesting Order be cancelled and the Reserve leased to Council at an initial ground rental of \$11,000 per annum with regular reviews. Council could then sub lease it to the operator at a rental to be negotiated.

As an alternative DOLA proposes either a Crown Lease direct from DOLA to the operator or the land being sold in fee simple to either Council or the operator at unimproved market value.

Burns Beach Caravan Resort Pty Ltd's preferred option is to acquire the freehold of the site but that preference is not supported by me or the Ministry for Planning for the reasons stated in the Summary at the beginning of this report. Its second preference is for a Crown Lease direct from DOLA. If a Crown Lease direct from DOLA is granted they propose that the balance of the redemption fund be paid to them after Council has extracted the rent payments and interest thereon calculated from the commencement of the lease.

The anticipated amount for the Redemption Fund estimated at 30 June 1995 will be \$165,273 of which about \$24,000 will represent rent and interest earned. The balance to be paid back to the Lessee will therefore be in the region of \$141,000.

APPRAISAL

It is apparent that the Vesting Order arrangements by which Council holds Reserve 31632 will be changed to a Head Lease arrangement. That change will occur either at the time the additional 0.2919 ha is added to the Reserve or when the current lease expires in 2006.

Under a Head Lease arrangement the City's role would be reduced to that of a middle party with no effective control but a significant degree of responsibility to both the Head Lessee (the State) and the Sub-Lessee (the operator). There is no advantage to the City in that arrangement.

The other alternative of a fee simple acquisition of the site by the City does not offer any advantage given the need to raise funds for the purchase, the existing Lease termination financial obligations and the condition of the improvements and the need to renovate or upgrade them

It would therefore appear to be in the City's best interest to surrender its Vesting Order and allow a direct Crown Lease from DOLA to the operator. However, prior to surrender of the Vesting Order, agreement would have to be reached with DOLA concerning reimbursement of the sum of \$67,275 which was paid by Council for water and sewer headworks to service the caravan park.

RECOMMENDATION:

THAT Council agrees to surrender its Vesting Order over Reserve 31632 to allow a Crown Lease direct to Burns Beach Caravan Resort Pty Ltd subject to the following conditions.

1. Reserve 31632 is to remain in the ownership of the Crown.
2. The Council being entitled to recover from the Burns Beach Caravan Park Reserve Fund, rent and interest thereon calculated from the date of commencement of the present lease to the date of its surrender.
3. Burns Beach Caravan Resort Pty Ltd releasing the Council from all claims for compensation or other payment of any nature in consideration of the payment of the balance of the Burns Beach Caravan Park Reserve Fund after deduction of rent and interest thereon.
4. Arrangements being made with the Department of Land Administration for the repayment to Council of the sum of \$67,275 paid for water and sewer headworks charges.

O G DRESCHER
City Planner

twm:jw
pre39526
16.3.95

CITY OF WANNEROO REPORT NO: TP117-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 290-7

WARD: CENTRAL

SUBJECT: LAND BETWEEN WANNEROO ROAD AND YELLAGONGA
REGIONAL PARK - NORTH OF HEPBURN AVENUE AND
SOUTH OF BURNS BEACH ROAD

METRO SCHEME: Various

LOCAL SCHEME: Various

REPORT WRITTEN: 17.3.95

SUMMARY

Council prepared a discussion paper for the various pockets of land between Wanneroo Road and Yellagonga Regional Park, north of Hepburn Avenue and south of Burns Beach Road as a guide to development. Planning for many of these areas has subsequently advanced substantially whereby an overall strategy is no longer required.

The future development of the pocket of land near the northern end of Lake Joondalup which includes the lots on Burns Beach Road has not progressed. Therefore, it has been recommended that the planning of this area be progressed and that it be promoted for low intensity Special Residential development and other forms of development which may satisfy criteria relating primarily to the enhancement of the natural environment and landscape qualities of the area.

BACKGROUND

Council, at its February meeting (Report TP52-02/95), considered an application for the subdivision of Lot 7 Burns Beach Road, Wanneroo. At this meeting it was resolved to defer consideration of this application pending an assessment of planning proposals for the area and a further report being presented.

The future planning proposals for this and other similar pockets of land between Wanneroo Road and Yellagonga Regional

Park (north of Hepburn Avenue and south of Burns Beach Road) were previously considered in December 1992 (Report G81201). Council will note that these pockets of land were excluded from the North West Corridor Structure Plan which placed the onus on the City of Wanneroo to undertake structure planning to guide the future development of these areas (Attachment No 1).

As a result, Council prepared a discussion paper which examined the issues, options and recommendations for these areas. This discussion paper formed part of the Draft East Wanneroo District Structure Plan (EWDSP) and outlined various land use strategies for the different pockets of land considered (Attachment No 2). Council subsequently endorsed the Draft EWDSP (and this discussion paper) and authorised its release for public comment concurrently with the advertising for public comment for the proposed East Wanneroo Scheme No 21.

The EWDSP was subsequently referred to the Department of Planning and Urban Development (now the Ministry for Planning) in conjunction with the draft text and scheme report for Town Planning Scheme No 21 (TPS 21), seeking approval to advertise from the Minister for Planning. As Council will recall however, approval to advertise TPS 21 was refused and consequently the discussion paper was not finalised nor was it formally released for public comment, although it was informally made available for viewing by the public.

LAND USE PROPOSALS

Since the Minister's consideration of TPS 21, planning for most of the pockets of land described below has progressed significantly. Consequently, a number of these areas of land (with the exception of Areas A and E) no longer need to be considered as part of an overall strategy but are nevertheless commented upon .

Area A

Area A is currently zoned Rural under both the MRS and the City's District Town Planning Scheme. The draft discussion paper proposed development for Special Residential purposes. It is recommended that this strategy be continued.

This area has distinct characteristics that make it different in comparison to the other cells that are being considered. The foreshore reserve promoted within the final Yellagonga Regional Park report is very narrow in this location with the lake's edge being only some 70 metres away from the nearest lot boundaries. The majority of the land is very low lying with the reserve boundary being located at 20 metres AHD or less. The current water level within Lake Joondalup is approximately 17 metres AHD.

The area is bounded on either side by the Regional Park, where the land has been identified as being very important for

conservation and protection due to its intrinsic environmental value. It is therefore clear that any proposal for the subject land must be sympathetic to the environment as it will form the interface between the sensitive ecosystems of the regional park.

Because this part of Lake Joondalup is so important in terms of protection of wildlife and native vegetation, more intensive use of this area, eg, residential and commercial development, would bring unwanted pressure on it. This would include human and domestic animal intrusion into the conservation zone, trampling of vegetation, disturbance of wildlife, added fire risk, rubbish dumping, nutrient leaching, etc.

It should also be noted that the prevailing south-westerly winds during warmer months are likely to result in significant midge swarming in this area. This would have an undesirable impact on any people living within this area. It is therefore very clear that any intensive development of this area would also be inappropriate for this reason.

Area A includes a very low lying area that supports wetland vegetation (Attachment No 3). This is obviously part of Lake Joondalup but has not been included within the Regional Park. As it is part of the wetland ecosystem it is important that it is conserved and protected and it is therefore recommended that it be considered for inclusion in a future Omnibus Amendment to the MRS to reserve the affected land for Parks and Recreation purposes.

At this stage, Area A remains relatively free from development although a fair degree of clearing has occurred. A clear opportunity therefore exists to ensure that any future proposals within this area are developed to preserve and where possible enhance the natural characteristics of this land and its surrounds.

This cannot be achieved by allowing any intensive forms of development in this vicinity. In light of this, it is considered that a Special Residential zoning with minimum lot sizes of 4000m² would be most appropriate for this area. This would allow landowners to pursue a satisfactory level of subdivision over their land whilst still maintaining the desired development strategy for this region.

As the development of other areas, independent subdivision applications should not be considered acceptable unless they are coordinated with the necessary level of structure planning for the area. This will ensure that all landowners have an equal opportunity for the subdivision and development of their respective lots.

Notwithstanding that Special Residential subdivision is the preferred future use for this area, experience over the last few years has shown that these lots, particularly those on

Burns Beach Road, are attractive to developers in terms of their good access, exposure and the pleasant natural landscape of the general area. Some forms of development being looked at are such that they would be consistent with the enhancement of the natural environment and landscape qualities of the area and could therefore acceptable. It is therefore recommended that in addition to the promotion of Special Residential use as indicated earlier, Council also supports other forms of development of this area which would:

- (a) not have any adverse impact on the natural environment or landscape qualities of the general area, but rather would enhance those qualities;
- (b) be compatible with future Special Residential use of adjoining lots.

Area B

This area has recently been included within the North West Corridor Omnibus Amendment as proposed Urban land. Its inclusion is generally consistent with previous strategies for this area and also reflects the same option as was identified within the Council's draft discussion paper.

As Council is aware, new legislation has come into effect that now requires all local authorities to rezone their District Town Planning Schemes to correspond with future MRS rezonings. Alternatively, the Minister for Planning is empowered to initiate such amendments on behalf of councils. The new legislation has an obvious impact on local authority planning, particularly where broad acre landholdings are rezoned to urban, a zone which normally covers numerous zones reflected by local authority schemes.

In this instance however, this area has predominantly been cleared of vegetation and is generally unconstrained for development. The development of this area for residential purposes is therefore most likely, however the matter of the form of urban development to eventually be decided upon would be best determined at the time that the landowners involved start thinking of developing their land.

Area C

This area has also been included within the Omnibus Amendment as proposed Urban land. The Council previously proposed special residential development for the majority of this area, as it was seen as a logical southern extension to the existing zone in the north. There was also some concern regarding the proximity of the adjacent wetland therefore low density development was being encouraged. The southern part of this area (south of Backshall Place) was proposed as a tourism zone.

Council will recall however, that a detailed report was considered at its October 1994 meeting (Report I21005) in relation to this area. In short, it was identified that future development within Area C would require special measures for sewerage disposal. Whilst a reticulated system was the most preferable, the consultant advised that it would not be cost effective to extend deep sewerage into this area unless the area could be developed at a minimum density of R15. Given that this proposition was supported by the Water Authority of WA and the Environmental Protection Authority, Council subsequently supported a proposed rezoning and draft local structure plan which proposed Residential Development for this area at a predominant density of R15.

Area D

The northern section of Area D has also been included within the Omnibus Amendment as proposed Urban land. Council will note that Area D is divided into two parts with the second part being located directly south of Whitfords Avenue bounded by Wanneroo Road and Hocking Road. These two areas are being considered together as they were previously identified in Council's discussion paper as being well located for the development of tourism type facilities. Compatible land uses included tourist accommodation and associated leisure and recreation services.

The proposed Urban zoning is certainly compatible with the Council's previous proposal for this area. At this stage however, it is believed that a tourism type zone will require further investigation to determine whether alternative land uses should also be considered.

As stated above, should the current Omnibus Amendment rezone this area to the Urban zone, Council will need to give consideration to the rezoning of this area under its scheme. It is therefore believed that future development strategies for this area will be more appropriately considered at that time.

Area E

This area is relatively small and is bounded by Yellagonga Regional Park on three of its four sides. It is also located in close proximity to Walluburnup Swamp. Any intensive development of this area, eg normal residential development, was previously regarded as an undesirable intrusion into the Regional Park's environs. A special residential zone with lot sizes of 4000m² was therefore proposed as the most appropriate for this area.

Council will note that an application for the rezoning of two lots within this area was recently received. This application is yet to be formally considered and at this stage, is awaiting comments from other government authorities. Once the various comments have been received and a detailed assessment has been

made, a report will then be presented to Council for its consideration. It is anticipated that this report will determine the future development of this specific area.

Area F

Area F relates to two lots (ie, Lot 100 and pt Lot 23 Wanneroo Road) that were previously located south of the existing Kingslake Special Residential zone. Council's discussion paper identified these lots for future Special Residential development. Since this discussion paper was prepared however, the subject lots have been subdivided. Further consideration of this area is therefore no longer required.

Area G

At the time Council's discussion paper was being prepared, applications for rezoning were being considered to permit the development of R40 grouped housing within this area. These rezonings have progressed substantially and are near finalisation. It is therefore, no longer considered necessary to require a development strategy for this region.

It is clear from the above that the majority of these pockets of land no longer need to be considered in the context of an overall development strategy. Area A is the only remaining pocket of land which to date, has not been progressed. In this regard, it is therefore proposed that Council gives preliminary approval to the development strategy for this area as outlined above (ie, preferably Special Residential development with minimum lot sizes of 4000m² or alternatively other forms of development which meet certain criteria). It is also proposed that the Council prepares a draft report on this matter and releases it for public comment, including writing to the affected landowners requesting their comments in this regard.

RECOMMENDATION:

THAT Council:

1. gives preliminary approval to a strategy for the future development of the land bounded by Yellagonga Regional Park, Wanneroo Road and Burns Beach Road (being Area A on Attachment No 2 to Report) for preferably Special Residential purposes (minimum lot sizes 4000m²) or alternatively, for other forms of development which would:

- .1 not have any adverse impact on the natural environment or landscape qualities of the general area, but rather would enhance those qualities through the containment of on-site drainage, control of access to Yellagonga Regional Park, revegetation on-site and within

Yellagonga Regional Park and any other measure considered appropriate by the Council;

.2 be compatible with future Special Residential use of adjoining lots;

2. requests the Western Australian Planning Commission to consider including in a future Omnibus Amendment to the Metropolitan Region Scheme, the reservation for Parks and Recreation purposes of the wetland area extending into Area A as shown on Attachment No 3 to Report
;
3. prepares and releases for public comment a draft report in regard to the above development strategy, and writes to the affected landowners seeking their comments in regard to the strategy.

O G DRESCHER
City Planner

rwz:rp
pre39536
20.3.95

CITY OF WANNEROO REPORT NO:

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: TOWN PLANNING COMMITTEE

MEETING DATE: 27 MARCH 1995

FILE REF: 790-662

WARD: CENTRAL

SUBJECT: AMENDMENT NO 662 TO TOWN PLANNING SCHEME NO 1: CURRAMBINE DISTRICT CENTRE, PT LOT M1722, CORNER SHENTON AVENUE AND MARMION AVENUE, CURRAMBINE

METRO SCHEME: URBAN

LOCAL SCHEME: RURAL AND RESIDENTIAL DEVELOPMENT

OWNER: BEAUMARIS LAND SALES

CONSULTANT: FEILMAN PLANNING CONSULTANTS

SUMMARY

Amendment No 662 to Town Planning Scheme No 1 proposes to rezone portion of Pt Lot M1722 on the corner of Marmion and Shenton Avenues, Currambine, to accommodate the Currambine District Centre. The matter was last considered by Council in October 1994 following a period of public advertising. The Hon Minister has now partly upheld the submissions and required the amendment be modified to reduce the amount of land available for retail purposes.

The applicant has submitted a revised proposal generally in line with the Ministers's decision. If Council wishes to proceed with the amendment it will now need to adopt these modifications and require a number of issues to be finalised prior to forwarding the documentation back to the Hon Minister for finalisation.

BACKGROUND

Amendment No 662 was initiated by Council in August 1993 (H20829) and at that time proposed to rezone the Currambine District Centre land, from Rural and Residential Development to Commercial (7.5 hectares), Mixed Business (7.1 ha), Service Station (2 sites totalling 0.6 ha) and Civic (1.8 ha). (Attachment Nos 1 and 2) Retail floorspace at this centre was to be restricted to a maximum of 15,000m² Gross Leasable Area, comprising two stages each of 7500m², not opening for trade prior to 31 December 1994 and 31 December 1997 respectively.

The amendment was subsequently advertised for public comment which attracted 19 letters of objection and four letters of support. The major basis of the objection relates to the effect of the proposed retail centre on the viability of surrounding centres.

Council considered the submissions at its meeting on 26 October 1994 (I21029) and resolved to modify the retail staging aspect of the amendment so that no more than 7500m² retail GLA will be constructed and trading prior to 1 January 2000 and that prior to this date development was to specifically exclude a discount department store.

The resolution was subsequently forwarded to the then State Planning Commission seeking the Hon Minister's final determination on the maximum retail floorspace and staging for the centre as well as an acceptable land area for each zone.

CURRENT SITUATION

The Commission has now advised that the Hon Minister has decided to uphold the submissions in part and require the following modifications to the amendment:

1. Reduce the proposed maximum retail GLA from 15,000m² to 10,000m².
2. Delete all reference to staging of the retail development.
3. Reduce the land area allocated for Commercial use on the Scheme amendment plan from 7.5ha to 5.0ha in line with point (1) above.

The Commission further advises Council that:

1. the amount of land identified on the Amendment plan for mixed business use may also need to be reduced and the identification of this area for future expansion of any retail centre is not supported;
2. the Minister's decision is based on the maximum floorspace for the Currumbine District Centre set out in the Retail Strategy of the North-West Corridor Structure Plan (1992), and takes into account the present and future role of the Joondalup Strategic Regional Centre.
3. the Commission would be prepared to reconsider the longer term net retail floorspace potential of the Currumbine District Centre in the light of a review of Council's District Zoning Scheme and any related review of the Retail Strategy.

The applicant has subsequently submitted revised amendment plans reflecting the Hon Minister's advice and their further discussions with officers from the Ministry for Planning. The proposal, which can be viewed on Attachment No 3, now comprises:

1. 5.0ha of Commercial land to accommodate 10,000m² of retail GLA.
2. 7.0ha of Mixed Business land (including 0.5ha which will be needed for drainage).
3. Two Service Station sites of 3500m² and 4000m² respectively.
4. 2.0ha of Civic land.
5. 4.25ha to be excluded from the amendment area.

The following comments are made in respect to the modified proposal:

1. Discussion with officers from the Ministry for Planning advise that it was not intended that the 2.5ha reduction in Commercial land be simply added to the Mixed Business land. Rather the overall size of the centre be reduced by 2.5ha.

The 4.25ha the applicant now proposes to exclude from the amendment results from this 2.5ha reduction in Commercial zoned land and from a more accurate calculation of the overall site area. It is not considered appropriate to retain the existing Rural zoning of this land, however to introduce a new zone to the amendment at this stage may necessitate a further period of advertising. The applicant has advised of the intention to immediately liaise with the City to ascertain an appropriate zone for this 4.25ha and to request an amendment in line with those discussions.

2. There are inconsistencies between the applicant's current plan and text regarding the intention to provide for fast food outlets. This will need to be further clarified. There is no objection to making provision for fast food outlets at this centre, however if proposed they should fall within the Commercial zone and be included in the retail calculations.
3. The applicant suggests that the service station land now be zoned Commercial. This is not considered appropriate given the Hon Minister's decision to reduce the amount of Commercial zoned land. Furthermore, until Amendment 642 (relating to service station retailing) is finalised, a service station cannot be accommodated within the Commercial zone.

The applicant has increased the area of the two service station sites in line with advice from the industry. There is no objection raised to this.

4. Council's prior consideration of this amendment required the applicant to satisfy the following points prior to seeking final approval:

.3 confirmation that the developer's Currambine public open space contribution has been provided for;

.4 the finalisation of a legal agreement covering the ceding of a 5000m² community purpose site and balance public open space land free of cost to the City of Wanneroo; and

.5 the final adoption of a concept plan and policy for the District Centre satisfactorily addressing outstanding design issues.

These points are yet to be satisfactorily addressed. Although in general, the various components of the centre are considered satisfactory, points (a) and (c) above may necessitate some modification to the size and configuration of the various zones.

One point of particular note on the concept plan, is the lack of integration between the shopping centre and the community purpose building. The applicant has advised that this matter has not been addressed as it is the intention to seek, in the medium term, an increase in the maximum retail floorspace for the centre (and presumably the amount of Commercial zoned land) which will result in the current location of the community building being acceptable.

The applicant has undertaken that if approval for the increased retail floorspace has not been achieved prior to 1 July 2000 it will, at the request of Council, seek to amend the Civic boundary to facilitate this integration. This is not considered appropriate unless:

(a) stringent controls are placed on the design of the present 10,000m² shopping centre to ensure that satisfactory integration is achieved in the event that the approval for the further expansion of retail floorspace is not forthcoming;

(b) the concept plan demonstrates how the integration is achievable if the shopping centre floorspace is increased as intended by the applicant; and

- (c) there is a mechanism in the legal agreement to ensure the City can access the community/open space land prior to this date if required.

RECOMMENDATION:

THAT Council:

1. modifies Amendment No 662 to Town Planning Scheme No by:
 - A. replacing previous reference to 15000m², being the maximum gross leasable area that will be used for retail purpose, with reference to 10000m².
 - B deleting all references to staging of the retail floorspace.
 - C amending the scheme amendment map to accord generally with the Currambine District Shopping Centre Conceptual Layout Plan dated 18 March 1995 prepared by Feilman Planning Consultants as modified to address the issues raised in Report No TP 04/95.
2. finally adopts the modified form of Amendment No 662 to Town Planning Scheme No 1.
3. authorises the affixation of the Common Seal to, and the signing of, the amending documents subject to:
 - A. confirmation, to the City's satisfaction, that the landowners 10% public open space contribution for Currambine has been provided.
 - B. the finalisation of a legal agreement to:
 - .1 cover the ceding of the community purpose and p
 - .2 ensure the City can negotiate for the transfer
 - .3 ensure that the design of the currently propose
 - C. satisfactory arrangements being in place to ensure the final adoption of a concept plan and policy for the Currambine District Centre.
 - D. the receipt of an application to rezone the Rural zoned land now excluded from this amendment to Residential Development or other zone considered appropriate after discussions with the City Planner.

4. delegates authority to the City Planner to determine the precise zone boundaries.

O G DRESCHER
City Planner

rmp:jw
pre39541
24.3.95

C I T Y O F W A N N E R O O
GENERAL PURPOSES COMMITTEE REPORTS
TECHNICAL SERVICES SECTION
29 MARCH 1995

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 208-112-94/95

WARD: ALL

SUBJECT: TENDER NO. 112-94/95 - THRUSTBORING OF DRAINAGE PIPES, MARANGAROO DRIVE

The tender for the supply and thrustboring of several drainage pipes associated with the duplication of Marangaroo Drive was advertised in the weekend West Australian on Saturday 4 and 11 March 1995 and closed on Tuesday 14 March 1995 at 1.00 am.

Three tenderers capable of carrying out the works collected tender documents, however, only one tender was received from DM Drainage and Construction for the sum of \$60,967.08.. A breakdown of the tender price is shown in Attachment 1. It was anticipated that the cost of the work would be between \$60,000 and \$70,000 based on a cost estimate obtained previously. DM Drainage and Construction has previously undertaken thrustboring works for Council to a high standard. It is therefore recommended that DM Drainage and Construction be awarded the work.

RECOMMENDATION

That Council accepts the tender from DM Drainage and Construction at Tender No. 112-94/95 for the lump sum of \$60,967.08 for the thrustboring of drainage pipes in Marangaroo Drive.

R T McNALLY
City Engineer

PC:SW
Cere0317

CITY OF WANNEROO REPORT NO TS93-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE -
TECHNICAL SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 208-6

WARD: ALL

SUBJECT: VEHICLE REPLACEMENT PROGRAMME - TENDER
NOS: 107-108-94/95

Tenders were advertised on 25 and 28 February 1995 for the supply and delivery of the following:

CONTRACT NOS:

107-94/95 1 Prestige, 4 door, 8 cylinder sedan

108-94/95 4 6 cylinder, 4 door sedans

" 1 6 cylinder, 4 door station wagon

To Be Traded:

Tender No:	Plant No: Delivery	Description	Reg'n No:
107-94/95	99 010 03.03.94	Ford Ltd sedan	WN 206
108-94/95	99 001 01.11.93	Ford Falcon sedan	WN30516
	99 497 16.05.94	"	WN 248
	99 105 10.05.94	"	WN 263
	99 013 12.08.93	"	WN30480
	99 982 15.12.93	Ford Falcon s/wagon	WN 301

Tender No: 107-94/95

Tenders were advertised for the replacement of one (1) Ford LTD sedan. Six companies submitted a response, one of which was from John Murray Autos for the outright purchase only. This tender of \$38,250 was the highest trade price offered and is recommended for acceptance.

Centre Ford offered the lowest purchase price of \$36,432 for a new Ford LTD sedan. Consequently, the new purchase from Centre Ford is recommended.

Tender No: 108-94/95

Although eight companies have responded, only two offer vehicles that strictly comply with the specification requirement for fully integrated, factory fitted, climate control, air conditioning as standard.

Mitsubishi Verada vehicles have been offered by Harry Dutton Mitsubishi at an average changeover price per vehicle of \$11.00 below the average changeover price for Ford Fairmont vehicles offered by Midway Ford.

These vehicles are to be supplied to Department Heads who are entitled to private use of them in accordance with Council's policy on the use of City vehicles. Since the price differential is minimal, it was considered appropriate to invite the Department Heads concerned to indicate their preferred vehicle.

Most officers confirmed their preference for Ford Fairmont. Due to the negligible additional cost per vehicle of \$11 and in the interest of fleet standardisation, the purchase of four (4) Ford Fairmont sedans and one (1) Ford Fairmont station wagon is considered appropriate.

RECOMMENDATION

That Council accepts the following tenders as outlined in Attachment 1 to Report No:

<u>Tender No</u>	<u>Company</u>
	<u>Changeover</u>
107-94/95	Centre Ford (supply only) \$36,432.00
107-94/95	John Murray Autos \$38,250.00 (outright purchase)
108-94/95	Midway Ford \$20,135.00

R T McNALLY
City Engineer

PWC:PRG
dre035
TS94-03/95

CITY OF WANNEROO REPORT NO: TS94-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE: TECHNICAL
SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 208-101-94/95, 061-444-1,
208-106-94/95, 061-325-33

WARD: NORTH

SUBJECT: ADDISON PARK CLUBROOM TOILET BUILDING:
TENDER REFERENCE 101-94/95
MACNOUGHTON PARK CLUBROOM TOILET BUILDING
TENDER REFERENCE 106-94/95

Tenders closed for Addison Park Clubroom toilet building on Friday 10 March 1995 with the receipt of the following 13 tenders:

	\$
B & N Beale Nominees	214,220.00
Homestead Constructions	216,000.00
Buckingham Re-Development	219,642.00
T C Newby	225,999.00
Dalcon Constructions	233,697.00
Aspect Constructions	239,237.00
Principal Building Services	243,448.00
Swift Hill Pty Ltd	245,408.00
Longo Construction	257,000.00
Beechboro Building Company	261,466.00
Palmerston Building Company	261,742.00
Creative Building Development	274,397.00
Consul Constructions	337,000.00

The lowest tenderer, B & N Beale Nominees, confirmed its tender.

The firms principal is a sole trader with some 33 years experience in the building industry. A Dun & Bradstreet credit check indicates no adverse trading but notes the tenderers large Wespac overdraft secured against personal property. The tenderers building competence was confirmed by the City of Cockburn.

Tenders closed for the MacNoughton Park Clubroom toilet building on Friday 17 March 1995 with the receipt of the following 13 tenders:

	\$
T C Newby (Master Builder	257,218.00
W D Petersen	278,312.00
Buckingham Re-development	279,800.00
Homestead Constructions	284,571.00
Aspect Constructions	288,846.00
B & N Beale Nominees	290,338.00
Principal Building Services	294,569.00
Pacific Building Company	300,040.00
Swifthill Construction	302,000.00
Longo Constructions	317,000.00
Dalcon Constructions	323,302.00
Creative Building Development Co	326,486.00
Palmerston Building Company	329,378.00

The lowest tenderer, T C Newby, confirmed his tender which is 7.5% lower than the second tender. T C Newby obtained his builders registration in 1980 and commenced building operations under his own name in approximately 1993. Of late, he is expanding his operations and in work undertaken for Homeswest he has been able to fully meet his obligations. His financial standing is subject to his unregistered partnership with Solicitor, A C Thorpe.

Funds allocated to the two projects are:

Allocation number 30993 - \$130,000.00
 Allocation number 28188 - \$250,000.00
 Allocation number 30964 - \$235,000.00

total funding \$615,000.00

Expected expenditure for the two projects are:

Addison Park:

. Consultants fees	-	\$9,275.00
. Printing/adverts	-	\$675.00
. Sewer connection	-	\$24,995.00
. Contract sum	-	\$214,220.00
. Furniture	-	\$20,000.00
sub-total		\$269,165.00

MacNoughton Park:

. Consultants fees	\$10,195.00
. Printing/adverts	\$675.00
. Contract sum	\$257,218.00
. Furniture	\$20,000.00

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 29 MARCH 1995

FILE REF: 280-109-94/95

WARD: SOUTH WEST

SUBJECT: TENDER NO 109-94/95 - SUPPLY, INSTALLATION AND COMMISSIONING OF AN AUTOMATIC

RETICULATION SYSTEM AT FERNWOOD PARK,
PADBURY

Tender was advertised during March 1995 for Supply, Installation and Commissioning of an Automatic Reticulation System at Fernwood Park, Padbury.

Tender documents were issued to the following companies on request:-

- Mr P Casini
- New Image Irrigation
- Total Eden Watering Systems
- Elliotts Irrigation Pty Ltd
- Irrigation Technology Pty Ltd
- T G Foy and Associates
- Swan Irrigation
- Aquaduct
- HR Products
- Custom Irrigation
- Hugall and Hoile (WA)
- Tiny Bobcat Service
- Stirling Irrigation
- Malua Reticulation

Tenders were received from:-

- | | |
|-------------------------------|----------|
| ◦ Swan Irrigation | \$13,455 |
| ◦ Hugall and Hoile (WA) | \$13,803 |
| ◦ Malua Reticulation | \$14,426 |
| ◦ Elliotts Irrigation Pty Ltd | \$14,548 |
| ◦ Total Eden Watering Systems | \$15,765 |
| ◦ Custom Irrigation | \$16,248 |
| ◦ Aquaduct | \$19,600 |

SUMMARY

Swan Irrigation is the lowest tender and conform to Council's design specification. This company has successfully undertaken work for the Parks Department previously.

RECOMMENDATION

That Council accepts the tender as submitted by Swan Irrigation of \$13,455 for Tender Number 109-94/95 for the Supply, Installation and Commissioning of an Automatic Reticulation System at Fernwood Park, Padbury.

F GRIFFIN
City Parks Manager

DC:JW
16 March 1995

gre02017

TS96-03/95

CITY OF WANNEROO REPORT NO TS96-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL
SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 780-21, 290-7

WARD: SOUTH

SUBJECT: EAST WANNEROO DEVELOPMENT - ROAD DESIGN
FUNDING

The provision of Important Regional Roads abutting future urban cells in and around East Wanneroo is to be managed by the City and funded by a Headworks charge that is to be levied against the sub-divider in that area.

BSD Consultants Pty Ltd have been recently commissioned to develop an overall planning programme including the road infrastructure requirements for the various urban cells that have been identified.

However, some of the recommended District Distributor road network in the East Wanneroo District Transport Study, such as Caporn Street, Franklin Road and sections of Dundobar Road, together with Elliot Road, is not included in the designated East Wanneroo Developer Contribution Arrangements.

There is a need for these roads to be designed to provide recommended engineering requirements with regard to road reserve widths, drainage and traffic control measures so that the objective of an overall co-ordinated Regional Road framework can be achieved.

As a guide, the Consultants have indicated that the preliminary design and survey costs for the roads shown as Category 2 on Attachment 1 are in the order of \$30,000.

It is likely that other sections of Regional Roads outside of the cell areas, such as Gngara Road and Hepburn Avenue near Alexander Drive, may also need to be designed to provide an overall co-ordinated project.

Funds of \$60,000 have been allocated in the Budget - Consultant Fees Account No 46574 for the detail design of East Wanneroo Road Reserves and Land Requirements.

It is proposed that the Consultants' brief be extended as a discreet project to include the design of sections of District Distributor roads outside of the designated cells with the fees charged to Account No 46574.

RECOMMENDATION

That Council:

- 1 approves BSD Consultants Pty Ltd being commissioned to undertake the design of the East Wanneroo District Distributor Road network, which is outside of the future urban cells, with fees charged to Account No 46574 - Engineering Consultant Fees;
- 2 authorises the City Engineer to determine the extent of the design requirements for the East Wanneroo District Distributor Road network.

R T McNALLY
City Engineer

PP:EMT
Cere0323
TS97-03/95

CITY OF WANNEROO REPORT NO TS97-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE -

TECHNICAL SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 508-5-5 10-4

WARD: ALL

SUBJECT: TWO WAY RADIO FACILITIES - PROVISION OF
HAND HELD TWO WAY RADIO TO MINDARIE
REGIONAL COUNCIL

The Manager of Mindarie Regional Council has formally requested access to Council's two way radio network. The Regional Council seeks to operate five (5) units as part of its Mindarie operations.

Council can make channel 4C available as a separate talk group for Mindarie Regional Council. In addition, access to the Waste Management resident talk group channel is considered appropriate to accommodate full resolution of some operational issues that may arise at the Tamala Park Refuse Disposal Site.

The following equipment could be made available to Mindarie Regional Council for outright purchase from Council's two way radio supplier:

One (1) Desk mounted two way radio
\$1,660.00

Four (4) Vehicle mounted two way radios
@ \$1,370.00 each
\$5,480.00

In addition Mindarie Regional Council would be responsible for the associated Base Station installation costs \$
550.00

These prices are fully inclusive of programming installation. The only ongoing charge that Mindarie Regional Council would incur to maintain access to the City's two way radio network, would be \$20 per month per unit, as recommended by the Council's commissioned consultant, Consultel Australia.

Since the City can accommodate the additional talk group within its current system without any adverse effects or additional costs, it is considered appropriate to make a positive response to Mindarie Regional Council's request.

RECOMMENDATION

That Council:

- 1 approves the creation of an additional talk group, Channel 4C, within its two way system for Mindarie Regional Council's use and allows limited access to the Waste Management resident talk group channel, 4A subject to the Mindarie Regional Council being responsible for all costs associated with the purchase of two way radio units and connection to Council's communication system;
- 3 approves the implementation of a monthly \$20 charge per two way unit, payable by Mindarie Regional Council, for access to Council's communication system.

R T McNALLY
City Engineer

PWC:PRG
dre036
TS98-03/95

CITY OF WANNEROO REPORT NO TS98-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 30/0985

WARD: NORTH

SUBJECT: SAND QUARRY, LOTS 505 AND 508 PEDERICK ROAD, NEERABUP

Cossill and Webley, Consulting Engineers, have applied on behalf of Eclipse Resources Pty Ltd, for an Extractive Industry Licence and Development Approval for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup as shown on Attachment 1.

The application was previously considered by Council at item TS62-03/95 on 8 March 1995. The advertising period for the development closed on 6 March and an objection was lodged in relation to the potential impact on the solitary bee species *Hylaeus globuliferus*. Council deferred consideration for up to three months pending receipt for Council's consideration

of an Environmental Impact Review in relation to the solitary bee species *Hylaeus globuliferus*.

A report has been received from Bowman Bishaw Gorham, Environmental Management Consultants on this matter as shown on Attachment 2. The report concludes that the clearing in relation to the proposed sand quarry would not put at risk the conservation status of the solitary bee *Hylaeus globuliferus*.

The land is zoned for future industrial development in the Metropolitan Region Scheme. The proposed quarry would allow the site to be levelled and generally recontoured suitable for industrial subdivision and the proposed final levels reflect this intention. However, the land is a small part of a large industrial area and it is desirable that the earthworks are compatible with the rest of the area.

Council's Planning Department is in the process of approaching the land owners in the area to fund the development of a structure plan to coordinate the development of the area. This would include earthworks and recontouring to accommodate drainage and sewerage. Subject to funding by the land owners, the study should be completed in 12 months.

It is important that the short term quarry activities do not jeopardise the orderly planning of the whole area. To cover this planning concern a 12 month approval is recommended so that the final land form can be changed, if needed, to match the final design in the structure plan.

A road maintenance contribution is required for this quarry and has been agreed for the two access options, Pederick Road and Flynn Drive.

The site will be stabilised after excavation by planting with rye grasses and medics.

The Extractive Industry By-laws require a 40m buffer to roads and 20m buffer to adjoining property boundaries. The extent of excavation needs to be reduced to meet these requirements.

The City Environmental Health Manager has identified a potential noise concern with a truck route across Pt Lot 2473 and has recommended condition 1 (i) to protect the caretaker's house on the Golf Course.

RECOMMENDATION

That Council:

1) approves the application by Cossill and Webley, Consulting Engineers, who have applied on behalf of Eclipse Resources Pty Ltd, for a sand quarry on Lot 505 and 508 Pederick Road, Neerabup in accordance with the provision of its Town Planning Scheme, subject to:

- .1 the use of the land for quarrying purposes ceasing by 30 April 1996 unless a further approval is granted by Council. Renewal of the application should be submitted three months before the approval expires;
- .2 maintaining a water allocation or secure water supply for dust control;
- .3 all fuel storage on site being in approved underground tanks or in above ground tanks on a bunded, hardstand area that will contain any leaks and being constructed in accordance with the Water Authority of Western Australia's specification for temporary, small, elevated, flammable liquid (hydrocarbons) installations in underground water pollution control areas;
- .4 submission of an annual, updated, site contour plan and rehabilitation report and quantity of material removed from the site;
- .5 the applicant entering into an agreement with the City of Wanneroo, under Section 85 of the Road Traffic act to pay the City of Wanneroo a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its care in the neighbourhood of the proposed excavation at the rate and in addition the applicant is to:
 - (i) be responsible for the cost of asphalt surfacing the junction of the site access road onto Flynn Drive and/or Pederick Road prior to its use for truck traffic from the quarry;
 - (ii) be responsible for the cost of asphalt surfacing the intersection of Pederick Road and Pinjar Road if access to the sand excavation area is off Pederick Road;
 - (iii) be responsible for the cost of any maintenance, repair and reconstruction works on pederick Road required during the period it is used by truck traffic generated by the sand excavation to leave it in condition equivalent to its current condition and capacity as determined by the City Engineer in consultation with the applicant. Eclipse Resources to

lodge a letter of guarantee for a minimum of \$35,000 supported by a personal guarantee from the Directors in relation to such work;

- .6 stabilising all stockpiles and using suitable dust suppression methods in work areas to prevent the generation of dust;

- .7 hours of quarry operation being restricted to:

Monday to Friday 0700-1900
(except public holidays)

Saturday 0700-1700

Sundays (work not permitted)

Public Holidays (work not permitted)

- .8 all site equipment being suitably soundproofed so as to comply with the relevant sections of the Environmental Protection Act 1986;

- .9 any proposed route through Pt lot 2477 Flynn Drive being at least 500 metres west of the eastern boundary or any such proposed truck route to be the subject of an acoustic consultant's report confirming it will not create a problem under the terms of the Environmental Protection Act 1986;

- .10 there being a clear understanding that, regardless of the conditions imposed, no indemnity from the provisions of the Environmental Protection Act 1986 is implied or given;

- .11 maintaining a sealed crossover and sealing up to the first 10m of the quarry access road from the crossover to the satisfaction of the City Engineer to stop dust and material being tracked onto the road;

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

- .13 no excavation within 20 metres of the property boundaries before submitting to Council a copy of consent from the adjoining property owner and no excavation within 40 metres of Pederick Road;

- .14 all fill areas shall be compacted to a 95% modified maximum dry density when tested in

accordance with AS1289 E2.1-1977 and certified by a NATA registered laboratory. Unless otherwise approved by the City Engineer the fill material shall be placed in 300mm layers and each layer compacted and appropriately tested;

.15 standard conditions;

12approves an Extractive Industry Licence for Eclipse Resources Pty Ltd for a sand quarry on Lots 505 and 508 Pederick Road, Neerabup with the following conditions:

.1 annual fee - \$300

.2 period of licence - 1 year to 30 April 1996

.3 rehabilitation bond - \$10,000

.4 under By-law 21 of the Extractive Industry By-laws agreement to the operator paying Council a road charge contribution for each cubic metre of material removed from the site for extraordinary expenses for repairing and maintaining roads under its control in the neighbourhood of the proposed excavation at the agreed rate of \$0.50 per cubic metres for material trucked via Pederick Road and \$0.40 per cubic metre for material trucked via Flynn Drive and in addition the applicant is to:

(i) be responsible for the cost of asphalt surfacing the junction of the site access road onto Flynn Drive and/or Pederick Road prior to its use for truck traffic from the quarry;

(ii) be responsible for the cost of asphalt surfacing the intersection of Pederick Road and Pinjar Road if access to the sand excavation area is off Pederick Road;

(iii) be responsible for the cost of any maintenance, repair and reconstruction works on Pederick Road required during the period it is used by truck traffic generated by the sand excavation to leave it in a condition equivalent to its current condition and capacity as determined by the City Engineer in consultation with the applicant. Eclipse Resources to lodge a letter of guarantee for a minimum of \$35,000 supported by a personal guarantee from the Directors in relation to such work.

R T McNALLY
City Engineer
TS99-03/95

RWE:AT
Cere0322

CITY OF WANNEROO REPORT NO TS99-03/95

TO: TOWN CLERK

FROM: CITY ENGINEER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 510-333

WARD: SOUTH-WEST

SUBJECT: TRAFFIC TREATMENT - INTERSECTION OF FORREST ROAD AND ALEXANDER ROAD, PADBURY

In November 1994 a submission was received from residents living near Forrest Road and Alexander Road seeking traffic treatments at this road junction. (Item I91104 refers). Generally the residents complained about poor motorists' behaviour, excessive speeds and pedestrian safety. This junction is particularly busy on weekends when junior football and tee-ball is played on Forrest Park Reserve.

The results of a recent traffic study are shown on Attachment 1. Although the recorded 85% speeds do not indicate a major speeding problem, this junction is well used with 3148 vpd recorded in Forrest Road and 1725 vpd in Alexander Road. Consequently, it would be an appropriate site for a roundabout to control traffic movements at this junction. Residential opinion supports this proposal.

A roundabout is estimated to cost approximately \$45,000, including additional supporting traffic treatments of islands and painted medians.

As no funds have been allocated for this project, this treatment will be listed in the Traffic Management Forward Plan for funding consideration, on a priority ranking basis.

RECOMMENDATION

That Council:

- 1 lists for consideration in the Traffic Management Forward Plan the installation of a roundabout treatment at the junction of Alexander Road and Forrest Road, Padbury;

2 advises the petitioners and nearby
 businesses/residents accordingly.

R T McNALLY
City Engineer
TS100-03/95

DP:EMT
Cere0318

	CITY	OF	WANNEROO	REPORT	NO
TS100-03/95					
TO:	TOWN CLERK				
FROM:	CITY ENGINEER				
FOR MEETING OF:	GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION				
MEETING DATE:	29 MARCH 1995				
FILE REF:	510-2260, 510-2452				
WARD:	CENTRAL				
SUBJECT:	PARKING PROHIBITIONS - MULLALOO BEACH PRIMARY SCHOOL				

Council has received a request from residents of Collins Parade for parking prohibitions on the residential side opposite Mullaloo Beach Primary School (Item C47-02/95 refers). An application has also been made by the Mullaloo Beach Primary School Parents' and Citizens' Association to review the existing prohibitions in Collins Parade and to implement further prohibitions in West View Boulevard.

Surveys carried out during the afternoon peak period showed that parent motorists park on both sides of Collins Parade and Westview Boulevard causing congestion along the carriageways and around entry exit points to the school. This practice significantly compromises pedestrian and motorist safety around the school.

To improve the situation, a series of parking prohibitions to regulate parking are proposed.

The proposed parking prohibitions are intended to ban parent vehicles from unsafe parking practices and therefore increase the safety of children and motorists.

The proposed "NO STANDING CARRIAGEWAY OR VERGE" parking prohibitions on the school side of Collins Parade and West

View Boulevard will create clear zones around the school vehicular and pedestrian entry exit points.

The existing "NO PARKING" prohibition in Collins Parade, adjacent to the access to the school cycleway, is proposed to be reduced to allow maximum capacity for parent vehicles. The reduction, however, should not hinder sight distances at this access point.

The proposed "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" prohibitions on the residential sides of Collins Parade and West View Boulevard will ban vehicles from parking during school peak times and lessen the risk of pedestrian vehicular conflict due to the congestion caused by parking in this area.

Residents have also requested this prohibition to reduce the impact of vehicles parking on the verge.

The School's Parents' and Citizens' Association and nearby residents were given an opportunity to comment through a questionnaire on the proposed prohibitions and generally the proposal was strongly supported.

The existing parking prohibitions are shown on Attachment 1 and Attachment 2 indicates the extent of the proposed prohibitions.

RECOMMENDATION

That Council:

13installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" sign on the south side of West View Boulevard, adjacent to the school's driveways, as shown on Attachment 2 to Report No

14installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs at the junction of West View Boulevard and Collins Parade, as shown on Attachment 2 to Report No

15amends the existing "NO PARKING 8.15AM - 9.15AM - 3.00PM - 4.00PM MONDAY TO FRIDAY" signs to read "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" on the east side of Collins Parade, adjacent to the school's driveway and cycle path, as shown on Attachment 2 to Report No

16installs "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM - 2.30PM - 3.30PM MONDAY TO FRIDAY" signs on the north side of West View Boulevard, adjacent to Lots 570 to 26, as shown on Attachment 2 to Report No

17installs "NO STANDING CARRIAGEWAY OR VERGE 8.15AM - 9.15AM - 2.30PM - 3.30PM MONDAY TO FRIDAY" signs on

the west side of Collins Parade, between West View Boulevard and Atoll Court, as shown on Attachment 2 to Report No

18advises all interested parties accordingly.

R T McNALLY
City Engineer

BL:AT
Cere0320
TS101-03/95

	CITY	OF	WANNEROO	REPORT	NO
TS101-03/95					
TO:	TOWN CLERK				
FROM:	CITY ENGINEER				
FOR MEETING OF:	GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION				
MEETING DATE:	29 MARCH 1995				
FILE REF:	510-0300, 300/36/4				
WARD:	SOUTH-WEST				
SUBJECT:	PARKING PROHIBITIONS - MERRIFIELD PLACE, MULLALOO				

At its February meeting (Item TS5-02/95 refers) Council resolved to:

19not approve the installation of road and verge parking prohibitions along the full length of the western side of Merrifield Place adjacent to the foreshore reserve;

20defer consideration of the installation of parking prohibitions adjacent to the residential properties in Merrifield Place pending further liaison with local residents on the extent and type of prohibitions.

In accordance with Council's resolution on the matter of parking prohibitions along Merrifield Place, residential

opinion was sought through a questionnaire (Item TS5-02/95 refers).

A survey of the parking patterns and traffic volumes had been undertaken between 14 November 1994 until 16 January 1995. A further 10 random surveys were undertaken in which less than 3 beach patron vehicles were noted. During this overall survey period some 64 different vehicles were identified (17 of whom visited more than once and 4 more than 5 times) using Merrifield Place. Some 55 residential or trade vehicles were recorded during the same period. A parking peak of 17 vehicles was recorded on 30 December 1994 at 11.30am, although by 2.30pm this had reduced to 5 vehicles. Beach patron parking was predominantly less than 3 hours in duration and confined to the carriage way. By comparison, residential parking generally occurred on the verge on an all day basis.

The residents have responded to the questionnaire with overwhelming support for prohibitions on the residential side of Merrifield Way. The extent of proposed parking prohibitions included with the questionnaire is shown at Attachment 1. One resident has objected to prohibitions in front of his property (Lot 14) but supported the prohibitions at other locations.

It is therefore proposed to allow parking on the residential side of Merrifield Place adjacent to Lots 14 and 15 while installing the "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" prohibition at the corner of Lot 15. The parking patterns, following installation of the overall prohibitions, will be monitored accordingly.

The extent and type of prohibitions generally agreed to by residents of Merrifield Place are shown on Attachment 2.

RECOMMENDATION

That Council:

- 1 installs "NO PARKING ANY TIME, CARRIAGEWAY OR VERGE" signs along Merrifield Place, as shown on Attachment 2 to Report No
- 2 installs "NO STANDING ANY TIME CARRIAGE OR VERGE" signs at the corner of Merrifield Place adjacent to Lot 15, as shown on Attachment 2 to Report No
- 3 advises all residents accordingly.

R T McNALLY
City Engineer

DP:AT
Cere0319
TS102-03/95

	CITY	OF	WANNEROO	REPORT	NO
TS102-03/95					
TO:	TOWN CLERK				
FROM:	CITY ENGINEER				
FOR MEETING OF:	GENERAL PURPOSES COMMITTEE	-	TECHNICAL SERVICES SECTION		
MEETING DATE:	29 MARCH 1995				
FILE REF:	510-592				
WARD:	SOUTH-WEST				
SUBJECT:	PARKING PROHIBITIONS	-	CAMBERWARRA PRIMARY SCHOOL		

The Parents' and Citizens' Association of Camberwarra Primary School has requested an additional parking prohibition in Currajong Crescent, Craigie, to allow the operation of a set down/pick up facility in the existing embayment.

The embayment was constructed before the commencement of the 1995 school year to reduce traffic congestion along the Currajong Crescent school frontage (Item I10903 refers).

The proposed prohibition, "NO PARKING 8.15 - 9.15AM, 2.30 - 3.30PM MONDAY TO FRIDAY" will allow motorists to stop a vehicle to immediately set down or pick up passengers.

The Parents' and Citizens' Association has indicated that it will encourage parents to use the embayment for set down and pick up only. This will ensure optimum usage of the facility.

The existing parking prohibitions are shown on Attachment 1 and Attachment 2 indicates the extent of the proposed prohibition.

RECOMMENDATION

That Council:

21installs "NO PARKING 8.15AM - 9.15AM, 2.30PM - 3.30PM MONDAY TO FRIDAY" signs along the south side of Currajong Crescent, adjacent to the eastern embayment, as shown on Attachment 2 to Report No

22advises the Parents' and Citizens' Association accordingly.

R T McNALLY
City Engineer

BL:AT
Cere0316
TS103-03/95

	CITY	OF	WANNEROO	REPORT	NO
TS103-03/95					
TO:	TOWN CLERK				
FROM:	CITY ENGINEER				
FOR MEETING OF:	GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION				
MEETING DATE:	29 MARCH 1995				
FILE REF:	510-3208				
WARD:	NORTH				
SUBJECT:	PARKING PROHIBITIONS - MERRIWA PRIMARY SCHOOL				

A request has been received from the Principal of Merriwa Primary School seeking parking prohibitions in Baltimore Parade and Greyhound Drive to regulate parking adjacent to the school.

A survey of parking during the afternoon peak period showed that despite the availability of sufficient parking spaces both on site and around the school perimeter, parent motorists preferred to park close to the main school entrance and adjacent to the existing pedestrian refuge island in Baltimore Parade. This parking situation creates considerable congestion and significantly reduces the safety of pedestrians and motorists.

To improve the safety aspects "NO STANDING" prohibitions are proposed to be installed at the critical locations.

The proposed "NO STANDING" prohibitions are intended to ban parent vehicles from unsafe parking practices and therefore increase the safety of children and motorists.

The existing bus embayment on Baltimore Parade will also be signed on a Bus Zone.

The extent of the proposed prohibitions is shown on Attachment 1.

RECOMMENDATION

That Council:

23installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the west side of Baltimore Parade from 9m south of the pedestrian refuge island to 9m north of the island, as shown on Attachment 1 to Report No

24installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the west side of Baltimore Parade from 20m south of the main school entrance to 10m north of the entrance, as shown on Attachment 1 to Report No

25installs "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs on the south west corner of Baltimore Parade and Greyhound Drive, as shown on Attachment 1 to Report No

26installs "NO STANDING ANY TIME" signs on the east side of Baltimore Parade from 9m south of the pedestrian island to 9m north of the island, as shown on Attachment 1 to Report No

27installs "BUS ZONE" signs at the embayment south of the main school entrance on Baltimore Parade, as shown on Attachment 1 to Report No

28advises the school accordingly.

R T McNALLY
City Engineer

BD:AT

CITY OF WANNEROO REPORT NO: TS104-03/95

TO: TOWN CLERK
FROM: CITY BUILDING SURVEYOR
FOR MEETING OF: GENERAL PURPOSES COMMITTEE
MEETING DATE: 29 MARCH 1995
FILE REF: 625-15-1, 303-9-04
WARD: ALL
SUBJECT: CHILD HEALTH CLINICS

Council annually provides a contribution towards costs incurred by Centres from which Councils Child Health Clinics operate.

The Kingsley Child Health Clinic operates from the Moolanda Child Care Centre and the Woodvale Child Health Clinic operates from the Timbertops Family Centre. The respective management committees have requested contributions from Council for the operating and maintenance costs incurred by the Centres for the Child Health Clinic facilities. The details are as shown on Attachments A and B.

The Timbertops Centre pays electricity charges and purchases paper towelling and the accounts are then forwarded to Council for the immediate reimbursement of 18% of the account. To date this has amounted to \$284.75. The extra costs associated with the Moolanda Centre reflect the older age of the building and vandalism requiring extra security measures.

The costs for the Child Health Clinics have been accommodated within Councils Building Operating budget for 1994/95.

RECOMMENDATION

That Council authorises:

- 1 a contribution to the Timbertops Family Centre of \$2,294.60 from Account 22116 for costs associated with the Woodvale Child Health Clinic; and
- 2 a contribution to the Moolanda Child Care Centre of \$3,057.65 from Account 22115 for costs associated with the Kingsley Child Health Clinic.

R FISCHER
City Building Surveyor
AN:SE/bre03021

TS105-03/95

CITY OF WANNEROO REPORT NO: TS105-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL
SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 210-0

WARD: ALL

SUBJECT: CONTROL OF RUBBISH ON BUILDING SITES

SUMMARY

Council at its March meeting expressed concern about rubbish on building sites. Various options for containing rubbish on site are proposed together with authorisation of the Building Surveyors as litter inspectors to provide for enforcement of the requirements.

BACKGROUND

Inspections reveal that rubbish is blown from building sites and that, whilst many builders introduce methods of control, it is necessary to encourage others to ensure that rubbish is prevented from being blown from the site.

Enquiries made to the City of Rockingham indicate that the Council has adopted the following conditions of approval:

'That Council adopt the following "Conditions of Approval" to be placed on Building Licences under Section 374 (1)(b) of the Local Government Act, as deemed appropriate by the Principal Building Surveyor:-

Prior to the construction works commencing, it is required that one of the following be implemented to prevent building rubbish blowing from the construction site.

1. A receptacle of at least 4 square metres with lid, or an equivalent wire enclosure, be established on the lot for the disposal of builder's rubbish and:
 - (a) all rubbish and offensive matter on the site is to be placed in the receptacle;
 - (b) the receptacle is to be maintained on the building site for the duration of the construction works;
 - (c) a lid is to be kept on the receptacle at all times other than when it is being loaded or unloaded with rubbish; and
 - (d) the receptacle shall be emptied at an appropriate waste disposal site.
- (2) Alternatively, the construction site is to be totally fenced on the cadastral boundaries to the minimum standard of a 1800 high pole and hessian cloth fence with gates of dimensions 3000mm. The fence is to be maintained for the duration of any building or construction work carried out on the site. The gates are to be kept closed other than when being used for ingress or egress from the building site.'

If Council adopts a similar policy as the City of Rockingham, conditions could be attached to the building licence as standard conditions. The appointment of field Building Surveyors as Authorised Officers to issue Infringement Notices under the Litter Act would provide for enforcement of the Council's requirements. A training course for the officers would be required.

It is also considered that the introduction of such procedures should be publicised in order to make builders aware that Council is actively pursuing the problem of litter from building sites.

The proposal to require builders to make some provision for rubbish containment has been discussed with the Housing Industry Association.

The Litter Act 1979-1981, Part V, headed Enforcement, Proceedings and Penalties 26 (1) states: For the purpose of this Act an authorised officer is -

- (c) any person-

- (i) holding office as a member or an officer of a municipality;

(ii) employed by a municipality; or

(iii) appointed by the municipality as an honorary inspector pursuant to subsection (2) of Section 665A of the Local Government Act.

Council can appoint it's Field Building Surveyors as Authorised Officers to administer the Litter Act 1979. Council's Municipal Law and Fire Services Officers have been gazetted as Authorised Officers.

Authorised Officers are issued with a Certificate of Appointment as shown on Attachment 'A'. The officers are authorised to serve Litter Infringement Notices, a copy of the Notice is shown on Attachment 'A'.

RECOMMENDATION

That Council:

- (1) Adopts the following policy:

"Building site rubbish control

Purpose of Policy

to prevent rubbish on building sites from being blown from the construction site.

Method of implementation

Inclusion of a 'Condition of Approval' on building licences, as deemed appropriate by the City Building Surveyor as follows:

"Prior to the construction works commencing, it is required that one of the following be implemented to prevent building rubbish blowing from the construction site.

1. A receptacle of at least 4 square metres with lid, or an equivalent wire enclosure, be established on the lot for the disposal of builder's rubbish and:
 - (a) all rubbish and offensive matter on the site is to be placed in the receptacle;
 - (b) the receptacle is to be maintained on the building site for the duration of the construction works;
 - (c) a lid is to be kept on the receptacle at all times other than when it is being loaded or unloaded with rubbish; and

(d) the receptacle shall be emptied at an appropriate waste disposal site.

2 Alternatively, the construction site is to be totally fenced on the cadastral boundaries to the minimum standard of a 1800 high pole and hessian cloth fence with gates of dimensions 3000mm. The fence is to be maintained for the duration of any building or construction work carried out on the site. The gates are to kept closed other than when being used for ingress or egress from the building site";

- (2) trains and appoints the field Building Surveyors as Authorised Officers to administer the Litter Act and issue Infringement Notices;
- (3) publicise the actions taken by Council to control the problem of litter from building sites;
- (4) in accordance with the provisions of the Litter Act, authorise the City Building Surveyor to withdraw Infringement Notices where appropriate with respect to Infringement Notices served by Building Surveyors.

R FISCHER
City Building Surveyor

LC:lc:HW:SE
bre03011

TS106-03/95

CITY OF WANNEROO REPORT NO:TS106-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 1 MARCH 1995

FILE REF: 061-149-2

WARD: NORTH

SUBJECT: SHOWERS AND HOT WATER TO GUMBLOSSOM RESERVE CHANGEROOMS

The President of the Joondalup City Soccer Club (Inc) has written to Council requesting permission in principle to the Club installing new shower facilities to the changerooms at Gumblossom Reserve.

The proposal is to demolish the existing single cold water shower in each changeroom, install a new wall to separate the showers from the rest of the changerooms, install 3 hot water shower heads to each room and provide adequate drainage to the new shower area. The proposal is shown in diagrammatic form on Attachment A. Also shown on Attachment A is the area of the building proposed to be added under contract 91-94/95 (Report TS 68-03/95 refers).

The basis on which the Joondalup City Soccer Club has founded its request is the Club's expansion into higher divisions of the Soccer League and its desire to make Gumblossom Park its permanent home. In this, it has been supported by the Quinns Rocks Recreation Association.

COSTS

The Club has proposed to fund the installation of the hot water units and showers itself, using expertise from within the Club to effect the installation. Costs to be borne by the Club, then, are for materials and specialist tradesmen only. The Club has also pointed out that the Club's revenue is barely enough for the maintenance and upkeep of equipment and has, therefore, requested that a grant to reimburse the Club's expenses be listed for consideration in the 1995/96 draft budget.

MANAGEMENT

Council Policy J1-03(d) states that "Hot water shall be provided in Kitchen only, unless the user group agrees to accept the running costs." The Joondalup City Soccer Club has accepted that running costs should be borne by users, either by the use of sub-metering or by adjusting the hire costs of the facility. In other applications in the City, hot water installations are sub-metered and use groups hiring each facility are billed for the energy usage. This would be the best option for this installation. For other users not wishing to use the hot water option, the hot water heaters can be turned off.

SAFETY

It is a statutory requirement for storage hot water systems in public buildings to be set to 65°C to kill bacteria, in particular Legionella bacteria. Water at this temperature is a hazard as users can easily scald themselves. The problem can

be overcome by using thermostatic mixing valves to temper the hot water with cold to approximately 45°C.

MAINTENANCE

As the use of the hot water systems will be available to all users of the changerooms, the costs of maintaining the hot water heaters and thermostatic mixing valves will, once the warranty period for each piece of equipment is exceeded, fall on the City of Wanneroo. Provision must, therefore, be made in all future budgets for these costs.

RECOMMENDATION

That Council:

29 Approves the application from the Joondalup City Soccer Club (Inc) for the Club to install hot water and enlarge the shower alcoves at the Gumblossom Reserve Changerooms subject to:

- . The Joondalup City Soccer Club (Inc) carrying out the works at its cost;
- . The Joondalup City Soccer Club (Inc) applying for and gaining and paying all fees for a building licence for the works and Water Authority permission to commence work;
- . The works complying with all Health regulations;
- . The works including an electrical sub-meter to the hot water heaters and thermostatic mixing valve(s) set to 45°C;
- . The works being to the satisfaction of the City Building Surveyor and the Joondalup City Soccer Club (Inc) undertaking in writing prior to commencing work any remedial work that may be instructed by the City Building Surveyor at completion of the works;
- . Arrangements for billing the Joondalup City Soccer Club (Inc) for energy usage being in place;
- . The Joondalup City Soccer Club (Inc) acknowledging in writing prior to commencing the works that the entire installation becomes the property of the City of Wanneroo.

30 Includes an allowance for maintaining the entire hot water installation in the 1995/96 draft budget and subsequent budgets where such maintenance may be necessary.

R FISCHER
City Building Surveyor

PW:HW
bre03007
TS107-03/95

CITY OF WANNEROO REPORT NO: TS107-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE:
TECHNICAL SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 635-8-1, C.635-11-1

WARD: CENTRAL

SUBJECT: STAGE CURTAINS: WANNEROO COMMUNITY HALL

Recent correspondence from the City Entertainers Community Concert Group has raised concern at the condition of all stage curtains at the Community Hall at the Wanneroo Civic Centre.

While Council has listed replacement of the House Tableau Curtain (House "Tabs") and border in the Five Year Capital Expenditure programme for consideration in the 1995/96 draft budget, investigation of the City Entertainers concerns has revealed that the "legs" or curtains at the side of the stage are in poor, irreparable condition and are deteriorating quite rapidly. Further, the "borders" or curtains above the stage that mask the on-stage lighting are missing, apparently having been the personal property of a member of the City Entertainers who has recently left the group.

The condition of the existing curtains and the absence of adequate masking above the stage affects not only the City Entertainers Community Concert Groups proposed August season on behalf of Council as part of the "Australia Remembers" programme, but all other hirers of the Hall requiring use of the stage. As this is one of the only venues in the City suitable for theatrical performance, it is important to maintain adequate facilities for the use of community groups.

To enable replacement curtains to be arranged for the Wanneroo Community Halls stage, a lead time of some two months is required. Given the latest possible completion date of 8 August 1995, it will be necessary to place an order and commit expenditure not later than 5 June 1995.

Updated prices for the replacement of the House Tabs and border, and prices for the replacement of the legs and borders have been obtained:

.	Replacement of House Tabs and Border and installation of a "drum winder"	\$1,745.00
.	Supply of new borders	\$735.00
.	Replacement of existing legs and supply of two additional legs and rigging	\$1,274.00
.	Supply of additional supporting pipe foreextra border	
.	Contingency	<u>\$482.00</u>
	TOTAL ANTICIPATED EXPENDITURE	<u>\$4,386.00</u>

RECOMMENDATION

That Council authorises **BY AN ABSOLUTE MAJORITY**, in accordance with Section 547(12) of the Local Government Act, the over expenditure of \$4,400 from Account No 28252 to replace House Tabs, border and stage curtains at the Wanneroo Community Hall.

R FISCHER
City Building Surveyor

RF:SE

bre03018
TS108-03/95

CITY OF WANNEROO REPORT NO: TS108-03/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 29 MARCH 1995

FILE REF: 960-1-1

WARD: ALL

SUBJECT: SHADE PERGOLAS ON COUNCIL BUILT PLAY CENTRES

Council at its meeting on Wednesday, 22 February 1995 resolved that a report be submitted to General Purposes Committee on the cost of providing shade pergolas over Council's built play centres, for consideration within the 1995/96 Draft Budget.

As mentioned in the previous report on this matter, all sites in question have at the moment different standards and styles of shade protection.

So as to provide adequate shade coverage for users of the facilities it is considered that wherever possible a minimum standard size and uniformity of materials should be adopted at all sites.

For the purpose of estimation for budget purposes, a standard 10 metre by 10 metre shelter with colour-bond roofing was costed out at \$6.50 per metre. Accordingly, it is estimated that each structure would cost in the vicinity of \$6,500.

Currently there are fourteen pergolas on eight sites that require new pergolas and it is suggested that the sum of \$91,000 be included on the 1995/96 Draft Budget.

RECOMMENDATION

That Council includes an amount of \$91,000 in the 1995/96 Draft Budget to provide shade pergolas over Council's built play centres.

F GRIFFIN
City Parks Manager

FG:JW
13 March 1995

gre02015
TS109-03/95

CITY OF WANNEROO REPORT NO:TS109-03/95

TO: TOWN CLERK

FROM: CITY PARKS MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES

MEETING DATE: 29 MARCH 1995
FILE REF: 061-236
WARD: SOUTH WEST
SUBJECT: MARRI PARK - PLAY AREA FLOODLIGHTS

Council's officers have been advised of continual gatherings of youths at the northern end of Marri Park, Duncraig.

Due to the park design, the area is secluded and backs onto private property on three sides. The existence of a Water Authority pump station and hard standing area, youths in cars congregate and trouble occurs.

Residents have repeatedly requested provision of a floodlight to illuminate the area. This item was initially listed for consideration in the 1995/96 Budget submissions, however sufficient funding has now been identified in the current budget.

Unexpended funds at completion of works:-

Account No 36641	Mirror Park Floodlighting	\$ 643
Account No 36642	Prince Regent Park Oval Floodlighting	\$1,032
Account No 36618	Leichhardt Park Install Access Path	\$ 435
		<hr/>
		\$2,100
		<hr/>

Estimate for 1 x 10 metre pole, luminary and cabling \$1,960.

RECOMMENDATION

That Council authorises, **BY ABSOLUTE MAJORITY** in accordance with the provisions of Section 547 (12) of the Local Government Act the reallocation of the following funds:-

Account No 36641 - Mirror Park Floodlighting	\$ 643
Account No 36642 - Prince Regent Park Oval Floodlighting	\$1,032

Account No 36618 - Leichhardt Park	\$ 435
Install Access Park	

	\$2,110

to install a pole and floodlight at Marri Park, Duncraig.

F GRIFFIN
City Parks Manager

DC:JW
14 March 1995

gre02016

TS110-03/95

TS110-03/95

	CITY	OF	WANNEROO	REPORT	NO
TO:	TOWN CLERK				
FROM:	CITY ENGINEER				
FOR MEETING OF:	GENERAL PURPOSES	COMMITTEE	-	TECHNICAL	
	SERVICES SECTION				
MEETING DATE:	29 MARCH 1995				
FILE REF:	510-1558				
WARD:	CENTRAL				
SUBJECT:	PETITION	-	TRAILWOOD DRIVE/TRACY TURN,		
	WOODVALE				

Residents of Tracy Turn, Woodvale, have petitioned Council about the intersection of Tracy Turn with Trailwood Drive, Woodvale (Item I91247 refers). Their primary concern related to a perceived lack of sight distance at the junction. Other concerns included parking of vehicles on the verge and the location of bushes.

Tracy Turn connects to Trailwood Drive on the inside of a bend. Although this is not an ideal situation, it is similar to many other junctions and does conform to Council's standards. A request for a holding line at the junction has not been supported by Main Roads WA. However, the Department has suggested the need to control vehicular speeds turning into Trailwood Drive. While the wide radius of Trailwood Drive in this area is conducive to excess vehicular speeds, a proposed roundabout at the junction of Trailwood and Trappers Drives may assist in controlling this driver behaviour. This roundabout treatment is programmed for construction in the next few months.

The practice of vehicles being parked on the verge at the corner has been addressed with the adjacent property owner. In addition, a site inspection indicated that the perimeter bushes around the corner property are not considered an obstruction to sight lines at the junction.

The overall situation will be further monitored once the proposed roundabout is constructed.

RECOMMENDATION

That Council advises the petitioners of the proposed traffic management strategy for Trailwood Drive and Tracy Turn.

R T McNALLY
City EngineerCere0314

DP:AT

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

GENERAL PURPOSES COMMITTEE REPORTS

FINANCE AND ADMINISTRATIVE RESOURCES SECTION

29 MARCH 1995

CITY OF WANNEROO REPORT NO:FA34-03/95

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 29 MARCH 1995

FILE REF: 701-1

WARD: ALL

SUBJECT: ANNUAL STUDENT SCHOLARSHIP AWARD

Each year Council awards 6 student scholarships of \$2000 to Year 10 students who reside in the City of Wanneroo (scholarship monies are paid in \$1000 instalments over Years 11 and 12). Whilst the student Scholarship Award is primarily based on academic achievement, community contributions are also taken into account.

The Scholarship Award process has recently commenced with the preliminary meeting of the Scholarship Panel. At the Panel meeting it was suggested that the number of scholarships should be increased to cater for the increased number of quality applicants.

The Student Scholarship Award commenced in 1981. At this time 6 scholarships were offered to students who resided in the City of Wanneroo. The population of the City of Wanneroo in 1981 was 99 415. The estimated population of the City of Wanneroo in June 1994 was 213 870. In the 14 years the Scholarship program has been operating the population has more than doubled whilst the number of scholarships has not increased.

In recent years the quantity of high achieving students has increased dramatically. It has now reached the point where it is becoming increasingly difficult to select the best six students. Accordingly it has been suggested that the number of scholarships be increased.

The Panel has suggested that an additional \$2000 be sought from the current years budget. This amount would be a discretionary amount to be awarded as either two full scholarships or 4 special commendation awards of \$500 awarded over two years.

This would entail an additional \$4000 being listed in the 1995/96 budget to cover the increased number of awards.

RECOMMENDATION

That Council

- 1 in accordance with Section 547 (12) of the Local Government Act authorises by an ABSOLUTE MAJORITY an overbudget expenditure of \$2000 for Account 21966 Education Other - Scholarship Awards; and
- 2 lists for consideration in the 1995/96 budget the additional amount of \$4000 for Account 21966 Education Other - Scholarship Awards.

R E DYMOCK
Acting Town Clerk

NKC:nkc
are95035
FA35-03/95

CITY OF WANNEROO REPORT NO:FA35-03/95

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 29 MARCH 1995

FILE REF: 009-1

WARD: ALL

SUBJECT: TROPHY REQUEST PERTH MUZZLE LOADING CLUB

The Perth Muzzle Loading Club Inc. (located in Nowergup) is hosting the SSAA National Muzzle Loading Championships from the 14 - 17 April 1995. The Club has written to Council requesting sponsorship of a trophy or any kind of sponsorship Council deems appropriate.

The Council policy regarding trophies only covers the sponsorship of perpetual trophies. As the Muzzle Loading Championships are a National event, and are unlikely to be held

in the City of Wanneroo next year, it is difficult to reconcile this policy with the Muzzle Loading Club's request.

However as this is a National event it would be appropriate for Council to make a donation to the Perth Muzzle Loading Club for the SSAA National Muzzle Loading Championships.

RECOMMENDATION

That Council donates \$100 to the Perth Muzzle Loading Club as a contribution towards the National Muzzle Loading Championships to be held in April 1995; such funds to be provided from Account 29470 Recreation Control - Sundry Donations.

R E DYMOCK
Acting Town Clerk

NKC:nkc
are95023
FA36-03/95

CITY OF WANNEROO REPORT NO:FA36-03/95

TO: TOWN CLERK

FROM: CITY PLANNER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 29 MARCH 1995

FILE REF: 138/905/6

WARD: SOUTH

SUBJECT: RENT REVIEW - LEASED PREMISES : DUGDALE STREET, WARWICK

METRO SCHEME: URBAN
LOCAL SCHEME: RESIDENTIAL
ADVICE RECEIVED: 28 FEBRUARY 1995
REPORT WRITTEN: 14 MARCH 1995

SUMMARY

Under the Lease Agreement between Aquis Pty Ltd and the City the rent for the premises at 6 Dugdale Street, Warwick, was due for review by valuation on 1 September 1994. A valuation has been received which recommends an increase of \$5,000 per year

to \$16,000. The valuation was delayed but not by any fault of the Lessee and it is recommended that Council agrees to the increase being made effective from 1 April 1995.

BACKGROUND

The Council building at Lot 905 (6) Dugdale Street, Warwick, which previously served as a pre-school centre has been leased to Aquis Pty Ltd since September 1991 which operates as a child daycare centre from it. The Lease includes an option for renewal and is for a term of 10 years which is due to terminate on 31 August 2001. The rent is payable monthly in advance and is to be reviewed by valuation at the end of the first, third, fifth, seventh and ninth years.

RENT REVIEW

The first year's rental was set at \$10,500 and that was increased to \$11,000 for each of the second and third years.

The review, which was received recently, has recommended an increase to \$16,000 for each of the fourth and fifth years.

The rent was due to be increased on 1 September 1994, however due firstly to a delay in requesting the revaluation and then to a further delay in the Valuer General's Office providing it, the valuation was not reviewed until 28 February 1995. In the meantime the Lessee was being invoiced monthly at the previous rate and had made regular payments to the extent that its account was several hundred dollars in credit at 1 March 1995.

The Lease document does not mention any set period for giving notice of rent increases, nor does it give any authority to apply any increase retrospectively. Under these circumstances and given that the Lessee is in credit with the payments he has been invoiced for and also recognising the size of the recommended increase, it is considered that it would be fair and reasonable for Council to accept the yearly rental of \$16,000 and being effective from 1 April 1995. That rate is to hold until 1 September 1996 at which time a further review is due.

LESSEE'S SUBMISSION

Aquis Pty Ltd was informed of the recommended increase and have expressed the view that it is too high and far beyond their expectations. They have suggested an increase of 13.00% (\$1500) to \$12,500, based upon the following considerations:

1. the City uses the building free of charge as a Polling Place at annual elections;
2. the building is made available for needy groups to use outside operating hours;

3. the building was not originally built for a child care centre, they made capital improvements to make it suitable for the purpose and maintain it to a high standard.

COMMENT

The Lease document states that the rent is to be reviewed on the basis of the current market rent then prevailing as determined by a licensed valuer. It does not provide any right of objection or for arbitration on the amount so determined.

When Council set the first years rent of \$10,500 it adopted the lower end of the recommended range (\$10,500 to \$12,000). When it set the second and third years rent, it accepted a figure of \$11,000 against the recommended range of \$13,500 to \$15,000. In setting the first increase at \$500, Council accepted the argument that the value of the improvements installed by the Lessee were not included in the valuation assessment and did warrant some consideration. It was also considered that the rate of recommended increase (28.57%) was very high in the circumstances.

The most recent valuation has taken the capital expenditure by the Lessee into account, and in recommending an increase to \$16,000 for each of the fourth and fifth years, it has amortised that expenditure over the term of the Lease.

The recommended new rental is a commercially based one which gives due recognition to all pertinent factors and prevailing conditions. The points put forward in the Lessee's submission were either readily accepted by them at the commencement of the Lease or have been agreed to without coercion since then. Council has been generous in restricting the level of rent increases to date but should not feel itself obliged to continue in that vein.

RECOMMENDATION:

THAT Council sets the rental for Lot 905 (6) Dugdale Street, Warwick at \$16,000 per year for the fourth and fifth years of the Lease with Aquis Pty Ltd to be payable in advance by a monthly instalment of \$1,333.33 effective from 1 April 1995.

O G DRESCHER
City Planner

twm:jw
pre39527
16.3.95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 29 MARCH 1995

FILE REF: 006-2

SUBJECT: AUTHORISATION OF REALLOCATION OF FUNDS

Various requests have been received for authorisation to reallocate funds within the 1994/95 Budget. A number of necessary adjustments to the budget estimates have also been identified. These are detailed on Attachment A to this report.

In some instances the necessity to seek a reallocation of funds is to accommodate oversights during budget preparation or to include items which have eventuated since budget adoption. Other requests represent a re-assessment of priorities. In each instance, brief explanations have been provided by the respective Department Heads and these are duplicated within the schedule.

Items approved by Council but not previously listed in the schedule are also included for consistency and to facilitate presentation of an accumulated balance.

The net result of these reallocations and adjustments is a budget deficit of \$130,466.

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 - 29 March 1995.

J B TURKINGTON
City Treasurer

TO:LR
20 March 1995

tre0332
FA38-03/95

CITY OF WANNEROO REPORT NO:FA38-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND
ADMINISTRATIVE RESOURCES

MEETING DATE: 29 MARCH 1995

FILE REF: 970-2

WARD: ALL

SUBJECT: STATUTORY COMPLIANCE ASSESSMENT FOR LOCAL
GOVERNMENT

Councillors may recall that the Minister for Local Government established the Local Government Compliance Assessment Working Party and assigned it the task of preparing a Local Government self-assessment statutory compliance program.

The Working Party has completed its report (a copy of which is appended as Attachment A).

From this report, the Department of Local Government has developed the Local Government Statutory Compliance Report. This Compliance Report, which is required to be completed and certified by the Mayor and Town Clerk, is a clear statement that a Local Authority's statutory obligations have been met. It is seen as a positive checklist for both Councillors and staff and will assist the auditor in undertaking his compliance testing.

It is wide ranging in its intent and covers matters associated with the following:-

PART A

1. ELECTION PROCESS
2. APPOINTMENT OF AND DELEGATION OF AUTHORITY TO OFFICERS
3. BY-LAWS
4. LANDS & PROPERTY
5. CONTRACTS
6. RATING
7. BUDGET
8. FINANCIAL REPORTING

- 9. APPOINTMENT OF AUDITORS
- 10. ADVANCE ACCOUNT
- 11. LOAN ACCOUNT
- 12. RESERVE ACCOUNT
- 13. AUTHORISED EXPENDITURE
- 14. PRIVATE SWIMMING POOLS

PART B

- 15. COUNCIL MEETINGS

Part A is to be certified by the Town Clerk and Part B, by the Mayor.

The compliance report must be presented to a Council meeting during April 1996 and adopted. The completed return and appendices must be forwarded to the Executive Director, Department of Local Government, by 31 May 1996.

The full Statutory Compliance Return is appended as Attachment B.

RECOMMENDATION

That Council embraces the contents of the Local Government Statutory Compliance Return and commits to completing the return and submitting it to the Department of Local Government by 31 May 1996.

J B TURKINGTON
City Treasurer

JBT:LR
13 March 1995

tre0330
FA39-03/95

CITY OF WANNEROO REPORT NO:FA39-03/95

TO: TOWN CLERK

FROM: CITY TREASURER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES

MEETING DATE: 29TH MARCH 1995

FILE REF: 016-5

WARD: ALL

SUBJECT: SUPERANNUATION GUARANTEE CHARGE

In April 1989 the Local Government Officer's Award was amended to incorporate a requirement for each Local Authority to pay, in addition to normal salary, a further 4% of an employee's salary to a complying superannuation fund. This was commonly known as "occupational superannuation".

From July 1992 legislation was enacted to make it compulsory for all employers to provide a minimum level of superannuation contribution for employees. This was titled the Superannuation Guarantee Levy. This scheme has as its overall objective, to provide better incomes for Australians in retirement.

The level of contribution varies, dependant upon the magnitude of an organisation's payroll. For this City, the contribution levy is:-

<u>Year</u>	<u>% of Payroll</u>
1/7/1992 - 31/12/1992	4%
1/1/1993 - 30/06/1995	5%
1/7/1995 - 30/06/1998	6%
1/7/1998 - 30/06/2000	7%
1/7/2000 - 30/06/2002	8%
1/7/2002 -	9%

The Superannuation Guarantee is administered on a self assessment basis, with each employer making the necessary arrangements to satisfy the requirements.

In general terms, the Guarantee applies to any periodical payment made to a person in return for work or services and includes:-

- * Commission.
- * Director's Fees.
- * Remuneration for being a member of Federal or State Parliaments, or a member of the Legislative Assembly of a Territory.
- * Payments for performing in artistic, sporting and promotional displays or providing services in connection with such displays.

- * Payments in connection with the making of any film, tape or disc for any TV or radio broadcast.

Employers do not have to provide superannuation support for some limited categories of employees:-

- * Employees paid less than \$450 in a month.
- * Employees under 18 years of age working 30 hours, or less, per week.
- * Non-resident employees paid for work done outside Australia.
- * Resident employees paid by non-resident employers for work done outside Australia.
- * Employees aged 65 and over.
- * Foreign executives with a class 413 [executive (overseas)] visa or entry permit under the Migration (1993) Regulations.
- * Employees paid to do work of a domestic or private nature for not more than 30 hours a week, eg part-time nanny or housekeeper.

Council has complied with the legislative requirements on all staff except casual staff who are mainly employed as course teachers in Council's Recreation Leisure Centres. Due to a combination of ill-advice and misinformation, these casual employees were overlooked for this payment.

Immediately this contravention of the legislation was identified, action was taken to lessen Council's exposure. Representatives from the Australian Taxation Office were involved and discussions held in an effort to mitigate any payments. As the payment of the levy was not made by 28 July, following the closure of the financial year, the levy became a charge and is payable to the Australian Taxation Office. A 10% interest penalty applies, together with a once only payment of \$50 plus \$30 per person.

In summary, the cost to Council is as follows:-

Year	Amount of Charge	Penalty	Per Employee		TOTAL
			#	\$	

1992/93	\$45,450.44	\$12,577.00	157	4,710.00
62,737.44				
1993/94	\$45,889.68	\$ 8,109.00	278	8,340.00
62,338.68				
TOTAL	\$91,340.12	\$20,686.00	435	
13,050.00 125,076.12				

50.00 PLUS \$

_____ TOTAL
\$125,126.12

In accordance with the relevant legislation, these funds are now to be directed to the Australian Taxation Office for onforwarding to the individuals.

While Council is now required to pay the charge plus penalties associated with the non compliance with the legislation, it should be noted that the City did have those funds available for investment purposes over the last 2 years. A rough estimate of the investment earnings over that time was \$8,000 - \$9,000.

Action has been taken to ensure future compliance with the legislative requirements.

RECOMMENDATION

That Council, **by absolute majority**, in accordance with the provisions of S547(12) of the Local Government Act, makes payment of \$125,126.12 to the Australian Taxation Office, representing costs incurred in complying with the Superannuation Guarantee Levy legislation requirements for casual staff. Such costs to be debited to account 48495 - Expenditure Incurred in Previous Years.

J B TURKINGTON
City Treasurer

JBT:LR
13 March 1995

tre0329
FA40-03/95

CITY OF WANNEROO REPORT NO:FA40-03/95

TO:	TOWN CLERK
FROM:	CITY TREASURER
FOR MEETING OF:	GENERAL PURPOSES COMMITTEE - FINANCE AND ADMINISTRATIVE RESOURCES
MEETING DATE:	29 MARCH 1995
FILE REF:	009-1
WARD:	ALL
SUBJECT:	DONATIONS

Requests for financial assistance have been received from the following:-

1. Mr Andrew Murray, 4 Perry Place, Quinns Rocks 6030

Andrew has been selected to represent Western Australia in the Track and Field Championships which will be held in Adelaide on 24 - 26 March 1995. Andrew has written to Council previously for a donation and is appreciative of Council's support.

2. Miss Erica Bursey, 19 Millstream Rise, Hillarys 6025
Miss Karen Hall, 361 Hawkins Road, Jandabup 6065
Miss Brooke Hiddlestone, 100 Lenore Road, Wanneroo 6065
Miss Kelly Illingworth, 5 Henty Loop, Woodvale 6026
Miss Cassie Jacobs, 35 Page Drive, Mullaloo 6025
Miss Tarryn Kailis, 53 Griffell Way, Duncraig 6023
Miss Lawrie Kenny, 26 Excelsior Retreat, Hillarys 6025
Miss Kelly McVicar, 46 Flinders Avenue, Hillarys 6025
Miss Jodie Mirfin, 11 Whelk Place, Mullaloo 6025
Miss Joanna Williams, 12 Cingalee Place, Craigie 6025

Mr Van Kailis - Coach, 53 Griffell Way, Duncraig 6023
Mrs Fay Downes - Manager, 5 Henty Loop, Woodvale 6026

The abovementioned girls and their Coach and Manager have responded to a request from high schools in the State of Oregon for a girls' team from Western Australia to participate in a basketball and education tour. The tour will be to Oregon in the USA commencing 27 December 1995.

3. Miss Kristy Bennett, 10 Diploma Rise, Marangaroo 6064

Kristy has been selected to play in the State Schoolgirls Softball team which will travel to Brisbane in May 1995 to compete against all other states of Australia.

4. Miss Louisa Wood, 18 Jervis Way, Sorrento 6020

Louisa has been selected to participate in the WA Schools Triathlon team to be held in Adelaide on 3 - 7 April 1995.

A schedule on the current status of the sundry donation accounts is attached as Attachment A.

RECOMMENDATION

That Council donates \$50.00 to each of the following persons to assist with costs to participate in their respective areas:-

Mr Andrew Murray
Miss Erica Bursey
Miss Karen Hall
Miss Brooke Hiddlestone
Miss Kelly Illingworth
Miss Cassie Jacobs
Miss Tarryn Kailis
Miss Lawrie Kenny
Miss Kelly McVicar
Miss Jodie Mirfin
Miss Joanna Williams
Mr Van Kailis - Coach
Mrs Fay Downes - Manager
Miss Kristy Bennett
Miss Louisa Wood

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

J B TURKINGTON
City Treasurer

LR
20 March 1995

tre0327

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

GENERAL PURPOSES COMMITTEE REPORTS

COMMUNITY SERVICES SECTION

29 MARCH 1995

CITY OF WANNEROO REPORT NO:CS57-03/95

TO: ACTING TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 22 MARCH 1995

FILE REF: 930-19-14

WARD: CENTRAL

SUBJECT: TRADING IN PUBLIC PLACES

SUMMARY

A licensed trader, Mrs A Ferro of 56 Burt Street, North Perth was found trading at an unauthorised location on 26 February, 1995. With two recent warnings and a prior prosecution for this offence, it is recommended that Mrs Ferro again be prosecuted.

BACKGROUND

Mrs Ferro was observed trading from within the road reserve of Wanneroo Road at the junction of Clarkson Avenue. This is contrary to her licence conditions and Council Policy.

Previous written warnings have been given to Mrs Ferro on 22 July 1993 and 25 February 1994 regarding similar transgressions from her specific licence conditions.

The licence holder was previously prosecuted in March 1992 under Council's By-law Relating to Trading in Public Places.

RECOMMENDATION

That Council institutes legal proceedings against Mrs Anna Ferro, 56 Burt Street, North Perth contravening Council's By-laws Relating to Trading in Public Places.

M L AUSTIN
Acting City Environmental Health Manager

hre03003
ip:rej
CS58-03/95

CITY OF WANNEROO REPORT NO:CS58-03/95

TO: TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 29 MARCH 1995

FILE REF: 115/200/8

WARD: SOUTH WEST

SUBJECT: CARINE SWIM AND HEALTH CENTRE - HEALTH NOTICE

SUMMARY

On 13 January 1995 a Notice under the provisions of the Health Act 1911 was issued against the occupier of Carine Swim and Health Centre, 473 Beach Road, Duncraig. This Notice required that all works be completed within a 60 day period which expired on 14 March 1995. To date, of the 48 items requiring attention only 11 have been rectified.

BACKGROUND

Following an inspection of Carine Swim and Health Centre in January 1995 it was apparent that items of routine maintenance were not being carried out by the occupier of the complex. Other areas of concern included inoperable plant room equipment necessary for maintaining optimum water chemistry, corrosion of structural beams and safety items under the Health (Public Buildings) Regulations 1992.

RECOMMENDATION

That Council:

- 1 endorses the issue of a Health Notice served on 13 January 1995 upon Nanson Nominees Pty Ltd trading as Carine Swim and Health Centre, 473 Beach Road, Duncraig;
- 2 authorises legal action under the provisions of the Health Act 1911 against Nanson Nominees Pty Ltd for breach of the Health Notice issued on 13 January 1995.

M L AUSTIN
Acting City Environmental Health Manager

hre04002
ip:rej
CS59-03/95

CITY OF WANNEROO REPORT NO:CS59-03/95

TO: TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 29 MARCH 1995

FILE REF: 115/200/8

WARD: SOUTH WEST

SUBJECT: CARINE SWIM AND HEALTH CENTRE

SUMMARY

On 15 March 1995 a Health Notice was issued to Nanson Nominees Pty Ltd trading as Carine Swim and Health Centre, 473 Beach Road, Duncraig to within forty-eight hours keep the premises free of water liable to breed mosquitoes. An inspection by an Environmental Health Officer on 17 March 1995 revealed mosquito larvae in a pool of water at the rear of the premises.

BACKGROUND

A constant pool of water can be observed within a recessed area above the underground sand filters of this premises. The water is derived as a result of seepage from the filter. Repeated requests to effect remedial action to seal this leak have been unsuccessful.

Under provisions of the Council's Model Health By-laws Series 'A', a person is required to keep their premises free of stagnant water liable to breed mosquitoes.

RECOMMENDATION

That Council:

- 1 endorses the issue of a Health Notice of 15 March 1995 to Nanson Nominees Pty Ltd trading as Carine Swim and Health Centre, 473 Beach Road, Duncraig; and
- 2 authorises legal action against Nanson Nominees Pty Ltd for default of the Health Notice of 15 March 1995.

M L AUSTIN
Acting City Environmental Health Manager

hre04001
mla:rej
CS60-03/95

CITY OF WANNEROO REPORT NO:CS60-03/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 009-1

WARD: ALL

SUBJECT: YMCA NORTHERN SUBURBS MOBILE YOUTH SERVICES

Correspondence has been received from Ms Del Jenkins, Project Co-ordinator of the YMCA Mobile Youth Service, requesting Council's continued support in the form of a donation to operate the mobile youth bus within the City of Wanneroo.

Currently, the service visits four locations within the municipality including Kingsley, Padbury, Merriwa and Yanchep/Two Rocks.

The YMCA Mobile Youth Service provides a valuable service to young people within the Wanneroo region. The service offers young people the opportunity to access information support services and the opportunity to participate in a variety of leisure activities.

The mobile service is able to respond quickly to youth needs and visit locations where young people frequent, for example, local parks and reserves.

Council, last financial year, donated \$3,730 to the YMCA service for visiting three locations within the municipality. This year, the YMCA has increased the amount requested to cover costs associated with an increased frequency of visits to an increased number locations within the region.

The cost per night to operate the mobile service is approximately \$230. The YMCA requests \$35 per visit from Council to cover a small portion of the running costs of the bus.

The total sum requested from the YMCA is \$5,740.

Council will recall that its role and level of involvement in Youth Services is currently under review. It is proposed that, as this programme has previously been supported by Council, funds be listed again in the 1995/96 Draft Budget, subject to its endorsement by the Occasional Committee for Youth Affairs.

RECOMMENDATION

That Council lists the amount of \$5,740 in the 1995/96 Draft Budget, subject to endorsement by the Occasional Committee for Youth Affairs.

R BANHAM
City Recreation and
Cultural Services Manager

KB:SS/rre50320

CS61-03/95

CITY OF WANNEROO REPORT NO:CS61-03/95

TO: TOWN CLERK

FROM: MANAGER WELFARE SERVICES

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY SERVICES

MEETING DATE: 29 MARCH 1995

FILE REF: 880-8-7

WARD: ALL

SUBJECT: ALLOCATION OF FUNDS FOR DISABILITY ACCESS COMMITTEE

SUMMARY

The Disability Access Committee is forwarding recommendations for Council approval on the expenditure of funds allocated to improve the access to community groups/services for children with disability. The Committee also makes recommendation on the future of the funding.

BACKGROUND

Council in its 1994/95 budget allocated \$20,000 for the purpose of purchasing equipment and/or improving physical access to community groups or services for children with disabilities.

A Disability Access Committee was set up in October 1994 according to the Terms of Reference outlined in Report 1509016.

The Committee called for "Expressions of Interest" in the community newspaper and in the Early Intervention Newsletter that is sent to families in the northern Region of the Disability Services Commission. Applications closed in December 1994 and eight community groups/services applied.

The Committee met in February 1995 to deliberate on the applications that were received. The applications were prioritised in terms of the group/services commitment to integration of children with disability. It was necessary to establish specifically how the money would be used to improve access. Only one of the applicants was unsuccessful because the emphasis of the service was not on children but mainly people with a disability between 18-25 years of age.

ASSESSMENT

The Disability Access Committee proposes the following allocation of funding in accordance with the Terms of Reference outlined in Report 150916.

- 1 City of Wanneroo Recreation and Cultural Services Department

It is envisaged that the Recreation and Cultural Services Department will run an integrated tumble gym programme. The programme will, primarily, run from the Warwick Leisure Centre. Despite some funds having been allocated in this financial year to purchase basic gym equipment, the Committee proposes allocating additional funds to purchase the large furniture/shapes required to facilitate integration of children with a disability.

FUNDS REQUIRED \$2,500

- 2 City of Wanneroo Parks and Building Departments

It is proposed that a change table be installed in the toilets at Neil Hawkins Park. The table/bench will be suitable for children up to 13 years old. Current change facilities at the Park are inadequate and almost impossible to access for a carer wanting to use the facility to change their child with a disability. The upgrade would significantly improve access to the park if facilities are upgraded.

FUNDS REQUIRED \$3,200

3 Sorrento Playgroup Association Inc

The Sorrento Playgroup Association is located at the Sorrento Community Hall in Padbury Circle, Sorrento. The building has no wheelchair access to the front or rear entrances. Currently the back entrance is accessed by two steps. Kerbing at the front of the building prevents wheelchair access to the front door entrance. A ramp and paving is required at the back and a ramp from the car park is required at the front.

The playgroup is currently catering to one child with a disability. Staff anticipate being able to improve access to their playgroup programme if this physical access issue is rectified.

FUNDS REQUIRED \$2,500

4 Kingsley Occasional Child Care Centre

The Centre offers occasional child care to children 0-6 years on three afternoons per week. The programme is integrated and caters for up to four special needs children in each session of fifteen children. The Centre is requesting funds to purchase specialised equipment for use by children with special needs who attend the Centre.

The type of equipment to be purchased includes an adjustable chair, an adapted swing, toilet support, cups, spoons, utensils and new puzzles with large knobs for a child with a physical disability. It is envisaged that the equipment will also be used at the new Jenolan Way Occasional Care Centre.

FUNDS REQUIRED \$2,070

5 Family Day Care and Toy Library

The Family Day Care Schemes in the City are currently providing care to children with special needs. The Toy Library specifically has very limited resources and requires a range of different toys, ie special purpose, sensorial durable, adapted to suit special needs. The Schemes have the ability to offer more day care for respite and integrating children with special needs however carers require greater support and resources to assist and facilitate this process. Funds are

requested for the purchase of toys. It is anticipated that the toys be made available through the Toy Library at the new Jenolan Way Community Centre, as well as at the established Toy Library at Kingsley.

FUNDS REQUIRED \$2,070

6

Sorrento Quay Beach

A meeting was held in December with a representative from Marine and Harbours Department and the Centre Manager of Sorrento Quay to discuss the suitability of access to toilets closest to the beach area. It is being proposed that funds be allocated to enlarge the current male and female facility. A wall separating the two toilets will be removed. This will make the toilet large enough to be used as a unisex facility equipped with benches and a change table.

The larger facility will provide improved access as a parents room/toilet with the added advantage of catering to parents of older children with a disability when a changing facility is required. The facility will be very close to the popular beach used at the Sorrento Quay Marina.

FUNDS REQUIRED \$2,710

- Beach Access

It is proposed that a ramp and pathway be constructed alongside rocks at the Sorrento Quay Paddle Beach. The ramp which goes onto the sand is very steep and drops away at the end with about a 30 cm step. This is inappropriate for any person to use and extremely dangerous. The ramp and pathway will improve access to the paddle beach area for all beach users but especially for children with a disability.

FUNDS REQUIRED \$2,500

7

Top Hat and Tails Dance Company - The Sunshine Dance Group

The group aims to increase the numbers of people that are able to attend specific classes for people with disabilities. The dance and theatrical classes have proved to be valuable in adding to the self esteem and confidence of its participants. Currently the classes are self funded and staff conduct them on a voluntary basis.

Equipment is required to continue the growth of the classes. Specifically the group require a video camera, video player, a PA system and 20 tambourines to aid their performances. It is proposed that the equipment be used for video recording the person's performance and then playing it back so that students can see and reflect on parts of their performance. The

PA system will serve as a valuable piece of equipment when the group performs at outside functions.

FUNDS REQUIRED \$2,450

FUTURE DIRECTIONS OF THE ACCESS FUND

The Access Committee supports the allocation of funds to groups and services and sees it as a valuable strategy for improving access for children with disability. The Committee recommends the continuation of the funds as an annual budget item.

However, it is felt that should the fund continue, a more structured and planned approach should be adopted to determine the type of project to be funded and the amount of funding required.

As a result of the applications received, it was apparent that many of Council's own buildings and facilities are inadequate in terms of their access for people with disability. This is specifically relevant for buildings/facilities built prior to the Australian Standards of 1988.

Attention also needs to be given to promoting services and facilities which provide access and to ensuring that programmes are resourced so that greater numbers of children with disability can participate. Under new State Government Legislation Local Government's will be required to develop policies which reflect these access issues.

The Committee is recommending, therefore, that the sum of \$20,00 be again allocated in the annual budget but that it be used for the purpose of carrying out a detailed "access audit" of Council's facilities. Following the audit a programme of upgrade can be costed and prioritised within an established time frame. It is being proposed that a consultant with a special knowledge of the disability area be appointed to carry out the project. It is envisaged that the \$20,000 would enable the consultant to be employed for approximately 12 weeks (432 hours @ \$45 per hour).

RECOMMENDATION

That Council

- 1 approves the allocation of funding to the community groups/services outlined in this Report;
- 2 lists for consideration in the 1995/96 draft budget a sum of \$20,000 to contract a consultant to carry out an audit of Council buildings/facilities to determine the extent of accessibility for people with disability.

P STUART

Manager Welfare Services

LE:CJ
wre03003

C I T Y O F W A N N E R O O
GENERAL PURPOSES COMMITTEE REPORTS
BUSINESS FOR INFORMATION SECTION
29 MARCH 1995

B46-03/95

CITY OF WANNEROO REPORT NO:B46-03/95

TO: TOWN CLERK

FROM: DEPUTY TOWN CLERK

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 29 MARCH 1995

FILE REF: 702-5

WARD: ALL

SUBJECT: CITY OF WANNEROO LOGO ON SIGNS AT ENTRY
POINTS TO CITY

At its meeting on 8 March 1995 (Item C95-03/95 refers), Council resolved that a report be submitted to General Purposes Committee on the feasibility of improving the City logo on signs at entry points to the City of Wanneroo.

Signs are located at nine different locations as listed on Attachment 1 to this report.

Over recent times five of the nine signs have been replaced with a new modified type of sign which depicts a clearer logo.

Both the old and new style signs are shown on Attachment 1 to this report.

It is proposed that all old style signs be replaced as it becomes necessary.

Submitted for information.

R E DYMOCK
DEPUTY TOWN CLERK

MWR:KD
are95033

17.3.95

CITY OF WANNEROO REPORT NO:B47-03/95

TO: TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 29 MARCH 1995

FILE REF: 702-1-1

WARD: ALL

SUBJECT: COUNCIL BUILDINGS: PROCEDURE FOR INSPECTION

Council Policy J1-02 states:

"The City Building Surveyor shall be responsible for the erection and maintenance of all Council buildings except where the organisation using the building has a continuous source of income, Council shall be responsible for the maintenance of the building".

In order to ensure that Councils buildings are properly maintained a procedure has been prepared which considers such issues as the frequency of inspections, responsibilities of lease holders and the needs of managers of Councils various programmes. See Attachment A.

It is proposed that tenants of leased buildings will be advised of the inspection date and invited to have a representative present and following the inspection will be provided with a list of the items that require rectification in accordance with the terms of the lease.

This inspection arrangement will protect Councils assets and make users of buildings aware of their responsibilities with respect to the facilities.

Submitted for information.

R FISCHER
City Building Surveyor

RF:SE

bre03010

CITY OF WANNEROO REPORT NO:B48-03/95

TO: ACTING TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL
SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 210 - 0

WARD: ALL

SUBJECT: OUTBUILDINGS IN RESIDENTIAL AREAS

At its meeting on 1 March, 1995, the committee requested that a report be submitted addressing outbuildings in residential areas.

BACKGROUND

By law 53A.2 (10)(a) of the repealed Uniform Building By laws stated that the area of an outbuilding or a maximum of two outbuildings could not exceed 46.5 square metres in area. Council's Policy permitted a greater area of 60 square metres.

In the event of an application for an outbuilding exceeding 60 square metres, the applicant was required to submit the written comments of the affected adjoining owners and a statement indicating that the outbuilding would not be used for commercial or habitable purposes. The application was then placed before council for consideration.

When the Uniform Building By laws were repealed and replaced by the Building Code of Australia and the Residential Planning Codes in 1985, there were no regulations for outbuildings. The R Codes stated that Council should formulate its own policies in respect to outbuildings.

Clause 1.5.5 of the amended Residential Planning Codes issued in December 1991 addresses Carports and Garages but not outbuildings.

The Medium Density Codes R25-R60 require a minimum total percentage of site open space to be 50%. The area of a dwelling and any outbuilding/s must not exceed 50% of the area of the lot.

There are no regulations which specify the number or the maximum size of any outbuildings on a property. Additional

accommodation (Granny Flat) must also comply with 50% open space requirement.

The repealed Uniform Building By laws required a maximum height of 3 metres for any outbuilding. Clause 1.5.8 (f) of the Residential Planning Codes gives formulas which permit the height of walls on a boundary for garages to be 4 metres.

Council's Policy J3-10 headed 'Materials of Construction' and 'Outbuildings' states:

'All outbuildings and extensions, other than a carport, shall be constructed of materials and/or colours similar to those of the existing dwelling unless located behind the building line and adequately screened from the street.'

'Buildings in front of dwelling shall be limited to garages and carports only.'

Policy J3-10 headed 'Building Code of Australia' states:

A 'Garden sheds not exceeding 10 square metres in area and pergolas may be constructed up to a secondary street boundary, a public accessway boundary or an entry lane to a battleaxe lot boundary.'

C 'A garden shed must be located 1 metre from the boundary of an adjoining property unless it is of noncombustible construction when it may be constructed up to the boundary of an adjoining property.'

In 1994, Council approved approximately 430 outbuildings which included garages, workshops and garden sheds. The average size of each outbuilding was approximately 30 square metres.

A small percentage of the outbuildings are brick and tile construction and the rest are predominantly metal structures. Metal structures are substantially cheaper than those of brick. The Building Code of Australia permits metal buildings up to the boundary, however generally they are approved at 1 metre from the boundary.

Environmental Health officers receive approximately 40 calls a year in respect to noise from home workshops. Generally the people creating the noise are carrying out hobbies using power tools. They are requested to curtail their activities to during the day, commencing and finishing at reasonable hours in order to create as little nuisance as possible.

The main noise problems emanating from outbuildings is where the owners of the properties are engaged in a home occupation

such as tuning up engines or suchlike. In these instances the matter is referred to Town Planning for follow up action.

If Council wished to amend its outbuilding requirements with respect to height or materials, it may wish to make an appropriate amendment to the Residential Planning Codes in Town Planning Scheme No. 1, or amend its policies relating to the Residential Planning Codes.

Submitted for information.

R. FISCHER
City Building Surveyor
LC:lc:SE/bre03012
B49-03/95

CITY OF WANNEROO REPORT NO:B49-03/95

TO: ACTING TOWN CLERK

FROM: CITY BUILDING SURVEYOR

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - TECHNICAL SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 210 - 0

WARD: ALL

SUBJECT: INSTALLATION OF SMOKE DETECTORS

BACKGROUND

In February 1995 Council sought the consideration of the Minister for Local Government, seeking the mandatory installation of smoke detectors in new dwellings and where large renovations were to be carried out (TS12-02/95 refers).

The Minister has replied as follows:

'Thank you for letter dated 10 February, 1995 requesting that I consider the introduction of provisions to require the installation of smoke detectors in new and renovated buildings.

I have considered all matters relevant to such provisions and I am not satisfied that there is justification for the mandatory installation of smoke detectors. The subject is being further reviewed by a Working Party convened by my colleague the Hon Minister

for Emergency Services. A representative of the Department of Local Government is a member of this Working Party. The Working Party will report soon to the Hon Minister who will liaise with me.

I remind you that in the absence of a requirement for smoke detectors, that the devices are readily available and may be voluntarily installed by home owners.'

Submitted for information.

R FISCHER
City Building Surveyor

LC:lc:bre03015
B50-03/95

CITY OF WANNEROO MEMORANDUM NO:B50-03/95

TO: ACTING TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

DATE: 23 MARCH 1995

FILE REF: 702-0

SUBJECT: MAYOR'S CHRISTMAS PARTY

Attached is the investigation report on five cases of suspected food poisoning at the Mayor's Christmas Dinner of 16 December 1994.

I concur with the investigating officer's conclusion and recommendations and request that this report be presented to all Councillors in its entirety.

M L AUSTIN
Acting City Environmental Health Manager

hme03013
mla:rej
atts

B51-03/95

CITY OF WANNEROO REPORT NO:B51-03/95

TO: ACTING TOWN CLERK

FROM: ACTING CITY ENVIRONMENTAL HEALTH MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE

MEETING DATE: 22 MARCH 1995

FILE REF: 0208/23/244

WARD: CENTRAL/NORTH

SUBJECT: RURAL FLY CONTROL

Council is advised that a recent inspection of a market garden property located at Lot 23 (244) Badgerup Road, Gngara revealed fly breeding in and around the poultry manure stockpile which is affected by overspray from nearby sprinklers.

In accordance with the Council resolution of 22 September 1993 (H40908) Council's solicitors have been requested to commence legal proceedings against Mr Van Phat Lam of 95A Marangaroo Drive, Marangaroo under the provisions of the Fly Eradication Regulations.

Submitted for information.

M L AUSTIN
Acting city Environmental Health Manager

hre03004
cs:rej
B52-03/95

CITY OF WANNEROO REPORT NO:B52-03/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES
MANAGER

FOR MEETING OF: GENERAL PURPOSES COMMITTEE - COMMUNITY
SERVICES SECTION

MEETING DATE: 29 MARCH 1995

FILE REF: 680-12

WARD: ALL

SUBJECT: CRAIGIE LEISURE CENTRE - POOL MAINTENANCE
SHUTDOWN

The second phase of Craigie Leisure Centre's pool maintenance shutdown is scheduled for Friday, 14 April 1995 to Sunday, 30 April 1995 inclusive. This shutdown period incorporates Easter, the school holidays, Anzac Day and the annual recess period for several of the aquatic clubs. The impact of this closure is expected to be minimal and certainly far less dramatic than over the Christmas period.

Each of the clubs will be notified in writing and encouraged to negotiate pool space at Aquamotion if required. All other regular user groups will also be notified in advance.

A series of press releases and press advertisements will be placed, pre-warning the public of the shutdown period. A large multi-purpose banner has been purchased and will be utilised throughout this period as a visual reminder to the public.

The work schedule incorporates a broad range of tasks which include:

- . Air conditioning ducting to be cleaned with high pressure hoses.
- . Pool to be drained.
- . Indoor pool balance tank to be emptied and cleaned.
- . Outdoor pool balance tank to be emptied and cleaned.
- . Replace brackets for indoor pool suction lines.
- . Paint columns dividing leisure and training pools.
- . Paint mens and ladies changeroom ceilings.
- . Paint all pool hall doors.
- . Clean, prime and paint all shade fittings.
- . Cut out and grind clean all expansion joints in pool.
- . Replace expansion joints with a white render mix.
- . Install two new medium rate filters and integrate with existing filtration and circulation system
- . Refurbish chlorine dosing pumps.
- . Replace and repair indoor pool control valves.
- . Sliding doors to be maintained.
- . Replace outdoor pool foot valve.

The above work will be carried out by the permanent pool staff, Council's maintenance and trade staff, and various consultants.

It is anticipated that Craigie Leisure Centre's permanent aquatic staff will be fully occupied during that period. It

should also be noted that the "dry side" programmes and facilities will operate as normal and, hence, the aquatic staff will be involved in supervision of the Centre on weekends and after hours.

Submitted for information.

R BANHAM
City Recreation and Cultural
Services Manager

DVR:SS
rre50318

CITY OF WANNEROO

POLICY COMMITTEE

REPORTS FOR 3 APRIL 1995

CITY OF WANNEROO REPORT NO: P1-04/95

TO: MAYOR
FROM: ACTING TOWN CLERK
FOR MEETING OF: POLICY COMMITTEE
MEETING DATE: 3 APRIL 1995
FILE REF: 312-4
WARD: ALL
SUBJECT: CONCESSIONAL HALL HIRE CHARGE

The Lions Club of Whitford have requested a concessional hire rate for the use of the Whitford Senior Citizens Centre.

The Lions Club has been using the Senior Citizens Centre for the past six years to conduct Bingo on a Friday evening. The Bingo nights are held to raise money for the community. In the past the Lions Club have been granted a concessional rate of 50% of the regular community rate. Council policy on this matter states;

- (c) A concessional rate of 50% of the regular community rate shall apply to service clubs and charitable institutions (as defined by the State Government's Charitable Institutions Advisory Committee). The reduced rate will not apply to commercial or fund raising programmes/events.

As Bingo is a fund-raising activity the Lions Club have been refused the concessional rate this year. The Lions Club are objecting to this on the fact that when they fund raise for the community the money is used solely for the community. The Secretary of the Lions Club has written to Council clarifying this point,

"Lions Clubs, by International Constitutional regulations must maintain two separate monetary accounts. One is for Members Funds, dues and expenses - Administration. The other is for monies received from the Public and then disbursed back into the Community - Services account. There can be no mix between the two....when we fund-raise for the Community there is no personal gain for Lions members (mostly just expenses), it is purely for the Community."

The Lions Club is a valuable contributor to our community and, as has been demonstrated, any funds raised at Bingo nights are distributed to the Community. In this instance it would be appropriate to set aside the policy and allow the Lions Club a concessional rate of hire for the Whitfords Senior Citizens Club when Bingo nights are conducted. In accordance with Council policy the Lions Club have payed the hire fees for the year and are now seeking a reimbursement.

RECOMMENDATION

That Council sets aside its policy in relation to Hire Charges to allow the Lions Club of Whitfords a 50% concessional rate of the regular community rate for the Whitfords Senior Citizens Club when Bingo nights are conducted; such reimbursement to be made from Account 29439 - Recreation Control - Donations Recreation Facility Subsidy.

R E DYMOCK
Acting Town Clerk

NKC:nkc
are95034

CITY OF WANNEROO REPORT NO: P2-04/95

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: POLICY

MEETING DATE: 3 APRIL 1995

FILE REF: 012-0-1

WARD: ALL

SUBJECT: INTEGRATED LOCAL AREA PLANNING - INTERIM REPORT AND
PROPOSAL FOR IMPROVED PROCESSES

For several years now the City, with financial support from the Commonwealth and State Governments, has been developing and implementing strategies to implement the timely provision of relevant human services within the City of Wanneroo. This initiative has been pursued through the "Integrated Human Services Project". The second stage of this project is currently occurring.

There are literally dozens of agencies, including several departments of the City, involved in the effective provision of human services in the City of Wanneroo. Because they often do not work in collaboration, there are many examples of wheels being re-invented, services duplicated or inappropriately designed, and policies being developed that work against each other.

It is essential that Council develop processes that are strategic, community focused and integrated. These processes are dependent on a capacity for Council to play a co-ordination role in relation to human service development.

THE PROJECT

The Integrated Human Services Project is developing ongoing processes that brings the various players together, ensuring that they plan in collaboration. It is also ensuring that the urban planning processes, both statutory and strategic, are working in concert with human service and social planning.

The project brief under which the project was established clearly states: "Should the Integrated Local Area Planning process pilot in Wanneroo prove beneficial in achieving the objectives of the WA Government and the City of Wanneroo, it is intended to continue the process".

THE INTERIM REPORT

The Interim Report of this project, written by the project consultant, has been forwarded under separate cover. It provides a brief summary of the current project at its "half-way" point.

The report outlines considerable achievements in the early months of the project.

These achievements, along with the evaluations of some of the key integrated local area planning strategies clearly indicate the benefit of continuing the process by permanent employment of a co-ordinator, or co-ordinators.

Given the evidence, provided in this interim report, illustrating the success and the need for an "Integrated Human Services Planning Co-ordinator", the report recommends that Council allocate funds in the 1995/96 budget to employ a permanent Co-ordinator.

This position would have the following broad objectives :

To ensure that the City of Wanneroo has a detailed understanding of the services required for our population now and in the future, and the planning requirements for those services, and that this information is available to all key parties.

The City of Wanneroo can identify and highlight the policy and development tasks of all spheres of government for all suburbs to be developed in the next 5 years. As a result the City will be able to facilitate appropriate human service development effectively and efficiently.

The City of Wanneroo is able to effectively and efficiently co-ordinate service provision in newly developing suburbs.

The City of Wanneroo is able to significantly enhance the capacity, in established local areas, for joint planning between local service providers to be carried out efficiently and effectively, with the assistance of the City of Wanneroo.

"HUMAN SERVICE REQUIREMENTS" - A key planning tool

One of the achievements of the project so far has been the development of a comprehensive summary of the planning processes used by all human service agencies providing services to the City of Wanneroo's residents. These have been developed in close consultation with a wide range of departments from all spheres of government. They are shown in appendix 1 (blue pages). The distribution of these to all agencies would contribute enormously to the development of a more strategic, integrated approach to human service development.

Council's approval is sought for distribution of this information.

RECOMMENDATION

That Council

- 1 receives the Interim Report of the Integrated Human Services Project ;
- 2 allocate funds in the 1995/96 Budget for employment and support of a permanent Integrated Human Services Planning Co-ordinator at a salary level to be determined by the Town Clerk upon finalisation of a position description ;
- 3 endorses the distribution of the "Human Services Requirements" component of the interim report to all relevant human service agencies.

R E DYMOCK
Acting Town Clerk

TM:FB
are95036

CITY OF WANNEROO REPORT NO: P3-04/95

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: POLICY AND SPECIAL PURPOSES COMMITTEE

MEETING DATE: 3 APRIL 1995

FILE REF: 703-4

WARD: ALL

SUBJECT: COUNCILLOR TRAINING

At its meeting on 7 December 1994, Council resolved at item I91237 that the Policy and Special Purposes Committee further discuss the matter of councillor training. This report discusses the appropriateness of councillor training and presents a draft policy for Council's consideration.

Report I51013 outlined the current practice in the registration of councillors on training courses, and detailed the courses currently provided by the Institute of Municipal Management, the WA Municipal Association, Municipal Training Services, the Department of Local Government and Corporate Dynamics.

Whilst that report touched briefly on the broader philosophical issue of elected member training, I believe it may be appropriate for Council to consider this aspect more closely.

Clearly it is unreasonable to expect a newly elected Councillor to possess all the requisite knowledge and experience to perform the duties of Office of Councillor. Having sought and been elected to a public office, a Councillor has a duty to undertake appropriate training in order to properly fulfil the duties of the office. Equally Council has a responsibility to ensure that Councillors are granted access and encouraged to acquire the skills and knowledge necessary to fulfil their role as Councillor.

Council has a moral obligation to produce high quality decision-makers in the shortest possible time. It is unfair to both the elected member and the electors to let a councillor acquire the requisite knowledge and skills with the affluxion of time.

Whilst the emphasis should rightly be placed on the training of the newly elected member, it is vital that all councillors have the opportunity to continue their development through

additional training, participation in workshops and forums, attendance at relevant conferences and visits to other local authorities.

I would therefore encourage Council to adopt a policy that demonstrates a commitment to the ongoing development of elected members in the interests of effective representation.

The following draft is submitted for consideration:

DRAFT POLICY

"COUNCILLOR TRAINING

Council is committed to the ongoing development of its elected members in the interests of effective representation. To this end, Council encourages councillor participation in training courses, workshops and forums, and attendance at relevant conferences and to liaise with and visit other Local Governments."

It is not considered desirable to prescribe a limit on the financial commitment to councillor training, other than in the context of the annual budget. The number of newly elected members, the perceived extent of training requirements and the structure, availability and cost of courses may vary from time to time. It is therefore suggested that, by Council resolution, the Town Clerk be authorised to determine the appropriateness of course registrations on an individual basis in line with budget provision, with the proviso that attendances at interstate and overseas conferences and study tours continue to be authorised by Council resolution.

RECOMMENDATION

That Council;

1. adopts the following as Policy and amends its Policy Manual accordingly -

"COUNCILLOR TRAINING

Council recognises that Councillors have a responsibility to undertake training necessary to enable them to fulfil the duties of the public office they hold, therefore it is committed to the on-going development of its elected members in the interests of effective representation. To this end, Council encourages councillor participation in training courses, workshops and forums, and attendance at relevant conferences and local authority visits."; and,

2. authorises the Town Clerk to determine the appropriateness of course registrations on an individual basis in line with budget provision, with the proviso that attendances at interstate and overseas conferences and study tours continue to be authorised by Council resolution.

R E DYMOCK
Acting Town Clerk

PAH:pah
are95028

CITY OF WANNEROO REPORT NO: P4-04/95

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: POLICY COMMITTEE

MEETING DATE: 3 APRIL 1995

FILE REF: 200-0

WARD: ALL

SUBJECT: COMPLAINTS RECEIVED BY COUNCIL

At the Council meeting of the 8 February 1995 the issue of Councillors receiving copies of all complaints pertaining to their wards was discussed. This matter has been the subject of a preliminary investigation with the following results.

The Council Administration Building receives approximately 3050 phone calls per week. (This figure does not include calls to the City Works Depot, the Welfare Building, Libraries or Recreation Centres.) In addition Council receives approximately 1000 letters each week. These figures are representative of a typical week.

Only one department ordinarily keeps statistics on the number of complaints it receives; other departments have kept statistics for the purposes of this report. In the absence of any guidelines on what constitutes a complaint the Departments involved have defined a complaint as they have seen appropriate. If Council is to continue with this matter then the nature of a complaint will need to be defined.

The Building Department has provided the following complaint information for a 1 week period.

Complaint Area	No.
Retaining Walls	55
Fences	42
Building Construction	34
Neighbours	12
Building Licences	12
Swimming Pools	10
Staff	6
Maintenance	3
Strata Titles	3

Of these complaints only 4 were received by letter.

Similarly Environmental Health Department has submitted the following statistics for a 9 day period.

Complaint Area	No.
Noise	21
Food	11
Pest Control	8
General	17

Of these 6 were written the remainder were by telephone.

The Municipal Law and Fire Services prepare statistics for Council information each quarter. For the quarter to the 30 June 1994 the following information was recorded.

Complaint Area	No.
Parking generally	116
Commercial Vehicle Parking	61
Off-Road Vehicles	19
Special Duties	14
Disabled Parking	7
General Complaints (including abandoned motor vehicles, rubbish dumping and hooliganism at Council facilities.)	248
Stray Dogs and Stock	866
Barking Dogs	104
Dog bites	17

An average of 120 complaints per week are received by Municipal Law and Fire Services.

After consultation with the Departments it was estimated that Council would receive approximately 500 complaints each week. Currently there is no system to document these complaints. The complaints statistics illustrated here have been collected by officers writing down each complaint as it occurs. Letters of complaint could be highlighted within Council's Correspondence Management System. However it could take up to 5 days for an officer to implement this facility into the System.

If Council is to pursue this matter then a procedure and system would need to be implemented to record all complaints.

SUBMITTED FOR DIRECTION

R E DYMOCK
Acting Town Clerk

NKC:nkc
are95025

CITY OF WANNEROO REPORT NO: P5-04/95

TO: MAYOR

FROM: ACTING TOWN CLERK

FOR MEETING OF: POLICY COMMITTEE

MEETING DATE: 3 APRIL 1995

FILE REF: 312-2

WARD: ALL

SUBJECT: CODE OF CONDUCT

In December 1994 WAMA approached all Councils for comments on the draft Code of Conduct for Elected Members and Staff (Attachment 1). At the Council meeting of the 21 December 1994 Council resolved to defer consideration of this item pending written comments from Councillors (Item I91220 refers).

The Draft Bill for the new Local Government Act also requires Council to prepare or adopt a Code of Conduct which is to be observed by Councillors and employees.

The following issues concerning the code have been raised;

Section 1.1 (e) Conflict of Interest

Concern has been expressed about the restriction on staff running for local, state or federal elections. It is felt that this section denies Local Government employees the right to fully participate in Australia's democratic way of life. It is proposed that this section either be deleted or limited to senior staff only.

The Draft Local Government Bill states that staff who run for Local Government must take leave from the time their nomination is accepted until the day of election or cancellation of nomination. If the staff member is elected then they must resign.

Section 2.2 Intellectual Property

It is felt that the section regarding Intellectual Property is unclear and that a report needs to be submitted fully investigating the matter. If Council feels a report is not necessary the following code has been suggested;

"The title of intellectual property may be vested in Council if the employee agrees that the employees work is such that it could not be achieved without a major contribution from Council, and a separate contract is required to safeguard Councils contribution to the development of the intellectual property."

Section 3 Conduct of Members of Staff

This heading should be Conduct of Members **and** Staff.

Section 3.6 (a) Standard of Dress

Concern has been raised over the dress standards provided for staff. In light of the fact that Council provides various recreational services it seems inappropriate to ban shorts and leggings. Staff who provide recreation services usually wear appropriate sports clothes; often which overtly display the manufacturers name or promotional logos.

General Matters

Several Councillors have raised the issue of a dress code for Councillors. It is felt that the code should provide a minimum standard for male and female councillors. It has been suggested that ties and jackets would be appropriate for male councillors and for female councillors a minimum standard of tailored shorts or long skirts would be appropriate.

Submitted for discussion and comment to the Western Australian Municipal Association.

R E DYMOCK
Acting Town Clerk

NKC:nkc
are95020

CITY OF WANNEROO REPORT NO: P6-04/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: POLICY COMMITTEE

MEETING DATE: 3 APRIL 1995

FILE REF: 260-0

WARD: ALL

SUBJECT: REVIEW OF COUNCIL'S POLICY ON CIRCUSES

At its meeting on 24 August 1994, Council requested that a report be submitted to the Policy Committee in regard to the use of parks in the City of Wanneroo by non-traditional circuses (ie those without exotic animals) Item I60813 refers.

On researching this matter, a number of issues have become apparent.

The recent history of Council's involvement with circuses is as follows.

25 August 1993 - Council resolved to defer consideration of a ban on the use of Council's reserves by circuses which keep caged exotic animals, pending receipt of a submission by the Circus Federation of Australia (Item H50806 refers).

3 November 1993 - Submission received from the Circus Federation of Australia supporting the use of Council's reserves by Federation member circuses including those with caged exotic animals. Report submitted to Council for consideration.

23 December 1993 - Letter received from the RSPCA detailing its strong position against the use of performing animals particularly those in circuses.

24 August 1994 - Report to Council as business for information regarding the approval of the forthcoming season of the Weber Bros Circus, a non-traditional circus, which was not a member of the Circus Federation of Australia.

18 September 1994 - A memorandum received from the City Environmental Health Manager detailed persistent noise complaints when the Weber Brothers Circus utilised the Whitford

Reserve West (on the corner of Whitfords and Dampier Avenues) for its recent season. The memorandum recommended the Whitford Reserve West be removed from the schedule of approved reserves for circuses. It is interesting to note that various circuses over the past few years have indicated their concerns at Whitfords Reserve West as a venue, due to poor financial returns and lack of facilities (ie changerooms/toilets).

Currently, Council's Policy in regard to Circuses states:

"Circuses that are certified members of the Circus Federation of Australia shall only be accommodated on Ariti Avenue Reserve, Whitford Reserve West and Liddell Reserve South. None of these reserves shall be used to accommodate a circus more often than once in any 12 months period."

Council currently levies a charge of \$190 per day for circus use of these designated reserves. A bond of \$500 is required also. Days used for setting up and packing up are also charged for.

It is important to note that since this Policy was amended in November 1993, some doubt has been cast as to the authority of the Circus Federation of Australia to represent circuses operating within Australia.

Circuses using facilities in Wanneroo have a clear preference for the Liddell Reserve site. Considerable time and effort has been expended to try and identify alternate venues, but these are either unsuitable to the operator or unsuitable to Council.

Consequently, there are no additional Council sites that can be utilised. Weber Brothers did, however, use Market Square in Joondalup for a short season in late 1994. Arrangements for the use of this site were made through Landcorp and the Management of Lakeside Shopping Centre. The ongoing use of this site will be subject to future development of the shopping complex.

It is suggested that it would be inappropriate to increase the frequency of bookings on Council reserves due to the adverse impact on surrounding residents.

Many other Metropolitan Councils within WA have already taken a definite position on the issue of circuses and have banned the use of their reserves for this purpose. They include: Bayswater; Fremantle; Kalamunda; Mosman Park; Nedlands; South Perth; and Swan Councils. The reasoning behind these bans vary between municipalities and range from supporting the viewpoints of the RSPCA to concerns in relation to wear and tear on the reserves in question.

The City of Perth does allow circuses to operate on their Taylor Street Reserve, McCallum Park. The conditions of use include a hire fee of \$345 per day, plus all electricity costs

and responsibility for cleaning. The daily hire fee plus a \$2,000 bond is required up front. Three days prior to season and three days post season are not charged for and allow for the setting up and packing up of the circus. It is the circus' responsibility to acquire an Australian Performing Rights Association Licence.

The City of Perth's position on the issues raised by the Animal Liberation and RSPCA on the keeping of animals in circuses is to wait until the State Government endorses an official policy.

The Animal Welfare Advisory Group, a committee of the Department for Local Government, advised that it has recently appointed consultants to report on a "Code of Practice" for circuses and that currently there are two recommendations up for discussion, these being that:

- . it becomes an offence to conduct a circus without a circus licence;
- . a policy be endorsed to ban exotic animals in circuses.

The situation as it stands, until it is debated, is that the State Government holds no official policy on circuses.

It is suggested that until the deliberations and recommendations of this group are published, Council modifies its current policy to reflect the use of parks by non-traditional circuses. In consideration of the problems arising from the use of Whitfords West Reserve, it is also suggested this venue be struck from the policy.

RECOMMENDATION

That Council:

- 1 subject to the deliberations and recommendations of the Animal Welfare Advisory Group, amends its policy in regard to circuses as follows:

"That circuses affiliated with the Circus Federation of Australia, and non-traditional circuses, be permitted to use Council facilities at Ariti Avenue Reserve or Liddell Reserve South. Neither of these reserves shall be used to accommodate a circus more often than once in any 12 months period."
- 2 reviews the circus policy again when the State Government has finalised the "Code of Practice for Circuses".

R BANHAM
City Recreation and
Cultural Services Manager

DI:SS
rre50401

CITY OF WANNEROO REPORT NO: P7-04/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: POLICY COMMITTEE

MEETING DATE: 3 APRIL 1995

FILE REF: 314-4

WARD: ALL

SUBJECT: ANNUAL DONATION - JOONDALUP COMMUNITY FOUNDATION

During the 1994-95 Budget workshops, Council resolved to donate \$20,000 to the Joondalup Community Foundation as a contribution towards its administration costs. In addition, a further \$10,000 was allocated towards the *Little Feet Festival* and *Spirit of Christmas Festival*.

It was also agreed that discussions be undertaken with the Foundation on the question of ongoing support for administration costs as the organisation's goals and objectives are somewhat similar to those of the City's Recreation and Cultural Services Department.

Council staff have met with representatives from the Foundation to explore these issues in greater detail.

Comparison of Objectives - Recreation and Cultural Services Department / Joondalup Community Foundation

The Recreation and Cultural Services Department seeks to enrich the quality of life for City of Wanneroo residents through the provision of, access to, and participation in recreation and cultural pursuits.

In comparison, Joondalup Community Foundation's goal is to strengthen networks within the northern suburbs of Perth covered by the City of Wanneroo, to support the development of associated community facilities and activities and to foster community programmes, particularly those that create employment in the area.

The only significant difference is in the Joondalup Community Foundation's emphasis on employment creation. A review of its activities to date indicates a greater focus on cultural activities as a tool for community development. Discussions

with the Foundations's Development Officer have confirmed that because of the activities of the Regional Employment Development Service this role has been minimised.

Comparison of Current and Planned Activities

Council's Cultural Development programme generally consists of a number of high profile prestige events focusing on the upper end of the cultural spectrum. It is considered there is a gap in the provision of grass roots community arts programmes promoting broad community participation, and the Cultural Development Officers are expanding this area of Council's operations. Community cultural activities have a crucial role in the delivery of a vibrant and relevant cultural service. These programmes use community art forms as a medium to target individuals and groups in the community who have encountered difficulties in accessing available services.

Council's role in youth services has primarily been one of co-ordination. Council's role is currently under review. In the past, Council has participated in Landcare and Environmental Action Programme (LEAP) projects. These projects provide opportunities for youth training programmes. Environmental projects, such as painting park benches in the Yellagonga Regional Park in conjunction with the Friends of Yellagonga, have been carried out by the Joondalup Community Foundation.

Discussions with the Development Officer of the Joondalup Community Foundation indicate that community development projects planned for 1994/95 and beyond, primarily have a cultural focus.

Projects planned for 1995/96 by the Foundation are:

- . Women's Health and Art
- . Northern Suburbs Literary Awards
- . Joondalup City Banner Project
- . Development - Outdoor Stage, Station Square
- . Development - Adventure Playground
- . Lotteries House
- . Community Consultations in two suburbs
- . Little Feet Festival
- . Spirit of Christmas Festival
- . Work Experience for unemployed persons

In addition, opportunities may arise to obtain funding for training programmes in areas such as environmental projects. These would be sought after as the opportunities arise.

Projects such as the Outdoor Stage and the Adventure Playground are purely speculative at this stage, with no firm plans or funding arranged.

The Northern Suburbs Literary Award is biannual and is scheduled to take place in 1996.

Whilst there may be some duplication in the type of projects promoted from time to time, these situations can be minimised if both organisations maintain strong communication links with each other.

Festivals

The two annual festivals are, of course, the main activities promoted by the Foundation. As these events are major attractions, it has been necessary to employ temporary staff to assist with the organisation.

It is estimated that the Festivals cost approximately \$40,000 per event. The Foundation has also received additional "in kind" marketing support of \$10,000 per event. It is likely this support from the West Australian and 94.5 FM would continue.

Sponsorship, excluding Landcorp and Council's contribution, is approximately \$5,000 per event. Landcorp has been the major sponsor to date, but it is understood that this commitment will diminish over time.

Sponsorship opportunities may be available with the Lakeside Shopping Centre. A strong argument could be made that, as the festivals are based right on the Centre's doorstep, it should make a substantial contribution.

Council Support

The provision of ongoing administrative funding for local organisations has been discussed several times by Council in recent years. There has always been some reservation attached to this form of support as Council has no control over the personnel involved.

Although the idea of Council employing the Joondalup Community Foundation's Development officer was mooted, there would be several difficulties associated with such a move.

Following discussions with the Town Clerk, it would seem more appropriate for Council to increase its contribution towards the Foundation's community development activities rather than maintain a commitment towards the organisation's administration costs.

If Council provided an annual donation of \$10,000 towards each festival it would assist the Joondalup Community Foundation to promote two high profile community events each year.

This would demonstrate Council's commitment to the Foundation and assist community cultural development on an ongoing basis.

RECOMMENDATION

That Council:

- 1 lists the sum of \$10,000 per festival, inclusive of "in kind" support, in the 1995/96 draft budget for both the *Little Feet* and *Spirit of Christmas* Festivals; and
- 2 advises the Joondalup Community Foundation that funding for the administration of the Foundation will not be provided.

R BANHAM
City Recreation and
Cultural Services Manager

MS:SS
rre50403

CITY OF WANNEROO REPORT NO: P8-04/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: POLICY COMMITTEE

MEETING DATE: 3 APRIL 1995

FILE REF: 260-0

WARD: ALL

SUBJECT: TERMS OF REFERENCE - DISABILITY ACCESS ADVISORY COMMITTEE

Council will recall that late in 1994 the Executive Officer of Recreation Network forwarded a copy of her report on the *Disability Integration Programme*. This report was presented to a meeting of the Policy and Special Purposes Committee on 30 November 1994 (Report I51125 refers).

At its meeting on 7 December 1994 Council resolved to defer the recommendations contained in this document and requested that a further report be submitted to the Policy and Special Purposes Committee. This resolution was adopted in order that the City Recreation and Cultural Services Manager could develop Terms of Reference for a new Advisory Committee to examine disabled access issues within the City of Wanneroo.

That task has now been completed and draft Terms of Reference is attached for Council consideration.

It is pertinent to note that the Executive Officer of Recreation Network (Ms Pam Abbotts) had recommended that this Advisory Committee should include representatives from Town Planning, Engineering, Building, Parks and Welfare Services as well as Recreation and Cultural Services. It is not considered necessary to include representatives from Town Planning, Engineering and Parks as it is felt that these departments would not have a need to serve on the committee on an ongoing basis. In any case, Clause 4iii provides an opportunity for these departments to attend meetings in the form of a deputation should the need arise.

The State Disability Services Act 1993, requires local governments to develop disability service plans by 1 January 1996. The objective of disability service plans is to ensure

that people with disabilities can access services provided by public authorities in Western Australia.

To assist local governments in developing their plans, a steering committee has been jointly established by the WA Municipal Association, the Institute of Municipal Management and the Disability Services Commission.

This committee wants to ensure that recognition is given to the work done by local governments throughout Western Australia in making their services and facilities accessible to people with disabilities. A public launch of resource materials which will assist local governments in the development of their plans was undertaken on 21 March 1995.

A Disability Service Plan for the City of Wanneroo would, therefore, be a priority for the Disability Access Advisory Committee.

Report I51125 contained several other recommendations which need to be resolved by Council. They are included once again for Council consideration.

RECOMMENDATION

That Council:

31agrees to establish a Disability Access Advisory Committee to prepare a disability services plan for Council and assess all Council buildings and other appropriate amenities within the City of Wanneroo;

32endorses the "Terms of Reference" for the Disability Access Advisory Committee as attached to Report No.

33seeks responses from the Youth Advisory Committee, Historical Sites Advisory Committee, Gloucester Lodge Museum Management Committee, Cultural Development Fund Peer Assessment Panel, Art Collection Advisory Committee and Cultural Development Advisory Committee to the suggestion that an interested resident with a disability be included as a member of each committee;

34maintains liaison with both government and non-government services for people with a disability so as to provide information and assistance to those people who wish to be involved in community recreation services;

35maintains a database of community groups and resources that could facilitate the recreational needs of disabled persons living within the City of Wanneroo;

36seeks the reaction of the Disability Access Advisory Committee on the merits of establishing a self help

group to facilitate the recreational needs of disabled people within the City of Wanneroo;

37seeks the support of the Disability Access Advisory Committee to initiate a needs analysis to determine the adequacy of public transport services for disabled people living within the City of Wanneroo;

38thanks the Executive Officer of Recreation Network for the comprehensive report on the Disability Integration Project and assures her that Council will do all that is possible to further the recreational needs of disabled people resident within the City of Wanneroo.

R BANHAM
City Recreation and
Cultural Services Manager

RB:SS
rre50402

CITY OF WANNEROO REPORT NO: P9-04/95

TO: TOWN CLERK

FROM: CITY RECREATION AND CULTURAL SERVICES MANAGER

FOR MEETING OF: POLICY COMMITTEE

MEETING DATE: 3 APRIL 1995

FILE REF: 680-1

WARD: ALL

SUBJECT: GYM MEMBERSHIP REFUNDS

Background

Although striving for a competitive edge in the health and fitness industry, one of the main marketing strategies used in selling memberships at Council's leisure suites (gym) is the stability of the City of Wanneroo.

Standard practices for issuing refunds exists for all other recreation programmes throughout the City of Wanneroo. A pro-rata refund is issued in special circumstances, less a 20% administration charge.

Alternative options to a Membership refund

The current membership scheme allows for members to suspend any membership for a period of up to 12 months. Members are also able to transfer a membership to a family member or friend for the duration of the current membership contract.

The option which allows membership transfer to a friend or relative has often led to the introduction of a new member to the Centre. (In many cases this patron was not considering a membership nor were they a regular user of the facility).

Special circumstances for which a refund may be granted

- . Member moving out of the metropolitan area for a period exceeding 12 months.
- . Medical condition, accident or illness which would prevent this member from returning for a period exceeding 12 months.

- . Dissatisfaction with service or an exceptionally difficult patron.
 - . Other exceptional circumstances.
- Procedure for dealing with a Membership

- . All requests for a refund must be received in writing.
- . The Gym Supervisor discusses the circumstances with the member and tries to resolve the query or encourage the member to either suspend their membership, or transfer it to a family member or friend.
- . If these options were not successful, a refund would be issued if special circumstances apply.

Calculating a refund

When calculating a refund, staff will establish the type of membership (ie 1 month, 3 months, etc.) and the cost. From the total membership value the largest membership period component would be deducted, plus additional monthly components. The appraisal fee, if applicable, and a 20% administration charge would also be subtracted.

Refund values are very unattractive as illustrated in the example below:

12 months membership	\$485.00
Refund after 5 months	
3 months component	\$185.00
2 x 1 month	\$198.00
appraisal	\$ 20.00
plus 20% admin charge	\$ 80.60
	<hr/>
	\$483.60

Refund = \$1.40

Concession Tickets

All concession tickets purchased for activities in Council's recreation facilities, such as: casual gym tickets, swimming entry passes, aquarobic and aerobic tickets, have no expiry dates on the tickets. Therefore, they are generally non-transferrable. However, clients may have special circumstances for requesting a refund for concession tickets, such as moving interstate. Each case should be viewed on its own merits and refunded accordingly at the discretion of the Recreation Facilities Manager. Tickets may be substituted for other concession tickets, to the value of those purchased, at the discretion of the Recreation Facilities Manager. Refunds will not be issued for the difference in the value of the exchanged tickets.

Refunds will be given only as a last resort.

For the purpose of good public relations, Council should adopt the above approach to the issuing of membership refunds in exceptional circumstances.

RECOMMENDATION

That Council adopts the gym membership refund policy as outlined in Report No.

R BANHAM
City Recreation and
Cultural Services Manager

CS:SS
rre50405