



CITY OF WANNEROO

MINUTES OF MEETING OF JOINT COMMISSIONERS HELD ON 24 MARCH 1998

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CITY OF WANNEROO

MINUTES OF MEETING OF THE JOINT COMMISSIONERS HELD IN COUNCIL CHAMBER, JOONDALUP CIVIC CENTRE BUILDING, BOAS AVENUE, JOONDALUP, ON TUESDAY, 24 MARCH 1998

ATTENDANCES

Commissioners:

C T ANSELL	- Chairman	<i>Absent: 1938 to 1940 hrs</i>
H MORGAN AM	- Deputy Chairman	<i>Absent: 1938 to 1940 hrs</i>
R M ROWELL		<i>Absent: 1935 to 1936 hrs; Acting Chairman from 1939 to 1940 hrs</i>
M C CLARK-MURPHY		
W BUCKLEY		

Officers:

Chief Executive Officer:	L O DELAHAUNTY
Director, Corporate Services:	R E DYMOCK
Director, Strategic Planning:	R FISCHER
Director, Resource Management:	J B TURKINGTON
Director, Technical Services:	R McNALLY
Director, Development Services:	O G DRESCHER
Director, Community Services:	C HALL
Manager, Council Support Services:	M SMITH
Marketing Manager:	M BARCLAY
Committee Clerk:	J AUSTIN

APOLOGIES AND LEAVE OF ABSENCE

Nil

There were 52 members of the Public and 1 member of the Press in attendance.

The Chairman declared the meeting open at 1830 hrs.

MOVED Cmr Morgan, **SECONDED** Cmr Rowell that the Joint Commissioners alter the order of business set down by the City's Standing Orders to allow Announcements by the Chairman without Discussion to be made at this point.

The Motion was Put and

CARRIED

ANNOUNCEMENTS BY THE CHAIRMAN WITHOUT DISCUSSION

Proposed Split of the City of Wanneroo/Lawrence Inquiry

In a discussion last week with the Minister's office I was informed that nothing had been put to Cabinet on either the proposed split of the City of Wanneroo or the Lawrence Report. Despite a recent newspaper report which stated that an announcement on the proposed split would be made this week, no formal notification has been received. In anticipation that a split may be announced a team has been formed to look at what steps would be required to be put in place in the event of a split. If a formal announcement is made, this team will be increased significantly to undertake the required tasks.

In relation to the Lawrence Inquiry, Commissioners will be given a copy of the report at the same time as it is given to the suspended Councillors. Commissioners will then have 35 days to comment on the report. We look forward to hearing news on both matters.

District Planning Scheme No 2

Proposed District Planning Scheme 2 display of scheme maps are available from Saturday 21 March to Sunday 5 April. The people of Wanneroo are urged to look at the maps and give their input.

Perth's Best Beach Competition

Recently the Keep Australia Beautiful Council (WA) ran a competition to select Perth's Best Beach. The City of Wanneroo's Sorrento Beach took out second place while Trigg Beach came first, with Scarborough and Mullaloo gaining third and fourth place respectively.

Neerabup Bus Service

As a result of a partnership initiated by the City with both Transperth and Homeswest, a new bus service has been introduced for the residents of Neerabup. Council was aware that many residents are families with one car which resulted in isolation for those at home throughout the day. The new bus service will travel from Joondalup Station via Golf Links Drive to Viridian Drive in Neerabup then returns to Joondalup Station, six times a day.

Woodvale Community Centre

On Thursday this week the Minister for Health, the Hon Kevin Prince, will be presenting a cheque for \$160,000 for the establishment of a new Community Centre at Woodvale. This will enhance the quality and range of services delivered to residents in this growing area. The overall cost of the new Centre is \$630,000 and Council will be contributing approximately \$282,000 to the project.

Proposed Six Cinema Complex - Marmion Avenue, Currumbine

Due to the many submissions received during the last few days, Commissioners propose to defer Item DP68-03/98 - Six Cinemas, Lot 929 (1244) Marmion Avenue, Currumbine in order that consideration may be given to all the information received.

PUBLIC QUESTION TIME

The following questions, submitted by Cr A Taylor, were taken on notice at the Meeting of Joint Commissioners held on 24 February 1998:

Q1 How many staff members are in the marketing unit at the present time?

A2 There is a total of 12 staff as follows: 1 Manager, 1 Functions Coordinator, 1 Steward, 1 Bus Driver, 2 Graphics Officers, 2 Receptionists, 2 Switchboard Operators, 1 Citizenship Coordinator (vacant) and 1 Publicity Officer.

Q2 How many press releases have the three marketing staff of the City of Wanneroo prepared since the appointment of the Commissioners?

A3 A total of 71 media releases have been produced by Marketing's Publicity Officer in that period (November 12 - February 27). In addition, the Publicity Officer has also researched and written responses to 33 media inquiries in this same period.

Q3 How many press releases have Atticus Communications prepared since the appointment of the Commissioners?

A3 As previously explained, this is not the role of Atticus Communications.

Q4 The consultancy rate is quoted at between \$75.00 and \$110.00 per hour. Could you be more specific as to how much Atticus Communications consultancy is being paid to be present in this chamber and listen to the debate?

A4 \$110 per hour.

The following questions were submitted by Mr V M Parin:

Q1 Re: Lot 560 Manakoora Rise, Sorrento: Has suspended Councillor Hancock failed to declare a pecuniary/financial interest under the Local Government Act in relation to Lot 560 (3) Manakoora Rise, Sorrento?

Council minutes indicate very clearly that suspended Councillor Hancock pursued compensation in fact well beyond her call of duty to the benefit of Mr and Mrs Bruce Brislin of Ashmore Way, Sorrento (adjoining neighbours). It was a well known fact that Mr Bruce Brislin was involved in her campaign in last May 1997's election where an advertisement in the Wanneroo Times was endorsed and authorised by Mr Brislin.

A1 From information available to the Chief Executive Officer there is no apparent evidence which suggests Councillor Hancock has a financial interest in this matter. If Mr Parin has good reason to believe otherwise he has a right to commence legal proceedings in accordance with Section 9.24 of the Local Government Act 1995 or report the matter to the Minister for Local Government.

Q2 In relation to the City of Wanneroo Scheme No 6, Clause 30, would Council please submit the final scheme costs as audited.

Due to the procrastination of the Council in the past the last financial and statistical statement submitted to us was contained within Report Number September 15 adopted by special development committee on 16/9/81. Therefore we would appreciate Council having the financial statements ready for the meeting this Tuesday.

A2 Clause 30 of City of Wanneroo Town Planning Scheme No 6 - Greenwood (TPS No 6) states "The Council may from time to time revise the estimate of Scheme costs and shall advise the owners accordingly."

All subdivision and development within TPS No 6 was completed several years ago and all Scheme works had been undertaken and completed. There has been no requirement to revise the estimate of Scheme costs since that completion.

The Scheme Text for TPS No 6 does not contain any reference to the preparation of annual financial statements. Such financial statements are, however, required by the Local Government Act and the City has always complied with that requirement.

By a Deed dated 22 June 1993 between members of the Parin Family and the City, a settlement was reached in respect of Supreme Court Action No 2717 of 1988. That Deed imposed on both parties an ongoing obligation to maintain complete confidentiality as to the terms of settlement.

Deeds of Settlement were entered into by all other Scheme owners, except one, with the City in respect of the administration of TPS No 6. All Scheme Funds, except an amount of \$9,297.01 that has been allocated to the one owner who has not signed a Deed of Settlement, were distributed to the Scheme owners.

The \$9,297.01 was transferred to a Trust Account pending settlement and the TPS No 6 Overdraft Account was closed in 1994.

The following question was submitted by Mr Richard Naisbitt, Lakeside City Centre:

Q As a retailer, I would like to know how Council can justify even considering a new cinema complex 2½ kilometres from Lakeside Shopping Centre's new cinema complex?

A Response by Chief Executive Officer: Council is obliged under the Town Planning and Development Act to deal with all applications, and as stated earlier this matter is still under consideration.

Cr Steve Magyar:

- Q1 Does the Chief Executive Officer have a duty to report any suspected breaches of the Local Government Act to the Department of Local Government?*
- Q2 Under Division 6 of the Local Government Act, do Councillors have to declare a financial interest when a Councillor is nominated or appointed to an external Committee where there is a sitting fee paid for being a member of that Committee?*
- Q3 Does the Mindarie Regional Council pay a sitting fee to the members of that Council?*
- Q3a If so, then does it follow that a person nominated to the Regional Council should declare an interest and leave the Council Chamber when the item for their nomination is considered?*
- Q4 At the November meeting of Commissioners, Cmr Morgan, Rowell, Clark-Murphy and Buckley were appointed as the City's delegates to the Mindarie Regional Council. Did the aforementioned Commissioners declare an interest in their appointments?*
- Q4a Did they leave the Chamber when the item was considered?*
- Q5 Do the confirmed Council minutes of the November 1997 meeting correctly record the appointment and compliance with the relevant sections of the Local Government Act, regarding the appointment of the Commissioners to the Mindarie Regional Council?*
- Q6 Is the Chief Executive Officer willing to publicly state that the appointment of the aforementioned Commissioners to the Mindarie Regional Council was done according to the letter and spirit of the Local Government Act?*

These questions were taken on notice.

Mr Andreas Haug, on behalf of the applicants for the proposed Currambine Cinemas:

- Q1 Re: DP68-03/98 : Will this matter receive any further consideration this evening? When will the matter be next considered, and will it be considered by Council or referred to the Committee?*
- A Response by Cmr Ansell: No, the matter will not receive further consideration this evening, however Cmr Rowell may wish to make a comment. The matter will be considered by the Joint Commissioners, and will not be referred back to the Committee.*

Mr Dan White, resident of Pointer Way, Girrawheen:

- Mr White requested the Joint Commissioners to reconsider Item DP101-03/98 as he believed there was sufficient support for the pedestrian accessway to remain open. He stated that many residents used the accessway and that the incidents of antisocial behaviour had been put out of proportion, and pointed out that the Director of Development Services had stated that the closure of the accessway should not be supported. Mr White stated that there had been police attendances over the years, and queried how many attendances had been on that street.

Cmr Ansell advised that this matter would be considered later in the meeting.

Mrs Sharon Westerside, resident of Pointer Way, Girrawheen:

- Mrs Westerside, who advised she lives opposite the pedestrian accessway in Pointer Way, stated that all persons living on or opposite the accessway had requested that it be closed.

Mr Barry Higgins, Carabooda:

- In reference to Item CS34-03/98 - Development of Youth Action Plan, Mr Higgins believed this plan had the potential to favourably impact on every resident of the City. He congratulated the Director, Community Services, the consultant, and all officers involved in its preparation and urged Commissioners to endorse the Plan. Mr Higgins considered it a basic criteria that young people should have been consulted in the preparation of the plan.

Director, Community Services responded that the consultant had conducted a survey of student needs, with 500 questionnaires being sent to students, and formal results were due by 25 March 1998. Focus groups have also been conducted with young people, and consultation taken place with various young people's service providers throughout the region.

Q1 What action will Commissioners take to ensure that the Council's Youth Action Plan does not become Council's "youth, all talk - no action plan"?

Q2 When will we actually see some physical facilities provided with real young people using them?

Q1&2 Response by Director, Community Services: The plan is an "action plan" with a number of initiatives currently underway. Since the Committee meeting held on 17 March 1998, approximately \$18,000 has been received in support of various initiatives in the plan. The report refers to the second stage of development of the action plan which is undertaking a feasibility study of the need for a facility for young people in the Clarkson/Merriwa area and a consultant's report in this regard is due on 25 March 1998.

Cr Arthur Taylor:

Q1 When agendas are loaded on to the Internet, no appendices are provided. Could these be included in future? Could page breaks be included to assist in printing sections of documents, and also page numbers?

Q2 Could you advise ratepayers of the dates for which Atticus Communications has provided consultancy?

Q3 Could you advise ratepayers of the cost of each of those consultancy appointments?

Q4 Could you advise ratepayers of the total costs since the Commissioners have been appointed, up to and including tonight?

These questions were taken on notice.

Mr David Caddy, on behalf of Greater Union:

Q1 Re: DP68-03/98 : Could we be informed as to the date when this item will be reconsidered and will it be at a Special Council meeting?

A1 Response by Cmr Ansell: No decision has been made as to when further consideration of DP68-03/98 will be made.

Q2 Could the comments to be made later in the meeting by Cmr Rowell in relation to DP68-03/98 be brought forward.

A2 Response by Cmr Ansell: This matter will be brought forward.

Cr John Hollywood:

- In relation to Code of Conduct, Point 2.23 - Gifts, Donations and Bribery, Cr Hollywood queried the extent of this item. Cmr Buckley stated that the Royal Commission had difficulty with the prospects that Councillors and staff would accept hospitality in circumstances where they were dealing with current business. This provision of the Code of Conduct is designed to avoid the receiving of gifts and hospitality which may cause officers to be swayed in their decision making process, and also to prevent the perception that this could occur. Cr Hollywood believed the Code of Conduct should be expanded to outline what can and cannot be accepted as the Code was open to misinterpretation.

Mr T Love:

Mr Love raised the following points:

- *Re: DP72-03/98. Difficulties are being experienced at Quinns Rocks Primary school due to the expansion of the school by the Education Department and reduction of parking spaces. Would Commissioners continue to advance the offer of 50% payment towards a significantly sized car park for Quinns Rocks Primary School.*
- *Re: DP78-03/98. I would like Council to reconsider this policy, as I have been advised by the Ombudsman that legal advice says that such a policy would not be a discretion at law and would leave the Council open for compensation.*
- *Re: DP92-03/98: I would ask Council to reconsider the proposals for planning approval to single houses where discretion is advised, as I have been advised by the Ombudsman's Office that Crown Law advice states that this does not stand in terms of the mandatory powers of the R-Codes which overrule such a proposal.*
- *Re: DP94-03/98: I would ask Council to reconsider the proposal to extinguish restrictive covenants on land, as the Law Reform Society is against such a proposal because it would put Council planning policy above the law of contract. I have been informed that the proper place for such removal of restrictive covenants is the Supreme Court.*

Response by Cmr Rowell: Restrictive covenants are placed by developers in relation to such items as fencing, paint colours etc. Such covenants are between the vendor and purchaser, often have a expiry date, and are placed on the title of the property on purchase. At a time when a developer has sold most of his lots, the developer often does not continue to enforce covenants and Council is approached to enforce such covenants. Council does not believe it should be responsible for policing such developers' restrictive covenants. It would be another issue if a developer approached Council in relation to restrictions within developments.

The issue being considered tonight relates to a condition placed by a vendor on the sale of part of a property. There are limits to what a restrictive covenant can be placed on. I suggest that if the Ombudsman's Office has said something to the contrary to you, you may wish to suggest they contact us.

In relation to height restrictions, Council has had problems with development of sites and the R-Codes now allow manoeuvring on a site. It is Council's intention to realise that many people in the community are concerned at the structure and size of developments in an area which was traditionally single or two storey. We feel as a Council that we should now look at the amenity of an area and for people to work within a building envelope, in order to protect those persons who have already built their homes.

In relation to DP92-03/98, if an application submitted is contrary to the R-Codes, planning approval will be required.

DECLARATIONS OF FINANCIAL INTEREST

Cmrs Ansell, Morgan, Buckley and Chief Executive Officer declared an interest in item DP70-03/98 as they own shares in Telstra.

Cmr Buckley stated that as the number of shares owned by her did not exceed the total nominal value as prescribed by Local Government (Administration) Regulations 1996, her interest did not require her to be absent during discussion on Item DP70-03/98.

Director, Strategic Planning declared an interest in Item DP70-03/98 as he is on the Board of Management responsible for the Crossroads Youth Programme run by the Salvation Army that has a property in the area.

Cmr Rowell declared an interest in Item DP77-03/98 as his family has an interest in the Mullaloo Plaza Shopping Centre.

CONFIRMATION OF MINUTES

C19-03/98 MINUTES OF COUNCIL MEETING, 24 FEBRUARY 1998

MOVED Cmr Morgan, **SECONDED** Cmr Rowell that the Minutes of the Meeting of Joint Commissioners held on 24 February 1998, be confirmed as a true and correct record.

The Motion was Put and

CARRIED

PETITIONS**C20-03/98 PETITIONS SUBMITTED TO THE MEETING OF JOINT COMMISSIONERS****1 PETITIONS AND LETTERS SUPPORTING THE DEVELOPMENT OF A SIX SCREEN CINEMA COMPLEX AT CURRAMBINE - [00128, 01077]**

The following petitions and letters have been received in relation to the development of a six screen cinema complex at Currambine:

- A 587-signature petition from Coney Stevens Project Management on behalf of the traders and owners of Currambine Marketplace **in favour of the proposal**;
- Eight letters from residents **in favour of the proposal**;
- A 1156-signature petition from Chris Baker, State Member for Joondalup on behalf of residents from the Joondalup region **opposing the proposal**.

These petitions and letters will be considered in conjunction with Item DP68-03/98.

2 PETITION OPPOSING THE PROPOSAL TO PLACE A RESTRICTIVE COVENANT IN MINDARIE (BAYPORT CIRCLE/SEA EDGE PRECINCT) - [04330]

A 13-signature petition has been received from residents of Mindarie Circle opposing the proposal to place a restrictive covenant upon the properties in the future development of Mindarie.

This petition will be referred to Development and Planning Services for a report to Development and Planning Services Committee.

3 PETITION SEEKING THE CLOSURE OF THE PEDESTRIAN ACCESSWAY BETWEEN MIRRABOOKA AVENUE AND CALLISON WAY, KOONDOOLA - [05759]

A 70-signature petition has been received from Koondoola residents seeking the closure of the pedestrian accessway between Mirrabooka Avenue and Callison Way, Koondoola.

This petition will be referred to Development and Planning Services for action.

4 PETITIONS OPPOSING A PROPOSAL TO LOCATE A BARBARELLAS SHOP AT UNIT 11, 115 GRAND BOULEVARD AND REID PROMENADE, JOONDALUP - [01077, 05064]

The following petitions have been received opposing a proposal to locate a Barbarellas Shop at Unit 11, 115 Grand Boulevard and Reid Promenade, Joondalup:

- A 423-signature petition from Chris Baker, State Member for Joondalup on behalf of residents
- A 344-signature petition from Rudy Schmit on behalf of residents.
- A 37-signature petition from residents

These petitions will be referred to Development and Planning Services for a report to Development and Planning Services Committee.

5 PETITIONS OPPOSING THE CLOSURE OF PINNAROO POINT BEACH ACCESS AND LAUNCHING FACILITY - [02093]

Three petitions (of 20, 34, and 209-signatures respectively) have been received from residents opposing the closure of access to the beach at Pinnaroo Point with a locked gate and bollards.

These petitions will be referred to Development and Planning Services for a report to Development and Planning Services Committee.

6 PETITION REQUESTING CONCESSIONAL RATES FOR RESIDENTS OF GLENGARRY RETIREMENT VILLAGE - [00104]

A 60-signature petition has been received from the Manager of the Glengarry Retirement Village on behalf of residents of the village, seeking support from the City of Wanneroo for concessional rates for residents of Glengarry Retirement Village.

This petition will be referred to Resource Management for a report to Finance and Community Services Committee.

7 PETITION SEEKING ENCLOSURE OF A STORM WATER SUMP IN SEMINARA PLACE, MEADOWLANDS ESTATE - [09142]

An 18-signature petition has been received from a Senior Property Consultant of First Western Realty on behalf of residents of Meadowlands Estate expressing concern at the lack of fencing around a storm water sump at the end of Seminara Place, Meadowlands Estate.

This petition will be referred to Technical Services for a report to Technical Services Committee.

8 PETITION SEEKING FUNDING FOR A YOUTH OUTREACH WORKER - [07116]

A 13-signature petition has been received from concerned parents of "at risk" adolescents in the Carine/Duncraig area seeking funding support from the City of Wanneroo to help obtain a youth outreach worker for the area.

This petition will be referred to Community Services for a report to Finance and Community Services Committee.

9 PETITION REQUESTING SUPPORT FOR A SKATE BOARD PARK IN THE WANNEROO SHOWGROUNDS COMPLEX - [09370]

A 250-signature petition has been received from Iain MacLean, Member for Wanneroo on behalf of residents of the Wanneroo town site seeking support for a Skate Board Park in the Wanneroo Showgrounds complex.

This petition will be referred to Technical Services for a report to Technical Services Committee.

10 PETITION OPPOSING CHANGES TO 8 KOOLYANGA ROAD, MULLALOO - [09385]

A 13-signature petition and a 30-signature petition have been received from residents of Mullaloo objecting to the proposed changes planned for 8 Koolyanga Road, Mullaloo.

These petitions will be referred to Development and Planning Services for action.

11 PETITION OPPOSING PROPOSED PARKERVILLE FOSTER CARE HOME - WARRINGAH CLOSE, KALLAROO - [03104]

A 183-signature petition has been received from Mrs N Delaney on behalf of local residents opposing the proposed Parkerville Foster Care Home in Warringah Close, Kallaroo.

This petition will be referred to Development and Planning Services for a report to Development and Planning Services Committee.

12 PETITION SUPPORTING THE DEVELOPMENT OF A SIX SCREEN CINEMA COMPLEX AT CURRAMBINE - [00128, 01077]

A 21-signature petition has been received from ratepayers and residents of Currumbine and surrounding areas in support of the development of a six screen cinema complex adjacent to the Currumbine Marketplace.

This petition will be considered in conjunction with Item DP68-03/98.

MOVED Cmr Clark-Murphy, SECONDED Cmr Buckley that Petitions No 1 - 12 be received and referred to the appropriate business units for action.

The Motion was Put and

CARRIED

QUESTIONS WITH DUE NOTICE

Nil

QUESTIONS WITHOUT DUE NOTICE

Nil

BUSINESS REQUIRING ACTION

MOVED Cmr Morgan, SECONDED Cmr Buckley that the Development and Planning Services Section be considered at this point.

The Motion was Put and

CARRIED

DEVELOPMENT & PLANNING SERVICES SECTION

REQUIREMENT FOR ABSOLUTE MAJORITY VOTE

The Chairman, Cmr Ansell stated that for the purpose of this meeting, where at least three (3) Commissioners vote in favour of a motion, such vote would be considered to be an Absolute Majority vote.

Item DP69-03/98, and Items DP71-03/98 to DP75-03/98 inclusive were Moved by Cmr Rowell and Seconded by Cmr Clark-Murphy. Cmr Rowell gave notice of his intention to speak on Item DP71-03/98.

DP68-03/98

**SIX CINEMAS : LOT 929 (1244) MARMION AVENUE,
CURRAMBINE - [00128 (7007)]**

An application has been received for Stage 2 of the Currumbine District Centre involving a six (6) cinema complex (seating capacity 1,550), speciality shop (240 square metres) and an additional car parking area to accommodate 51 car bays (access off Marmion Avenue). The cinema building containing the speciality shop extends north of the existing shopping centre currently occupied by Woolworths.

Support is also requested for the Currumbine District Centre "Master Plan" bounded by Marmion Avenue, Shenton Avenue and Delamere Avenue.

REPORT RECOMMENDATION: THAT the Joint Commissioners:

- 1 approve the development application submitted by Coney Stevens Project Management/Hames Sharley on behalf of the owners, Davidson Pty Ltd and the Roman Catholic Archbishop for Stage 2 namely, six (6) cinemas; speciality shop (240m²); on Lot 929 (1244) Marmion Avenue, Currumbine subject to:
 - (a) exercising discretion under clauses 5.9 and 9.1.1 of Town Planning Scheme No 1 and accepting a reciprocal parking arrangement to the extent that stages 1 and 2 would require the provision of 650 car parking bays;
 - (b) standard and appropriate conditions as determined by the Director, Development Services;
 - (c) development approval being obtained from the Western Australian Planning Commission prior to the submission of a building licence;
 - (d) all site levels including finish floor levels shall be shown to integrate with the proposed development to the existing retail building; surrounding land; car parking; and future stages within the Currumbine District Centre;

- 2 support in Principle the Currumbine District Centre Indicative Plan (submitted by Hames Sharley, "Master Plan" received 3 February 1998) subject to:
- (a) the submission of a carparking schedule for all existing uses and proposed uses and justification of the carparking provision over the Currumbine District Centre;
 - (b) appropriate approvals being obtained from the Western Australian Planning Commission;
 - (c) inclusion of the total retail space of 15,000 m² net lettable floorspace into the Western Australian Planning Commission's Metropolitan Centres Policy document;
 - (d) formulation by the applicant and approval being obtained from the City for the Statement of Design Principles for the two (2) hectares Public Open Space, Town Square and Community Centre;
 - (e) the applicant submitting justification for a Scheme Amendment to the City of Wanneroo Town Planning Scheme No 1 for the realignment of the existing zone boundaries on the Currumbine District Centre to implement the Indicative Plan ("Masterplan") and to Schedule 5 of the Scheme to lift the retail space capping of 10,000m² Gross Leasable Area to 15, 000m² GLA;
 - (f) appropriate Deed of Agreement documentation being executed between the owners and the City of Wanneroo in respect to the provision of the two (2) hectares "Civic Zone" (replacing any existing Agreement) at the full cost to the owner;
 - (g) the submission of a Structure Plan for the City's approval pursuant to Part 10 of the City of Wanneroo Town Planning Scheme No 1 prior to any further Development Approvals being submitted for the Currumbine District Centre to the satisfaction of the City.

COMMITTEE RECOMMENDATION: That the Joint Commissioners:

- 1 approve the development application submitted by Coney Stevens Project Management/Hames Sharley on behalf of the owners, Davidson Pty Ltd and the Roman Catholic Archbishop for Stage 2 namely, six (6) cinemas; speciality shop (240m²); on Lot 929 (1244) Marmion Avenue, Currumbine subject to:
- (a) exercising discretion under clauses 5.9 and 9.1.1 of Town Planning Scheme No 1 and accepting a reciprocal parking arrangement to the extent that stages 1 and 2 would require the provision of 650 car parking bays;
 - (b) standard and appropriate conditions as determined by the Director, Development Services;

- (c) development approval being obtained from the Western Australian Planning Commission prior to the submission of a building licence;
 - (d) all site levels including finish floor levels shall be shown to integrate with the proposed development to the existing retail building; surrounding land; car parking; and future stages within the Currumbine District Centre;
- 2 defer consideration of the Currumbine District Centre Indicative Plan (submitted by Hames Sharley, "Master Plan" received 3 February 1998) pending finalisation of the WA Planning Commission's Draft Metropolitan Centres Policy.

ADDITIONAL INFORMATION SUBMITTED TO THE MEETING OF JOINT COMMISSIONERS

Further to matters raised at the meeting of the Development and Planning Services held on 18 March 1998, the Director, Development Services provided the following information:

1. District Centre (Currumbine) of the Metropolitan Centres Policy Statement.

The City's Officer liaison with an Officer of the Ministry for Planning regarding the application (which is also subject to the determination of the Western Australian Planning Commission) on 9 February 1998. The City's Officer was advised *inter alia*, that in the Metropolitan Centres Policy, Currumbine is identified as a District Centre. In conversing on the issue of whether cinemas were a use included for a District Centre, the Officer was advised that the Policy's objective included, that such District Centres should provide for a wide range of facilities besides just retail, amongst them, entertainment facilities within which cinemas would be considered appropriate. In fact, the existing and draft Centres Policy does not prohibit cinemas and Council's Town Planning Scheme permits them, with its approval. Furthermore, the City's Officer was advised that the Draft Metropolitan Centres Policy (March 1997) had been granted an extension of advertising period for submission of comments. The City's Officer was not advised that the advertising period had, in fact, since closed.

2. Submissions in Support received after advertising period.

The advertising period for the proposed cinemas closed on 21 February 1998. The City received (since 17 February 1998) to date, 55 circular letters in support of the cinema proposal. Although the origins of the circular letters are unknown, (one can assume that the Grand Theatres Group initiated them) the names and signatures of residents state, "...strongly urge Councillors to vote in favour of the proposal". (Appendix XXX refers).

The addresses range from the localities of Heathridge (3); Clarkson (11); Mullaloo (4); Mindarie (13); Kinross (7); Greenwood (1); Currumbine (10); Quinns Rock (1); Two Rocks (1); Connolly (1); Ocean Reef (2); and Iluka (1).

3. Letters of Select Objections.

During the advertising period, a total of 19 letters of objections (excluding the petition) were received. These included,

The select submissions are enclosed and summarised as follows:

a) **Armstrong Jones** (letter dated 19 February 1998):

- Objection to the six cinema application and the “Masterplan” on the basis that they are in conflict with both the City of Wanneroo Town Planning Scheme No.1 (Schedule 5) and the Western Australian Planning Commission’s Metropolitan Centres Policy Statement.
- As well, that supporting the application and Masterplan will severely restrict the ability for Joondalup to grow as a Strategic Regional Centre.

b) **LandCorp** (letter dated 20 February 1998):

- Object to the application and Masterplan on the basis that it is contrary to the North West Corridor Structure Plan; the Draft Metropolitan Centres Policy Statement (March 1997) and the City Scheme.
- That cinemas are an inappropriate use in a District Centre (Currabine) and best suited to Strategic Regional or Regional Centres.
- If approved, the cinemas would create an over-supply in the region.
- The potential increase of Currabine’s retail floor space to 15,000 m² would undermine Joondalup’s viability.

c) **Greater Union** (letter dated 16 February 1998):

- Objects to the cinema proposal on the basis that cinemas are inappropriate to District Centres and is inconsistent with the Draft Metropolitan Centres Policy (March 1997) in terms of the use proposed and the increase in retail floor space.
- That, Other Regional Centres (the likes of Whitford City and Warwick Grove Shopping Centres) and a Strategic Regional Centre (Lakeside Joondalup Shopping Centre) are more appropriate for cinema use and not the function of a District Centre to provide cinemas.
- That there is insufficient population to warrant the proposed cinemas.

MOVED Cmr Morgan, **SECONDED** Cmr Buckley that consideration of the application submitted by Coney Stevens Project Management/Hames Sharley on behalf of the owners, Davidson Pty Ltd and the Roman Catholic Archbishop for Stage 2 namely, six (6) cinemas; speciality shop (240m²); on Lot 929 (1244) Marmion Avenue, Currambine be deferred to allow consideration of further submissions received.

Cmr Rowell and Director Development Services spoke in support of the Motion to defer.

The Motion was Put and

CARRIED

Appendix XXX refers.

DP69-03/98

**AMENDMENT NO 782 TO TOWN PLANNING SCHEME NO 1
TO REZONE LOTS 24, 25, 26, 27 AND 28 BADGERUP ROAD,
GNANGARA FROM RURAL SPECIAL TO RURAL - [790-782]**

Planning Consultants Greg Rowe & Associates, on behalf of the owners of Lots 24 to 28 Badgerup Road, Gnangara, CM & G Mobilia, S Walling, and F.P.D. & A D'Ambrosia, have applied for rezoning of that land from Rural to Special Rural under the City of Wanneroo Town Planning Scheme No. 1. Council resolved to initiate Amendment No. 782 for this purpose at its August meeting of last year. Advice has now been received from the Western Australian Planning Commission that it has given its consent for the amendment to be advertised for public inspection, subject to a number of modifications being made. It is recommended that several of their modifications be accepted and that the Commission's reconsideration be sought in respect of the remaining modifications. A modification to the proposed Special Provisions to accommodate a concern raised by the Environmental Protection Authority regarding possible soil and groundwater contamination caused by previous market gardening activities on parts of the subject land is also recommended.

MOVED Cmr Rowell, **SECONDED** Cmr Clark-Murphy that the Joint Commissioners:

1 **modify Amendment No. 782 to City of Wanneroo Town Planning Scheme No. 1 as follows:**

- (a) the title of the Development Guide Plan being modified to only refer to Lots 24-28 Badgerup Road;**
- (b) the Special Provisions being modified as follows:**
 - (i) all of the Special Provisions being modified so that they commence with capital letters;**
 - (ii) Special Provision (i) being modified to replace the word 'shall' with 'should';**

- (iii) **Special Provision (ix) being modified to replace the words ‘application for subdivision approval being made to the Commission’ with ‘any lots being created’;**
- (iv) **the following Special Provision (xii) being added:**
“(xii) Prior to the final approval of a plan or diagram of subdivision, the subdivider shall undertake to the satisfaction of the Department of Environmental Protection a site investigation of building envelopes shown on the Development Guide Plan which have previously been used for market gardening purposes to determine the presence or otherwise of contamination through past use of fertiliser, pesticides, or herbicides. Should such contamination be determined as present, the subdivider shall undertake such actions as deemed necessary by the Department of Environmental Protection to achieve an acceptable building envelope.”

2 advise the Western Australian Planning Commission (WAPC) that they do not support the other modifications required by WAPC as referred to in Report No DP69-03/98 for the reasons given in this report and request the WAPC’s reconsideration of those proposed modifications.

The Motion was Put and

CARRIED

Appendix XIX refers

DP70-03/98 **PROPOSED AMENDMENT NO 801 TO TOWN PLANNING SCHEME NO 1: DETERMINATION BY MINISTER FOR PLANNING - [04180]**

This item was considered later in the meeting, following Item DP100-03/98.

DP71-03/98 **APPLICATION FOR SPECIAL RURAL ZONING : LOT 50 AND LOC 3288 BAILEY ROAD, CARABOODA - [790-793]**

At their December meeting of last year (Item DP290-12/97 refers), the Joint Commissioners considered an application submitted by Planning Consultants, Development Planning Strategies, on behalf of the owner of Lot 50 and Loc 3288 Bailey Road, Carabooda, Linpark Holdings Pty Ltd, seeking rezoning of that land under City of Wanneroo Town Planning Scheme No. 1 from Rural to Special Rural. The Joint Commissioners resolved that they were generally favourably disposed toward the proposal, however a number of matters needed to be addressed prior to consideration of formal initiation of the rezoning. The applicants have now submitted a revised proposal, addressing the matters requiring attention, and request Council to formally initiate the rezoning. It is recommended that the rezoning be initiated.

At the Development and Planning Services Committee meeting, Cmr Buckley stated the undertaking given by Mr Lombardo appeared to be in a personal capacity, whereas this undertaking should be from Linpark Holdings. Cmr Buckley felt advice needed to be sought from the City’s solicitors to ensure that this is appropriate.

Cmr Morgan queried the main reasons for the change from 2 hectare lots to 4 hectare lots.

Director, Strategic Planning advised the primary objective of the 4 hectare lot was to maintain the landscaping characteristics of the area.

ADDITIONAL INFORMATION SUBMITTED TO THE MEETING OF JOINT COMMISSIONERS

It was noted at this month's Development and Planning Services Committee meeting that a letter of undertaking provided by Mr Angelo Lombardo (a copy of which was appended to Report No. DP71-03/98) should really have been provided in the form of a letter of undertaking from the technical owner of the property concerned, Linpark Holdings Pty Ltd.

A letter of undertaking has now been provided by Linpark Holdings (Refer Appendix XXXI) and it may be noted that this letter also satisfactorily addresses the other outstanding matters upon which undertakings were to be sought by the City referred to in the Committee recommendation.

Notwithstanding the provision of this letter, it is recommended that the Joint Commissioners endorse the Committee recommendation currently before it on this item so as to formalise the City's position and requirements on this matter.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

1 in accordance with Section 7 of the Town Planning and Development Act 1928 (as amended), initiate Amendment No. 793 to City of Wanneroo Town Planning Scheme No. 1 to:

- (a) rezone Lot 50 and Loc 3288 Bailey Road, Carabooda from Rural to Special Rural;
- (b) include the following Special Provisions applicable to this proposed Special Rural Zone in Part 2 of Schedule 4 of the Scheme Text:

“Special Rural Zone No. 29

Description of Locality

Lot 50 and Loc 3288 Bailey Road, Carabooda

Special Provisions:

1. Development to be generally in accordance with Development Guide Plan.
2. The land subject of this zone shall only be used for residential and controlled non-commercial keeping of livestock. In reference to the proposed 'future urban lot' shown on the Development Guide Plan, landuse permissibility will be determined in accordance with the 'Rural Zone'.

3. Building Envelopes:

- (a) In the interest of landscape preservation, indicative building envelopes (to a maximum size of 2000 m²) shall be shown on the lots in the Development Guide Plan which forms part of the Scheme.
- (b) Prior to the final approval of a plan or diagram of subdivision, the subdivider shall produce certificates from a registered engineer that the area within the indicative building envelope is geologically suitable for the construction of a dwelling house.
- (c) Buildings shall not be constructed outside of the geologically verified envelopes except where approved by Council.

4. Bushfire Management:

- (a) Prior to the issue of clearances for diagrams of surveys, Council shall require the subdivider to prepare a Bush Fire Management Plan to the satisfaction of the Council and the Bush Fires Board. Such a plan will be used as the basis for ongoing bush fire management over the property.
- (b) Individual land owners shall be responsible for the maintenance of strategic fire breaks where they cross the land owners lot as depicted on the Bush Fire Management Plan.
- (c) The clearing of firebreaks, other than for strategic fire break purposes, will not be permitted unless for safety reasons to comply with Council and Bush Fire Board requirements. Selective clearing of low fuel areas to a minimum of 20m around each building shall be required by Council. Such low fuel zones should be kept free of debris and shrubs and maintained to a standard approved by Council in accordance with the Bush Fire Management Plan.
- (d) All fire breaks shall be provided to the specification and satisfaction of the Local Authority and the Bush Fires Board.

- 5. Except with the approval of the Council, no fencing outside of the building envelope shall be constructed within the land the subject of this zone.

6. The subdivider shall ensure that each prospective purchaser of a subdivisional lot acknowledges in writing, at the time of purchase of a lot, the requirements and regulations of the Rights in Water and Irrigation Act regarding the use of groundwater and the protection of groundwater supplies. It is unlikely that a licence will be issued for the use of groundwater for amounts more than 1,500 m² per annum, i.e. sufficient for house and domestic garden requirements and for the irrigation of approximately 0.1 ha of pasture or other crops.
7. With the intention of preventing over-stocking or other practices detrimental to the amenity of the zone, the breeding or keeping of animals, other than domestic pets, shall not be permitted without the approval in writing of Council. If approved, the keeping or breeding of animals shall be restricted, by the erection of fencing, to the fixed building envelope area. Trees within the building envelope shall also be fenced to protect them from damage by livestock. In considering any applications for breeding or keeping of stock, Council will be guided by advice from the Department of Agriculture. Notwithstanding the above, in cases where stocking approval has been given but where environmental problems develop, Council may, after consultation with the Department of Agriculture, take appropriate action to ban or reduce the stocking of animals. Individual land owners shall be responsible for organising and meeting all costs associated with obtaining advice from the Department of Agriculture where the keeping of any stock is proposed.
8. No vegetation on any part of the proposed lots may be cleared for any purpose other than the construction of strategic fire breaks, selective clearing of lower fuel areas around buildings and for road construction associated with the subdivision development of the property. The land is to be managed in such a manner to avoid the land being laid bare of vegetation resulting in loose, wind erodible conditions. All improvements within building envelopes shall be sited and located such that the removal of vegetation within the building envelope is minimised. The Council may also, at its discretion, vary the position of any required fire break or building envelope to avoid destruction of vegetation or other ways to take account of the physical features of the land, subject to the land owner concerned providing a certificate from a registered engineer that the area within the proposed new building envelope is geologically suitable for construction of a dwelling house.

9. On Site Effluent Disposal System Requirements:

- (a) The underside of effluent disposal chambers of conventional effluent disposal systems servicing dwellings shall be a minimum of two (2) metres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;
- (b) The underside of effluent disposal chambers or effluent disposal pads of modified nutrient attenuating on-site sewage disposal systems servicing dwellings shall be a minimum of five hundred (500) millimetres above the estimated maximum water table level as determined from time to time by the Water and Rivers Commission or equivalent State Government agency;
- (c) The effluent disposal chambers of conventional on-site sewage disposal systems servicing dwellings shall be a minimum horizontal distance of one hundred (100) metres from areas determined from time to time by the City of Wanneroo to be subject to periodic inundation;
- (d) The effluent disposal chambers or effluent disposal pads of modified, nutrient attenuating on-site sewerage disposal systems servicing dwellings shall be a minimum horizontal distance of fifty (50) metres from areas determined from time to time by the City of Wanneroo to be subject to periodic inundation.

10 All caves and other karstic landform features shall not be damaged in any way unless the prior written approval of the Council has first been obtained.

- (c) make the following changes to paragraph (d) of Clause 3.30:
 - (1) in 3.30 (d)(iii), delete the period after the word 'zone' and substitute a semi-colon;
 - (2) include the following:
 - “3.30 (d)(iv) any stipulation or requirement the owner of the land must satisfy pursuant to any agreement between the owner and the Council; and
 - (v) without limiting the generality of paragraph (b) of the clause, any other obligation of the owner relevant to the subdivision, development or use of the land.”

2 **endorse the Development Guide Plan included in Attachment No. 3 to Report DP71-03/98, subject to the following changes being made to the satisfaction of the Director Strategic Planning:**

- (a) **the southern boundary of the southern public open space area being moved southwards to avoid the top of the ridge line and to have a boundary running more along contours, than across contours.**
- (b) **the boundary of the southern public open space area being amended if necessary to properly respond to the outcome of the heritage study currently being undertaken of that area by Palassis Architects.**
- (c) **building envelopes being moved further away from road frontage so as to better promote retention of the rural landscape character of the area.**
- (d) **annotations being added to refer to ceding free of cost of drainage sites required for Alkimos Drive and Bailey Road, the upgrading of the portion of Bailey Road abutting the subject land, and the construction of one carriageway of the portion of Alkimos Drive between Bailey Road and the main north-south internal road.**

3 **rescinds Point 2 of Item DP290-12/97 viz.:**

“2 **further advise the applicant that as a prerequisite to considering formal initiation of the proposed Scheme amendment, they will require that a Deed be entered into between the landowner and the City pursuant to Clause 8.9 of City of Wanneroo Town Planning Scheme No. 1, securing the owner’s agreement to:**

- (a) **ceding free of cost of the land required for Alkimos Drive and drainage sites required for that road and Bailey Road;**
- (b) **construction of the portion of Alkimos Drive between Bailey Road and the main north-south internal road;**
- (c) **upgrading of Bailey Road to the City’s requirements;**
- (d) **ceding free of cost (for vesting in the Crown) of land required for public open space, such land to be determined following the outcome of a heritage survey of the kilns and associated ruins, and the investigation to be undertaken by Council and Department of Environmental Protection officers referred to Report DP290-12/97;**
- (e) **permitting a heritage consultant to access the property to undertake the heritage survey referred to in d) above;”**

4 **seek a letter of undertaking from the owner in respect of the matters referred to in 2 (d) above.**

Cmr Rowell spoke in support of the Motion. Cmr Morgan advised that the query he raised at the Development and Planning Services Committee meeting was incorrectly recorded and was in relation to the change of lots from 4 hectare to 2 hectare.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendices XX and XXXI refer

DP72-03/98 PETITION - QUINNS ROCKS PRIMARY SCHOOL - [05118]

In recent years traffic and parking problems have been increasing at the Quinns Rocks Primary School. In October 1997 a 33 signature petition was received from local residents, raising concerns relating to traffic and verge parking causing a public nuisance of danger, pollution and impacts on the amenity of the area. The petition requests support from the Council in seeking the Education Department of Western Australia to address the issue. It is recommended that the Joint Commissioners advise the Education Department and the primary petitioner of their support for the local residents of the Quinns Rocks Primary School, seek support of the Western Australian Municipal Association by pursuing the broader issue with the appropriate state government agencies, and request the Education Department to take a proactive role in addressing the broader traffic and parking issue.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 advise the Education Department of Western Australia that the City of Wanneroo;**
 - (a) supports the local residents of Quinns Rocks in pursuit of additional traffic management and parking facilities for the Quinns Rocks Primary School;**
 - (b) requests the Education Department to take a proactive role in addressing the broader issues relating to traffic management and parking at schools generally.**
- 2 advise the Western Australian Municipal Association of 1. above and seeks support from Western Australian Municipal Association in pursuing the broad issue of traffic management and parking facilities for public schools with the appropriate state government agencies.**
- 3 advise the primary petitioner accordingly.**

The Motion was Put and

CARRIED

DP73-03/98 APPROVAL SERVICES PLANNING FEES - [290-4]

The City first introduced planning administration fees in October 1990. This original scale of fees has now been in operation for over seven years and does not adequately reflect the cost of providing a planning approval service. In this current era of accountability, cost recovery, quality service and customer focus in local government, it is considered reasonable for service users to pay a reasonable charge as incurred by the City in providing the service.

The Western Australian Municipal Association has recently released a report to the Ministry for Planning which recommends a fee structure for planning approvals, subdivision and town planning scheme amendments based on a number of principles, including a principle that any fee structure should relate to the quality and extent of service provided. The WAMA's recommended fee structure is based on an estimation of the cost of providing the service and has been determined from a survey of local authority planning costs for a range of applications.

It is recommended that the WAMA's proposed fee structure for development, change of use and home occupation applications be adopted. The WAMA fee structure does not however adequately address costs associated with zoning, liquor licence, gaming and park home certificates, research and information collection, extractive industry applications or modifications/renewals to previously assessed or approved applications. It is recommended that a scale of fees that follow the WAMA principles also be adopted for these services.

ADDITIONAL INFORMATION SUBMITTED AT DEVELOPMENT & PLANNING SERVICES COMMITTEE MEETING

Attachment No 4 - "Recommended Approval Service Fee Schedule" was submitted by Director, Development Services - Appendix XXI refers.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1** in accordance with Sections 6.16 and 6.19 of the Local Government Act 1995, adopt the modified scale of fees outlined in Attachment 5 to Report DP73-03/98 as its Approval Services planning fee structure to become effective following a period of 14 days public notice. The new scale of fees to be imposed from 4 May 1998;
- 2** advise the Ministry for Planning that it considers any future statewide fee structure should also include separate reference to the additional services and fees outlined in Report DP73-03/98.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix XXI refers

DP74-03/98 DEVELOPMENT ASSESSMENT UNIT AND DELEGATED AUTHORITY COMMITTEE - [290-1]

This report provides a resumé of the development applications processed by the Development Assessment Unit and Delegated Authority Committee from 31 January 1998 to 24 February 1998.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners note the action taken by the Development Assessment Unit and Delegated Authority Committee in relation to the applications described in Report DP74-03/98.

The Motion was Put and

CARRIED

Appendix XXII refers

DP75-03/98

**DESIGN GUIDELINES FOR STAGE 12 LOT M1722
DELAMERE AVENUE, ILUKA - [740-98553]**

Design guidelines for Stage 12 Iluka, submitted by Development Planning Strategies on behalf of Beaumaris Land Sales, are requested to be adopted as planning policy for the subject land in order to maintain standards of design comparable to other similar small lot areas of the subdivision. They are similar to guidelines adopted by Council in August 1997 for Stage 4 of the development and take account of the changes requested by Council at that time.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 adopt as a draft, the planning policy for the portion of Pt Lot M1722, (proposed Lots 975-980, Miami Beach Promenade and lots 995-1000, Stinson Square), Iluka, as shown in Attachment No 2 to Report DP75-03/98.
- 2 advertise the draft planning policy in accordance with Clause 5.11 of Town Planning Scheme No 1 for a period of twenty-one days.

The Motion was Put and

CARRIED

Appendix XXIII refers

DP76-03/98

**CHURCH, PRESBYTERY AND ADDITIONS TO SCHOOL :
ST ANTHONY'S CHURCH AND SCHOOL - LOT 102 (990)
WANNEROO ROAD, WANNEROO - [02409 (30/2280)]**

An application has been received from Ronal Hawkins Architects Pty Ltd on behalf of the Roman Catholic Archbishop of Perth, seeking approval to construct a new church with hall for 450 people, presbytery and classroom additions for the St Anthony's School on Lot 102 (990) Wanneroo Road, Wanneroo.

The proposal is contrary to the existing Draft Wanneroo Townsite Structure Plan. This plan is presently under review.

The proposal was advertised on site. No objection was received. The proposal is supported subject to conditions.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners approve the application submitted by Ronal Hawkins Architects Pty Ltd on behalf of Roman Catholic Archbishop of Perth to construct a new church, presbytery and additions to the St Anthony's School on Lot 102 (990) Wanneroo Road, Wanneroo, subject to:

- 1 the church hall being limited to a capacity of 450 people;
- 2 exercise discretion pursuant to clause 9.1.1 of Town Planning Scheme No 1 and grant a relaxation of the parking requirements for all 3 stages of this development from 154 bays to 126 bays in this instance.

- 3 **determine that a new development approval be issued for each of the stages of this development;**
- 4 **determine that a development approval be issued for Stage 1 of this proposal subject to standard and appropriate conditions.**

Cmr Rowell spoke in support of the motion.

The Motion was Put and

CARRIED

DP77-03/98 MEDICAL CENTRE ADDITIONS : LOT 252 (4/19) KOORANA ROAD, MULLALOO - [01134, (30/1347)]

An application for proposed additions to the Medical Centre on Lot 252 (4/19) Koorana Road, Mullaloo, was received from Dr K C Si on 12 May 1997. Additional information has been requested on several occasions, however, it has not been provided. The proposal is deemed to have been refused on the basis of inadequate information being provided to the City from the applicant within the specified time period. It is recommended that the application be refused.

Cmr Rowell declared an interest in this Item as his family has an interest in the Mullaloo Plaza Shopping Centre.

Cmr Rowell left the Chamber at 1935 hrs.

MOVED Cmr Morgan, SECONDED Cmr Buckley that the Joint Commissioners refuse the application submitted by Dr K C Si for an extension to the Medical Centre at Lot 252 (19) Koorana Road, Mullaloo pursuant to:

- 1 **Clause 7.7 of the City of Wanneroo Town Planning Scheme No 1;**
- 2 **Clause 31(2) of the Metropolitan Region Scheme 1959-1982.**

The Motion was Put and

CARRIED

Cmr Rowell entered the Chamber at 1936 hrs.

Items DP78-03/98 to DP100-03/98 inclusive were Moved by Cmr Rowell and Seconded by Cmr Buckley.

DP78-03/98 CLOSE OF ADVERTISING - POLICY ON HEIGHT AND SCALE OF BUILDINGS IN A RESIDENTIAL AREA - [216-1]

At the meeting of 26 November 1997, the Joint Commissioners resolved to adopt a policy for the control of Height and Scale of Buildings in a Residential Area as a draft planning policy in accordance with Clause 5.11 of the Town Planning Scheme No 1 (DP252-11/97 refers). The advertising period closed on 9 January 1998, and two submissions were received. It is recommended that the Joint Commissioners finally adopt the planning policy without modification.

At the Development and Planning Services Committee meeting, Director, Development Services advised a further submission had been received from Seacrest Homes.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners, in accordance with Clause 5.11 of Town Planning Scheme No 1:

- 1 repeal policy G3-17 - "Height of Buildings in Residential Neighbourhoods";
- 2 adopt the planning policy "Height and Scale of Buildings in a Residential Area" shown in Attachment 1 to Report DP78-03/98 without modification.

The Motion was Put and

CARRIED

Appendix XXIV refers

DP79-03/98 **PROPOSED THREE STOREY DWELLING AT LOT 378 (60)
GUNIDA STREET MULLALOO - [307/378/60]**

A building licence application has been received from Holl Corporation Pty Ltd for a three storey dwelling on Lot 378 (60) Gunida Street Mullaloo. As the proposal is three storeys in height (2 storeys and undercroft garage), the affected adjoining owners were consulted in accordance with Council policy. One objection has been received, which relates to the loss of privacy.

The proposal is however considered acceptable in terms of the objectives of the Residential Planning Codes, particularly in relation to the impact on privacy, amenity and streetscape of the area.

At the Development and Planning Services Committee meeting, Cmr Buckley queried whether the recommendation fell within the old policy or the new policy.

Director, Development Services advised it complied with both policies.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners, having considered Policy G3-17 - "Height of Buildings in Residential Neighbourhoods" and submissions received for the proposed three storey dwelling on Lot 378 (60) Gunida Street Mullaloo, authorise the Principal Building Surveyor to issue a building licence.

The Motion was Put and

CARRIED

DP80-03/98 **PROPOSED THREE STOREY DWELLING: LOT 11405 (18)
FIRST AVENUE, BURNS BEACH. - [1343/11405/18]**

An application for discretionary approval has been received from A J N MacDonald & Associates for a three storey dwelling on Lot 11405 (18) First Avenue, Burns Beach. As the proposal is three storeys in height, the affected adjoining owners were consulted in accordance with Council policy. One objection has been received which relates to the loss of property value, the overall height and bulk of the proposed dwelling, the detrimental impact on the amenity and their ability to enjoy purchased views. The proposal is however considered acceptable in terms of the objectives of the Residential Planning Codes, particularly in relation to the impact on privacy, amenity and streetscape of the area.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners, having considered Policy G3-17 - "Height of Buildings in Residential Neighbourhoods" and submissions received for the proposed three storey dwelling on Lot 11405 (18) First Avenue Burns Beach, authorise the Principal Building Surveyor to issue a building licence.

The Motion was Put and

CARRIED

DP81-03/98 **RENEWAL OF USE APPROVAL FOR A COMMERCIAL**
APIARIST - LOT 14 (1890) WANNEROO ROAD NEERABUP. -
[30/176]

An application has been lodged for a renewal of a use approval for a commercial apiarist, previously approved by Council in April 1994 subject to conditions. The application is recommended for refusal as it is operating without an approval and contrary to its original conditions of approval.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners:

- 1 refuse the application submitted by the Tulip Honey Company Pty Ltd for a permanent use approval for beekeeping (including a beekeeping shed) on Lot 14 (1890) Wanneroo Road, Neerabup as:
 - (a) the use is not permitted within a Rural Zone;
 - (b) the use is contrary to conditions 2 and 5 of the original approval;
- 2 advise the applicant/owner that the use of the site for beekeeping purposes must cease within 6 months;
- 3 advise the applicant/owner that the Council would consider a detailed proposal from the owner to rezone the site to provide for the continued use of the land;
- 4 advise the applicant/owner that should the detailed rezoning proposal (including all fees) is to be received within 2 months and supported by the Council, the time period set out in Item 2 above is increased to 12 months ;
- 5 authorise the Chief Executive Officer to instigate legal proceedings under section 10(4) of the Town Planning and Development Act 1928 against K T Healy for unlawful use of Lot 14 (1890) Wanneroo Road, Neerabup as a commercial apiarist in the event that the time limits listed above are not satisfied and the use continues.

The Motion was Put and

CARRIED

DP82-03/98 **REDUCED FRONT SETBACK - CARPORT: LOT 908 (9)
MARLIN PLACE, BELDON - [944/908/9]**

A building licence application has been received from the owners of Lot 908 (9) Marlin Place, Beldon for the construction of a carport forward of the existing dwelling, with a reduced front setback of 1.5 metres. The proposal is considered acceptable in terms of the objectives of the Residential Planning Codes particularly in relation to the impact on the amenity and streetscape and it is recommended that the carport be approved.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

- 1** exercise discretion under clause 1.5.5(b) of the R-Codes and approve the proposed carport at Lot 908 (9) Marlin Place, Beldon with a reduced front setback of 1.5 metres as the amenity of the surrounding lots and streetscape is not unduly affected;
- 2** authorise the Principal Building Surveyor to issue a building licence.

The Motion was Put and

CARRIED

DP83-03/98 **PROPOSED FRONT BOUNDARY FENCE: LOT 418 (39)
DEVERALL SQUARE, HILLARYS - [4031/418/39]**

An application has been received from the owners of Lot 418 (39) Deverall Square, Hillarys for the construction of a 2.057m high front boundary fence which abuts the proposed front drive and crossover. The proposal is not considered acceptable in terms of Council's Local Law F1: Fencing and Private Tennis Court Floodlighting, and refusal is recommended.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners refuse the proposed 2.057m high brick fence on the front boundary of Lot 418 (39) Deverall Square, Hillarys as it does not comply with the Council's Local Law F1 : Fencing and Private Tennis Court Floodlighting.

The Motion was Put and

CARRIED

DP84-03/98 **LOT 419 (52) KORELLA STREET, MULLALOO - [0310/419/52]**

Report DP25-01/98 was tabled at the Development & Planning Services Committee meeting held on 20 January 1998 concerning a notice which has been issued for fencing at Lot 419 (52) Korella Street, Mullaloo. As a result of questions raised at that meeting the Joint Commissioners deferred the report to allow for issues of dispute from local residents Mr & Mrs Zakrevsky and adjoining owners Mr & Mrs Veness to be clarified and a further report be submitted, listing a chronological series of events. The Joint Commissioners also requested that Mr Veness, who addressed the Committee during question time, submit his questions in writing to enable the matter to be addressed.

There was an expectation from Mr & Mrs Zakrevsky and Mr & Mrs Veness that the report, including answers to questions raised, would be addressed in the February meeting of Council. Due to the date the letters were received, the complexity of the situation and the need to consult with three business units, it was agreed by the Joint Commissioners to defer the report until the March meeting of Council.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

- 1 refuse the request from Mr & Mrs Zakrevsky and Mr & Mrs Veness for Council to undertake the following works at Lot 419 (52) Korella Street, Mullaloo:
 - (a) remove the existing damaged boundary fence between Lot 419 and Lot 418 Korella Street
 - (b) remove the existing retaining wall adjacent to those lots
 - (c) erect a retaining wall the full length of the boundary between the two properties
 - (d) erect a replacement fence on top of the retaining wall
- 2 advise Mr & Mrs Veness of Lot 418 (50) Korella Street Mullaloo that the construction and repair/maintenance of fencing is a civil matter between adjoining owners and administered under the provisions of the Dividing Fences Act

The Motion was Put and

CARRIED

DP85-03/98 SUBDIVISION CONTROL UNIT COMMITTEE -28 JANUARY 1998 TO 24 FEBRUARY 1998 - [290-1]

This report provides a resumé of the Subdivision Applications processed by the Subdivision Control Unit 28 January 1998 to 24 February 1998. All applications were dealt with in terms of Council's delegation of subdivision control powers to the Chief Executive Officer at its April 1997 meeting. The Chief Executive Officer subsequently delegated to the Director, Development Services, the authority to deal with these applications.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners endorse the action taken by the Subdivision Control Unit in relation to the applications described Report DP85-03/98.

The Motion was Put and

CARRIED

Appendix XXV refers

DP86-03/98 RESIDENTIAL GUIDELINES FOR SMALL LOT SUBDIVISION - LOT 52 (20) TOULON CIRCLE, MINDARIE - [740-102872]

The landowner of lot 52 has received approval from Western Australian Planning Commission for a subdivision of lots less than 350 sq m. That approval was contingent on approval of plans for the development of houses on those lots. The proponent is now seeking Council acceptance of a set of guidelines for the development in place of a Development Application. This would allow sale of the lots and will ensure construction on them of individual houses which conform

to acceptable standards of development. It is recommended that the guidelines should be adopted by Council as a draft policy in accordance with the Town Planning Scheme provisions.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

- 1 accept the attached guidelines for the control of development on Lot 52 (20) Toulon Circle in discharge of condition 3 in Western Australian Planning Commission's decisions dated 26 November and 16 April 1997;
- 2 pursuant to Clause 5.11 of the City of Wanneroo Town Planning Scheme No 1, adopt the guidelines as a draft policy and make it available for public comment.

The Motion was Put and

CARRIED

Appendix XXVI refers

DP87-03/98 **EFFLUENT DISPOSAL SYSTEM FOR LOT 10 (16) , TIMELY HOSTESS MEWS, MARIGINIUP - [00346 (3298/10/16)]**

The City has received an application from Mr Patrick Miller to construct or install a conventional effluent disposal system at Lot 10 (16) Timely Hostess Mews, Mariginuiup. The application has been rejected as it does not comply with the minimum setback and separation from groundwater requirements as set out in the Town Planning Scheme No 1 (TPS1) The applicant has requested that the provisions of TPS1 be relaxed. The request is not supported.

REPORT RECOMMENDATION: THAT the Joint Commissioners:

- 1 refuse the relaxation of provisions of Town Planning Scheme No 1 to allow the installation of a conventional effluent disposal system on Lot 10 (16) Timely Hostess Mews, Mariginuiup;
- 2 advise the applicant that the on-site conditions require the use of a nutrient attenuating effluent disposal system.

MOVED Cmr Rowell, SECONDED Cmr Buckley that consideration of the relaxation of provisions of Town Planning Scheme No 1 to allow the installation of a conventional effluent disposal system on Lot 10 (16) Timely Hostess Mews, Mariginuiup be deferred pending receipt of further information from the appropriate authorities.

The Motion was Put and

CARRIED

DP88-03/98

FINAL ADOPTION: AMENDMENT 779 TO TOWN PLANNING SCHEME NO 1 TO REZONE PORTION OF LOT 100 ST ANDREWS DRIVE, YANCHEP FROM RESIDENTIAL DEVELOPMENT R20 & PRIVATE RECREATION / CLUBS TO RESIDENTIAL DEVELOPMENT R40 - [790-779]

Amendment 779 seeks to rezone two portions of the subject land from Residential Development R20 & Private Recreation/Clubs to Residential Development R40. Assuming the rezoning gains final approval, it is proposed to develop grouped housing on the land, yielding approximately 132 residential units. Council at its meeting of 22 October 1997 resolved to proceed to final adoption of Amendment 779 to Town Planning Scheme No 1, subject to the satisfactory resolution of a number of issues and finalisation of the North West District omnibus Amendment No 3 to the Metropolitan Region Scheme.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

- 1** pursuant to Town Planning Regulation 17 (2), adopt Amendment 779 to Town Planning Scheme No 1 without modification;
- 2** authorise the affixation of the common seal to, and endorses the signing of, the amendment documents.

The Motion was Put and

CARRIED

DP89-03/98

CLOSE OF ADVERTISING: AMENDMENT NO 797 TO TOWN PLANNING SCHEME NO 1 - PORTION OF PT LOT M1722 (449) BURNS BEACH ROAD, ILUKA FROM RURAL TO RESIDENTIAL DEVELOPMENT R40 - [790-797]

Amendment No 797 to Town Planning Scheme No 1 was advertised for public comment for a period of 42 days which closed on 27 February 1998. The amendment seeks to rezone portion of Pt Lot M1722 (449) Burns Beach Road, Iluka from Rural to Residential Development R40. No submission was received as a result of the advertising. It is recommended that the Joint Commissioners adopt the amendment for final approval without modification.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

- 1** pursuant to Town Planning Regulation 17 (2) adopts Amendment No 797 to Town Planning Scheme No 1 to rezone portion of Pt Lot M1722 (449) Burns Beach Road, Iluka from Rural to Residential Development R40 without modification.
- 2** authorise the affixation of the common seal to, and endorses the signing of, the amendment documents.

The Motion was Put and

CARRIED

DP90-03/98 **CLOSE OF ADVERTISING: AMENDMENT NO 804 TO TOWN PLANNING SCHEME NO 1 TO REZONE PORTION OF LOT 8587 (RESERVE 30952) MARRI ROAD, DUNCRAIG FROM LOCAL RESERVE - PUBLIC USE TO MIXED BUSINESS - [790-804]**

Amendment No 804 to Town Planning Scheme No 1 was advertised for a 42 day period which closed on 13 January 1998. The amendment seeks to rezone a portion of Lot 8587 (Reserve 30952) Marri Road, Duncraig from Local Reserve - Public Use to Mixed Business to facilitate its development for mixed business uses. A total of 5 submissions were received as a result of the advertising, of which two objected to the proposal. These submissions have been considered and it is recommended that the amendment be adopted for final approval without modification.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners:

1 rescind item DP180-08/97 viz:

“2. advises the applicant prior to finalisation of the amendment, the granting of an easement in gross in favour of the City of Wanneroo is required, at the applicant’s expense (including legal expenses incurred by the City) and to the satisfaction of the City and its solicitors, over the adjacent vehicle accessway on Lot 703 to facilitate reciprocal vehicular access and carparking between Lots 703 and Lot 8587 (Reserve 30952)”.

2 pursuant to Town Planning Regulation 17(2), adopts Amendment No 804 to Town Planning Scheme No 1 without modification;

3 resolve that the matter of an easement in gross be dealt with at the development approval stage;

4 authorises the affixation of the Common Seal to, and endorses the signing of, the amendment documents.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

DP91-03/98 **PROPOSED AMENDMENT NO 813 TO TOWN PLANNING SCHEME NO 1 TO REZONE LOTS 1482 & 1483 BALTIMORE PARADE, MERRIWA FROM SPECIAL ZONE (RESTRICTED USE) FAST FOOD OUTLET TO MIXED BUSINESS - [790-813]**

A request has been submitted by Iliya Hastings on behalf of Nile Enterprises Pty Ltd and Siew Time Leong for the rezoning of Lots 1482 and 1483 Baltimore Parade, Merriwa from Special Zone (Restricted Use) Fast Food Outlet to Mixed Business. The two lots form part of a strip of non residential uses south of the Merriwa (South) Neighbourhood Centre, comprising a variety of commercial and fast food uses. It is therefore recommended that the Joint Commissioners initiate and adopt proposed Amendment No 813 accordingly.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners, in accordance with Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No 1 to rezone Lots 1482 & 1483 Baltimore Parade, Merriwa from Special Zone (Restricted Use) - Fast Food Outlet to Mixed Business, and adopt Amendment No 813 accordingly.

The Motion was Put and

CARRIED

DP92-03/98

CLOSE OF ADVERTISING - AMENDMENT 814 TO TOWN PLANNING SCHEME NO 1 TO REQUIRE PLANNING APPROVAL FOR SINGLE HOUSES NOT COMPLYING WITH THE RESIDENTIAL PLANNING CODES - [790-814]

At the meeting of 22 October 1997, Council resolved to amend Town Planning Scheme No 1 by adopting Amendment 814, to require planning approval for single houses requiring the exercise of discretion under the Residential Planning Codes (DP230-10/97 refers). The amendment was advertised for a period of twenty-eight days, closing on the 20 February 1998, and no submission was received. It is recommended that the Joint Commissioners finally adopt the proposed amendment without modification.

REPORT RECOMMENDATION: THAT the Joint Commissioners:

- 1 pursuant to Town Planning Regulation 17 (2), adopt Amendment 814 to Town Planning Scheme No 1 without modification;
- 2 authorise the affixation of the common seal to, and endorses the signing of, the amendment documents.

ADDITIONAL INFORMATION SUBMITTED AT THE DEVELOPMENT AND PLANNING SERVICES COMMITTEE MEETING

Following discussion with Council's legal advisor, a number of minor modifications have been made to the amending text for this amendment. The modified amending text is attached - Appendix VI refers. The changes suggested relate to the numbering of the clauses and to refer to the exercise of discretion under the R Codes rather than variations of the R Codes. the revised numbering system is more logical, and while the words used in the amendment were based on those in the Model Scheme Text proposed by the Western Australian Planning Commission, the alternatives suggested are considered more accurate.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners:

- 1 pursuant to Town Planning Regulation 17(2), adopt Amendment No 814 to Town Planning Scheme No 1 modified in accordance with Appendix XXVII hereto;
- 2 authorise the affixation of the Common Seal to, and endorse the signing of, the amending documents.

The Motion was Put and

CARRIED

Appendix XXVII refers

DP93-03/98

PROPOSED AMENDMENT NO 823 TO TOWN PLANNING SCHEME NO 1 TO AMEND SPECIAL RESIDENTIAL ZONE NO 8 SPECIAL PROVISION [B] FROM 165 TO 167 LOTS FOR LOT 1 FLYNN DRIVE AND LOT 2 WANNEROO ROAD, NEERABUP - [790-823]

A request has been submitted by Development Planning Strategies on behalf of Eclipse Holdings Pty Ltd to amend Special Provision [b] of Special Residential Zone No 8, Lot 1 Flynn Drive and Lot 2 Wanneroo Road, Neerabup from a maximum number of 165 lots to a maximum number of 167 lots. The proposed amendment is consistent with the previously endorsed Development Guide Plan and subsequent subdivision approval with the exception of an increase in the number of permitted lots. It is therefore recommended that the Joint Commissioners initiate and adopt the proposed amendment accordingly.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners, in pursuance with Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No 1 Special Provisions of Special residential Zone, Lot 1 Flynn Drive and Lot 2 Wanneroo Road, Neerabup to allow the creation of 167 lots and adopts Amendment 823 accordingly.

The Motion was Put and

CARRIED

DP94-03/98

PROPOSED AMENDMENT NO 824 TO TOWN PLANNING SCHEME NO 1 TO INTRODUCE SCHEME PROVISIONS TO EXTINGUISH RESTRICTIVE COVENANTS - [790-824]

Westpoint Corporation Pty Ltd, acting on behalf of Silkchime Pty Ltd, has submitted a request for the initiation of an amendment to Town Planning Scheme No 1 to introduce provisions enabling the extinguishment of restrictive covenants. Westpoint's specific concern is a restrictive covenant affecting Warwick Commercial Park at Pt Lot 738 (16) Dugdale Street, Warwick. Westpoint advises that the restrictive covenant was registered on the land by the owners of the Warwick Grove Shopping Centre in 1994 as a condition of sale of the subject land, and the covenant restricts/prohibits the retail sale of goods. It is recommended that the Joint Commissioners amend Town Planning Scheme No 1 to enable it to deal with Restrictive Covenants.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners in accordance with Section 7 of the Town Planning & Development Act 1928, amend Town Planning Scheme No 1 to introduce provisions enabling restrictive covenants to be removed or amended, and adopt Amendment No 824 accordingly.

The Motion was Put and

CARRIED

DP95-03/98

PROPOSED AMENDMENT NO 825 TO TOWN PLANNING SCHEME NO 1 TO RECODE PORTION OF LOT 50 (659) JOONDALUP DRIVE, JOONDALUP FROM RESIDENTIAL DEVELOPMENT R5 & R20 TO RESIDENTIAL DEVELOPMENT R10 - [790-825]

A request has been submitted by Chappell & Lambert on behalf of Carine Nominees Pty Ltd for the recoding of portion of Lot 50 (659) Joondalup Drive, Joondalup from Residential Development R5 and R20 to Residential Development R10. The availability of reticulated sewer in the vicinity of the subject land now makes it feasible for the applicant to service and hence to subdivide the land into smaller lots. The site is fairly constrained by its steep topography and contains significant vegetation worthy of retention..

At its meeting of 22 October 1997 (DP229-10/97 refers) the Council resolved not to initiate an identical proposal (Amendment No 810).

The applicant's draft subdivision plan and proposed clearing controls address the majority of the City's concerns and as such, it is recommended that the Joint Commissioners initiate and adopt the proposed amendment

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

1 rescind item (DP 229-10/97) viz:

“that Council does not initiate Amendment No 810 to Town Planning Scheme No 1 to recode portion of Lot 50 (659) Joondalup Drive, Joondalup from Residential Development R5 and R20 to Residential Development R10”;

2 amend Town Planning Scheme No 1 to recode portion of Lot 50 (659) Joondalup Drive, Joondalup from Residential Development R5 and R20 to Residential Development R10, and adopt Amendment No 825 accordingly;

3 refer the amendment to the Education Department of WA for comments during the formal advertising period.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

DP96-03/98

PROPOSED AMENDMENT NO 826 TO TOWN PLANNING SCHEME NO 1 TO REZONE LOT 485 (10) GOLF LINKS DRIVE, NEERABUP FROM RESIDENTIAL DEVELOPMENT R20 TO SPECIAL ZONE (ADDITIONAL USE) - CORNER STORE - [790-826]

A request has been submitted by Chapman Glendinning & Associates on behalf of Yatala Nominees Pty Ltd for the rezoning of Lot 485 (10) Golf Links Drive (cnr Balliadong Loop), Neerabup from Residential Development R20 to Special Zone (Additional Use) - Corner Store. The proposed amendment is consistent with the Draft Neerabup Local Structure Plan which has earmarked this location/site as a Corner Store. It is recommended that the Joint Commissioners initiate and adopt the proposed amendment.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners, in pursuance of Section 7 of the Town Planning and Development Act 1928, amend Town Planning Scheme No 1 to rezone Lot 485 (10) Golf Links Drive (cnr Balliadong Loop), Neerabup from Residential Development R20 to Special Zone (Additional Use) - Corner Store excluding the preparation, sale and serving of food to customers in a form ready to be eaten without further preparation primarily off the premises, and adopts Amendment No 826 accordingly.

The Motion was Put and

CARRIED

DP97-03/98 **APPEAL DETERMINATION - PHYSIOTHERAPY CONSULTING ROOMS : LOT 535 (20) BURRAGAH WAY, DUNCRAIG - [30/5640]**

An appeal was lodged with the Minister for Planning against the refusal by Council of development approval to establish a Physiotherapist Consulting Room at Lot 535 (20) Burragah Way, Duncraig. The Minister noted that the application had been recommended for approval and largely complied with the City's policies and Town Planning Scheme requirements and has determined to uphold the appeal.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners:

- 1** advise both the applicant and the Town Planning Appeal Tribunal that the City acknowledges that the appellant seeks to withdraw the appeal which has resulted from the City's refusal of an Application to Commence Development for a Physiotherapy Consulting Room at Lot 535 (20) Burragah Way, Duncraig;
- 2** support the request subject to each side meeting their own costs (if any).

The Motion was Put and

CARRIED

DP98-03/98 **COMPENSATION FOR PIPELINE EASEMENT: LOT 14 WANNEROO ROAD, NEERABUP - [09168]**

The City owned land at Lot 14 Wanneroo Road, Neerabup has been entered by Alinta Gas for the purpose of laying a section of a natural gas pipeline. Compensation is payable to the City and an offer on the basis of a valuation by the Valuer General's Office has been made by Alinta Gas.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners:

- 1** authorise acceptance of the sum of \$1500 as compensation from Alinta Gas for the granting of a pipeline easement within Lot 14 Wanneroo Road, Neerabup;
- 2** authorise the signing and sealing of an Easement document.

The Motion was Put and

CARRIED

DP99-03/98**REQUEST TO WITHDRAW LEGAL ACTION : LOT 42 (4B)
GIDGEE PLACE, DUNCRAIG - [30/4065]**

At its meeting of 25 September 1997, Council resolved to initiate legal action against the owner of Lot 42 (4B) Gidgee Place, Duncraig, Ms Kim Hodgson for failing to satisfy condition 3 of development approval 30/4065, concerning a driveway on the property.

Correspondence received from Ms K Hodgson on 17 February 1998 requested a withdrawal of legal action by Council as she had complied with condition 3 of her development approval for her property. Enclosed with her correspondence was a cheque, for \$115 in payment of the City's legal fees to date.

As Ms Hodgson has satisfied condition 3 of her development approval 30/4065 dated 13 April 1994 to the satisfaction of the Director, Technical Services, and paid the City's legal fees, it is recommended that legal action be withdrawn.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

- 1** advise the owner of Lot 42 (4b) Gidgee Place, Duncraig, Ms Kim Hodgson, that Council is prepared to withdraw pending legal action against her for breach of condition 3 of development approval 30/4065 dated 13 April 1994;
- 2** advise Ms Hodgson that Council is prepared to accept her cheque for \$115 in full payment of the City's legal fees.
- 3** authorise the Chief Executive Officer to cease all legal action against the owner of Lot 42 (4B) Gidgee Place, Duncraig.

The Motion was Put and

CARRIED

DP100-03/98**PEDESTRIAN ACCESSWAY CLOSURES MONTHLY
PROGRESS REPORT - [520-2]**

Council, at its meeting on 26 February 1997 (Item No TP22-02/97 refers) resolved to submit a report each month on the progress of pedestrian accessway closures.

This report provides a summary detailing the current situation regarding every pedestrian accessway closure application the City is processing.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the monthly progress report submitted relating to the closure of pedestrian accessways, be noted.

The Motion was Put and

CARRIED

DP70-03/98

PROPOSED AMENDMENT NO 801 TO TOWN PLANNING SCHEME NO 1: DETERMINATION BY MINISTER FOR PLANNING - [04180]

Proposed Amendment No 801 to Town Planning Scheme No 1 was initiated by the Council at its meeting of 24 September 1997 (C355-09/97 refers) and sought to rezone land zoned Rural under the Metropolitan Region Scheme and located west of Alexander Drive, Landsdale to Urban Development and Local Reserve - Parks and Recreation. The EPA's determination of this amendment was reported to the meeting of the Joint Commissioners last month (DP66-02/98 refers). The Minister for Planning has now determined the amendment, and the Joint Commissioners are advised that the Minister has withheld consent for the amendment to be advertised for public inspection.

The following declarations of interest were made:

- *Cmrs Ansell, Morgan and Buckley declared an interest in this Item as they own shares in Telstra.*
- *Chief Executive Officer declared an interest in this Item as he owns shares in Telstra.*
- *Director, Strategic Planning declared an interest in this Item as he is on the Board of Management responsible for the Crossroads Youth Programme run by the Salvation Army that has a property in the area.*

As stated earlier in the meeting by Cmr Buckley, as the number of shares owned by her did not exceed the total nominal value as prescribed by Local Government (Administration) Regulations 1996, her interest did not require her to be absent during discussion on Item DP70-03/98.

Cmrs Ansell and Morgan left the Chamber at 1938 hrs.

In the absence of Cmrs Ansell and Morgan, the Joint Commissioners were required to appoint an Acting Chairman.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that Cmr Rowell be elected Acting Chairman.

The Motion was Put and

CARRIED

Cmr Rowell assumed the Chair at 1939 hrs.

MOVED Cmr Rowell, SECONDED Cmr Buckley that the Joint Commissioners:

- 1 note the decision of the Minister for Planning to withhold consent to advertise proposed Amendment No 801 to Town Planning Scheme No 1 as conveyed in correspondence dated 24 February 1998 from the Western Australian Planning Commission;**

2 advise the Commission that point 5 of its letter dated 24 February 1998 is inaccurate as the subject land was depicted as Category B land suitable for urban development (but with constraints to development) (and being Area 10) in the Urban Expansion Policy 1990;

3 advise the applicant of the Minister's determination.

The Motion was Put and

CARRIED

Cmrs Ansell and Morgan entered the Chamber at 1940 hrs; Cmr Ansell resumed the Chair.

The Joint Commissioners then reverted back to the normal order of business of the Agenda.

DP101-03/98 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN POINTER WAY AND WARWICK PLACE,
GIRRAWHEEN - [01057]**

The owners of lot 663 Warwick Place, Girrawheen have applied to have the accessway adjoining their property closed on the grounds of vandalism and anti-social behaviour. The proposed closure was advertised to seek public comment and at the close of the advertising period a petition and three letters objecting to the closure have been received. A petition has also been received supporting the closure. In view of the objections received closure of the accessway should not be supported.

REPORT RECOMMENDATION: THAT the Joint Commissioners do not agree to the closure of the pedestrian accessway between Pointer Way and Warwick Place, Girrawheen.

At the Development and Planning Services Committee meeting, Cmr Rowell advised he had visited the accessway in question and sought the support of the Commissioners to close this accessway.

MOVED Cmr Rowell, SECONDED Cmr Clark-Murphy that the Joint Commissioners agree to the closure of the pedestrian accessway between Pointer Way and Warwick Place, Girrawheen

Cmr Rowell spoke in support of the motion to close the pedestrian accessway.

The Motion was Put and

CARRIED

Items DP102-03/98 to DP107-03/98 inclusive were Moved by Cmr Rowell and Seconded by Cmr Morgan.

DP102-03/98 **REQUESTED CLOSURE OF PEDESTRIAN ACCESSWAY
BETWEEN MIRBELIA COURT AND KURRAJONG
RESERVE, GREENWOOD - [510-0080; 07153]**

The owners of Lot 459 Mirbelia Court, Greenwood have requested the City to close the pedestrian accessway which adjoins their property on the grounds of vandalism and anti-social behaviour. Their application was supported by the other adjoining property owner and two other residents in the vicinity. The proposed closure was advertised and at the close of the advertising period 5 individual letters and a petition signed by 33 residents objecting to the

closure have been received. On the basis of the objections received closure of the accessway should not be supported.

At the Development and Planning Services Committee meeting, Cmr Rowell advised that this accessway was only small and provided a vital link to other accessways, as well as shops and a school.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners do not agree to close the pedestrian accessway between Mirbelia Court and Kurrajong Reserve (No 31643), Greenwood.

The Motion was Put and

CARRIED

DP103-03/98

**UNAUTHORISED ACCESSWAY AND UNAUTHORISED
CROSSOVER FROM PEDESTRIAN ACCESSWAY : LOT 793
(46) MEADOWBANK GARDENS, HILLARYS - [00506,
2796/793/46]**

At their meeting held on 23 December 1997 the Joint Commissioner's resolved to defer consideration of the unauthorised use of a pedestrian accessway (PAW) by the owners of Lot 793 (46) Meadowbank Gardens, Hillarys until Commissioner Rowell had spoken with the three adjoining landowners - (DP288-12/97 refers).

The Commissioners have two options in regard to this matter: to approve a modified request by the owners of Lot 793 to have limited access to the PAW, or refuse the modified request.

It is recommended that limited access to the PAW be granted to the owners of Lot 793, Mr and Mrs Bennett for trailer, motor mower and pedestrian access only.

REPORT RECOMMENDATION: THAT the Joint Commissioners:

- 1 allow a grass crossover and a 1.8 metre width access across the pedestrian accessway adjacent to Lot 793 Meadowbank Gardens, Hillarys, providing the following is satisfied at all times:
 - (a) the 1.8 metre width of access is measured from the brick wall forming part of the residence on Lot 793 Meadowbank Gardens, Hillarys;
 - (b) other than a 1.8 metre gate the remainder of the fence is to be solid construction and permanently fixed;
 - (c) the 1.8 metre width access is permitted for trailer movement (standard 1.8 metre x 1.2 metre), mower and pedestrian access only. No vehicles, boats and caravans are permitted access to the pedestrian accessway;
 - (d) the trailer is to be taken in/out of the pedestrian accessway by hand and connected to vehicle outside the property;
- 2 advise the owners of Lot 793 (46) Meadowbank Gardens, Hillarys that the approved access across the pedestrian accessway and gate modification is to be completed within 21 days of notification of this approval;

- 3 authorise the Chief Executive Officer to initiate legal action against the owners of Lot 793 (46) Meadowbank Gardens, Hillarys should access across the pedestrian accessway on the property at any time be with motor vehicle, boat or caravan;
- 4 advise owners that a Restrictive Covenant in gross is required to ensure that all future landowners are aware of the access restrictions. The documentation is to be completed within three (3) months of the date of this advice.

At the Development and Planning Services Committee meeting, Cmr Morgan suggested that the width of the access be reduced from 1.8 metres to 1.2 metres.

ADDITIONAL INFORMATION SUBMITTED TO THE MEETING OF JOINT COMMISSIONERS

Concerns were raised at the Development and Planning Services Committee Meeting held on 17 March 1998 as to the parking of vehicles on the road adjoining the pedestrian accessway as it was stated by the complainants that the road was too narrow to park a vehicle and also allow through access by other vehicles.

Dimensions for the roadway are as follows (Appendix XXXII refers).

1. Reserve width - 10 metres;
2. Road and pavement width - 4 metres.
3. 2 metre wide verge adjoining Lot 793 - (the subject lot);
4. 4 metre wide verge adjoining Lot 795 and Lot 796;

A small family sedan parked with its wheels close to the kerb within the road takes up half of the roadway (ie 2 metres) allowing 2 metres of the road by which to pass a parked vehicle.

A larger vehicle like a family Ford sedan parked in the roadway would restrict access further and would be likely to require any passing vehicle to use the verge area adjoining Lots 795 and 796.

Problems likely to be experienced by the owners of Lot 795 and 796 when vehicles are parked in the road would be when the owners of those lots wanted to back their vehicles out of their driveways. If a vehicle is parked in the roadway opposite the driveways of Lot 795 and 796, the owners of these lots would have difficulty backing out into the roadway to turn.

Parking in the roadway which adjoins Lots 793, 795 and 796 is not recommended.

Should this be a problem for those homeowners in the future, the City may require 'No Parking' signs to be erected.

A plan showing where the 1.2 metre gate could be required to be installed on Lot 793 for pedestrian access is shown on Appendix XXXIII hereto. A copy of this should be forwarded to the owners of Lot 793 along with notification of any resolution by the Joint Commissioners.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 allow a grass crossover and a 1.2 metre width access across the pedestrian accessway adjacent to Lot 793 Meadowbank Gardens, Hillarys, providing the following is satisfied at all times:
 - (a) the 1.2 metre width of access is measured from the brick wall forming part of the residence on Lot 793 Meadowbank Gardens, Hillarys;
 - (b) other than a 1.2 metre gate the remainder of the fence is to be solid construction and permanently fixed;
 - (c) the 1.2 metre width access is permitted for mower and pedestrian access only. No trailers, vehicles, boats and caravans are permitted access to the pedestrian accessway;
- 2 advise the owners of Lot 793 (46) Meadowbank Gardens, Hillarys that the approved access across the pedestrian accessway and gate modification is to be completed within 21 days of notification of this approval;
- 3 authorise the Chief Executive Officer to initiate legal action against the owners of Lot 793 (46) Meadowbank Gardens, Hillarys should access across the pedestrian accessway on the property at any time be with motor vehicle, trailer, boat or caravan;
- 4 advise owners that a Restrictive Covenant in gross is required to ensure that all future landowners are aware of the access restrictions with the documentation to be completed within three (3) months of the date of this advice.

The Motion was Put and

CARRIED

Appendices XXXII and XXXIII refer

DP104-03/98

CHANGE OF NAME OF PORTION OF MERRIWA - [727-0]

A submission seeking a change of locality name for the Carnegie Estate portion of Merriwa to Ridgewood has been sent to Council. Some of the guidelines for a name change, set down by the Geographic Names Committee of the Department of Land Administration, are met. It is recommended the request be approved.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners support the request by the Carnegie Residents Action Group Interim Steering Committee to rename the portion of Merriwa known as the Carnegie Estate to the name Ridgewood.

The Motion was Put and

CARRIED

DP105-03/98 **CLOSURE OF PART OF KAROBORUP ROAD RESERVE,
CARABOODA - [510-466]**

Agreement has been reached with the owners of certain properties in Karoborup Road, Carabooda for the taking of some of their land for road widening purposes

The widened road alignment will impact on the market gardening operations of one of the affected properties. That impact can be offset by the amalgamation of an adjoining part of the overwidth section of Karoborup Road Reserve with that property. The improved road design calls for construction of a drainage basin within the same overwidth section. The land amalgamation and drainage site will require the closure of part of Karoborup Road Reserve

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners authorise the giving of public notice in accordance with Section 288A of the Local Government Act (Miscellaneous Provisions) for the closure of part of Karoborup Road, Carabooda for the purpose of amalgamation with Lot 1 of Swan Location 5426 and the creation of a reserve for drainage.

The Motion was Put and

CARRIED

DP106-03/98 **RELOCATION OF BUILDING ENVELOPE: LOT 506 (16) THE
LINKS, GNANGARA - [06417]**

An application has been received from Mr & Mrs K Gastevski for permission to relocate the building envelope on Lot 506 (16) The Links, Gnangara to allow the proposed home and stables to be built in the applicants' preferred location on the block.

The proposal does not contravene the objectives of this Special Rural zoning. It is not likely to affect the amenity of the locality and is therefore supported.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners approve the application submitted by Mr & Mrs Gastevski to relocate the building envelope and endorse a new building envelope on Lot 506 (16) The Links, Gnangara as shown on the plan attached as Attachment 1 to Report DP106-03/98 providing that the finished floor level of all structures to be built within the building envelope shall not exceed the 64.8AHD contour as reflected on the above mentioned plan.

The Motion was Put and

CARRIED

Appendix XXVIII refers

DP107-03/98 **APPLICATION FOR RECONSIDERATION OF DISPOSAL OF
PART OF RECREATION RESERVE 38260 COMPASS
CIRCLE, YANCHEP - [05112 (755-38260)]**

The Council had agreed previously to the cancellation of the portion of Recreation Reserve 38260, containing an area of about 630 square metres that is situated in Compass Circle, Yanchepp and to the disposal of the subject land to the owner of the adjoining Lot 603. The

basis of valuation was to be that the subject portion had the potential of a single lot but it was to be amalgamated with Lot 603 as distinct from being offered on the open market as a stand alone lot.

Council's resolution was conveyed to the owners of Lot 603 through their solicitors in October 1996 but it has not been formally accepted or rejected.

A submission dated 22 December 1997 has been received from a town planning consultant acting for the owners of Lots 830 (formerly 579) and 603 Compass Circle requesting the Joint Commissioners to agree to the disposal of the subject portion equally to those properties and that it be valued on the basis that it is a remnant parcel that will be divided for amalgamation purposes.

MOVED Cmr Rowell, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 offer to support the disposal of Part Reserve 38260 to the owners of Lot 603 and Lot 830 Compass Circle, Yanchep on a new valuation based on its potential as a small narrow frontage single lot that would require an on site effluent disposal system,**
- 2 support the division of Part Reserve 38260 valued as a single lot in accordance with 1 above, for amalgamation equally with Lots 603 and 830;**
- 3 advise Mrs Dunnet that the offer to support the disposal of Part of Reserve 38260 on this valuation basis will remain open for sixty days only.**

The Motion was Put and

CARRIED

DP108-03/98

**DRAFT EAST WANNEROO LOCAL STRUCTURE PLAN
AND WANNEROO BMX CLUB - [-7369]**

With the advertising of the East Wanneroo draft District and Local Structure Plans for public comment in December 1997, considerable objections and concerns have been expressed by the Wanneroo BMX Club in respect to the proposed Cell 4 draft Local Structure Plan. City officers have met with the Wanneroo BMX Club to listen to the Club's concerns and to clarify the impact which the proposed draft Local Structure Plan for Cell 4 East Wanneroo may have on the club and its facilities. The draft plan presently proposes that the lot which the club is located on be set aside for residential uses and for the realigned Lenore Road.

The BMX track facilities and car park are not affected by a realigned Lenore Road which is located east of the existing facilities.

Club representatives expressed a strong preference for the club to remain in its current location. While there are a number of good alternate sites for the club, City officers will seek to meet the wishes of the club and will investigate the feasibility of retaining the club and integrating it within the Local Structure Plan. Full consideration of this will be undertaken following the close of advertising of the draft structure plans when all public submissions have been received for this area.

Therefore, in the foreseeable future, the club can remain in its present position.

MOVED Cmr Rowell, **SECONDED** Cmr Buckley that the Joint Commissioners acknowledge the possibility of the BMX Club remaining at its present location within Cell 4 East Wanneroo, with the available options being given full and careful consideration following the close of advertising of the draft East Wanneroo District and Local Structure Plans.

Cmr Rowell spoke in support of the Motion.

The Motion was Put and

CARRIED

Appendix XXIX refers

POLICY COMMITTEE

Items P21-03/98 to P27-03/98 inclusive were Moved by Cmr Buckley and Seconded by Cmr Clark-Murphy. Cmr Buckley gave notice of her intention to speak on Items P23-03/98 and P27-03/98.

REPORT NO:**P21-03/98 POLICY MANUAL REVIEW - TECHNICAL SERVICES - [200-0]**

The City is currently reviewing its Policy Manual. A review has just been completed of the Technical Services directorate and the proposed policies are submitted for the Joint Commissioners consideration.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 **repeal policies G1-01, G1-02, G1-03, G1-04, G2-01, G2-04, G2-05, G2-06, G4-01, I1-01, I1-02, I1-03, I1-04, I1-05, I1-06, I1-07, I2-01, I2-02, I2-03, J1-05, K1-01, K1-05, K1-06, TS1;**
- 2 **adopt the policies TS-A-1, TS-A-2, TS-A-3, TS-A-4, TS-A-5, TS-A-6, TS-A-7, TS-A-8, TS-A-9, TS-ECM-1, TS-ECM-2, TS-ECM-3, TS-ECM-4, TS-EWS-1, TS-EWS-2, TS-EWS-3, TS-EWS-4, TS-EWS-5, TS-ID-1, TS-ID-2, TS-ID-3, TS-ID-4, TS-ID-5 and TS-ID-6 as documented in the attachment to Report P21-03/98.**

The Motion was Put and

CARRIED

Appendix I refers.

P22-03/98 CODE OF CONDUCT - REVIEW - [201-1]

Section 5.103 (2) of the Local Government Act 1995 requires every local government to review its code of conduct within twelve months of each ordinary elections day.

Given certain of the recommendations contained within the report of the Royal Commission into the City of Wanneroo, the Joint Commissioners have sought the early review of the code to ensure that due cognisance is taken of those recommendations.

At the Policy Committee meeting Cmr Clark-Murphy referred to a Presentation given by Ms Anne Lake on Ethics and a handout entitled "Texas Instruments Code of Work Place Ethics" which she felt was worthy of considering circularising to members of staff.

MOVED Cmr Buckley, **SECONDED** Cmr Clark-Murphy that the Joint Commissioners amend the Code of Conduct of the City of Wanneroo as outlined in Report P22-03/98 and forming Attachment I thereto.

The Motion was Put and

CARRIED

Appendix II refers.

P23-03/98 LOCAL GOVERNMENT STATUTORY COMPLIANCE ASSESSMENT RETURN - [09492]

The Joint Certification by the Chairman of Commissioners and the Chief Executive Officer was read aloud at the meeting of the Joint Commissioners

“We, Campbell Theodore Ansell being the Chairman of Commissioners and Lindsay Owen Delahaunty being the appointed Chief Executive Officer of the City of Wanneroo hereby Certify that:

- The information contained in Parts A and B of this Return are true and correct to the best of my knowledge.*
- This Return was included in the agenda papers and considered by the Joint Commissioners at the Ordinary Meeting of the Joint Commissioners held on 24 March 1998.*
- The contents of this Certification were read out aloud to the meeting.*
- Each Commissioner has had the opportunity to review the Return and to make comment to the Joint Commissioners.*
- The particulars of any matters of concern relating to the Return were recorded in the Minutes of the meeting.*
- The Appendix attached to this Return is a true and correct copy of the relevant section(s) of those minutes.*
- Subject to the matters of concern raised and recorded, the Joint Commissioners adopted the Compliance Return as the official Return of the Joint Commissioners for the period 1 January 1997 to 31 December 1997.”*

The City has undertaken the Local Government Department’s voluntary compliance assessment for the 1997 calendar year.

A copy of the completed Local Government Statutory Compliance Return is submitted for adoption by the Joint Commissioners

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners:

- 1 note the completed Local Government Compliance Assessment Return and appended notes forming Appendix I to Report P23-03/98;**
- 2 agree to the completed Return being forwarded to the Executive Director of the Local Government Department.**

Cmr Buckley spoke in support of the Motion.

The Motion was Put. There being 5 votes in favour, the Motion was CARRIED

Appendix III refers.

P24-03/98 REGISTER OF DELEGATIONS - [200-0]

At the meeting of Joint Commissioners held 23 December 1997, the Joint Commissioners resolved to adopt the Register of Delegations (P111-12/97). The Register of Delegations has now been further developed with the inclusion of delegations from the Chief Executive Officer to Staff within the organisation. The completed Register of Delegations is now tabled for the Joint Commissioners' information.

At the Policy Committee meeting, a revised Register of Delegations was submitted.

REPORT RECOMMENDATION

That the Joint Commissioners BY AN ABSOLUTE MAJORITY adopt the Register of Delegations forming Appendix 1 to Report P24-03/98.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners adopt the Register of Delegations appended hereto in the Minute Book.

The Motion was Put and CARRIED BY AN ABSOLUTE MAJORITY

Appendix IV refers

P25-03/98 AFTER HOURS CALLEX SYSTEM - [03728]

The Council at its July 1997 meeting agreed to implement a Callex System to support the City's after hours service. The approval was subject to the requirement for a review after 6 months. With the exception of some initial problems, the system has operated well.

Callex is operated through the Telstra exchange and it is suggested that the system be retained. However, its future use will be reviewed as part of the review of the after hours service.

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the information relating to the after hours hotline service, be noted.

The Motion was Put and CARRIED

P26-03/98 **DEPARTMENT OF COMMERCE AND TRADE REGIONAL
RELOCATION SCHEMES - [07510]**

The Department of Commerce and Trade has advised of the creation of several new regional relocation schemes to promote the decentralisation of Perth based enterprises to regional Western Australia. Whilst these regional relocation schemes have merit in encouraging economic development in regional Western Australia, it is unlikely that metropolitan local authorities would wholeheartedly support the schemes insofar as they promote and may result in the loss of local enterprises to regional areas. Nonetheless the proposals are supported in recognition of the needs of the regional areas. It is considered that the City of Wanneroo should bring its concerns about employment generation in the Wanneroo region to the Department of Commerce and Trade seeking their assistance in improving local economic development and improved levels of self sufficiency in the City of Wanneroo.

MOVED Cmr Buckley, **SECONDED** Cmr Clark-Murphy that the Joint Commissioners advise the Minister for Commerce and Trade and the Department of Commerce and Trade that the City notes the Department's Regional Relocation Schemes and seeks the assistance of the Minister and Department on measures to promote local economic development and improved levels of employment self-sufficiency in the City of Wanneroo.

The Motion was Put and

CARRIED

P27-03/98 **ENDORSEMENT OF THE FRAME WORK FOR CITY'S
CONTRACT MANAGEMENT - [208-00]**

The Contract Management Handbook has been revised and updated since its draft copy was presented in Council's February meeting. The City's contract management operation will follow the guidelines prescribed in the handbook. The latest improved version is revised and includes a methodology to resolve the tie between tenders, enhanced the usage of plain English and held up the procedure to obtain a firm quotation without calling a public tender for goods and services up to \$50,000.

At the Policy Committee meeting, Cmr Buckley queried whether this handbook had been reviewed by the City's solicitors with a view to it complying with the Act. She expressed her concern at the use of the word "DISCLAIMER" in the document and felt because of possible implications the wording should be more specific and suggested a more appropriate wording to be:

"This is not a replacement for the Act. It must be read in conjunction with the Act".

Director, Strategic Planning advised that this was a procedural manual and at this stage had not been forwarded to the City's solicitors for verification, although this could be arranged prior to the next meeting of Joint Commissioners to be held 24 March 1998.

Cmr Clark-Murphy questioned the title of the handbook and suggested a more appropriate title may be "Purchasing Handbook".

MOVED Cmr Buckley, SECONDED Cmr Clark-Murphy that the Joint Commissioners endorse the use of City's Contract Management Handbook.

Cmr Buckley spoke in support of the Motion.

The Motion was Put and

CARRIED

Appendix V refers

COUNCIL/COMMITTEE MEETING CYCLE - [702-0]

At the Policy Committee meeting Cmr Ansell raised the issue of the need to set a timetable for the April round of meetings.

Chief Executive Officer advised this matter would be dealt with in the Agenda for Meeting of Joint Commissioners to be issued Friday, 20 March 1998 under Chief Executive Officer's Report.

FINANCE & COMMUNITY SERVICES COMMITTEE

Items CS27-03/98 to CS42-03/98 inclusive and Items FA37-03/98 to FA58-03/98 inclusive were Moved by Cmr Clark-Murphy and Seconded by Cmr Morgan. Cmr Clark-Murphy gave notice of her intention to speak on Items CS27-03/98 and CS34-03/98.

CS27-03/98 **CHANGES IN FEES-OUTSIDE SCHOOL HOURS CARE SERVICES - [262-1]**

The City of Wanneroo currently operates four Commonwealth Government funded Outside School Hours Care services at Hainsworth Leisure Centre, Ocean Ridge Community Centre, Warrandyte Clubrooms, and Fleur Freame Pavilion, Whitfords.

As a result of changes to the funding of Outside School Hours Care Services announced in the 1997/98 Federal budget, a review of Council's Outside School Hours Care Services was undertaken by consultants from Western Australian YMCA State Council, in association with Jill Cameron and Associates.

The Federal Department of Health and Family Services has for many years provided an operational subsidy to Council for the operation of the Out of School Care Service. The changes in funding arrangements means that the initial fee to Parents increases, who however receive fee relief direct from the Commonwealth via Centrelink. The net effect on parents is minimal. The subsidy changes, will however, have a positive effect due to an increase in the number of parents who become eligible for assistance.

This report outlines the findings of the consultants, and recommends a revised fee structure that will have minimal financial impact on parents using Outside School Hours Care Services. The fee structure is designed to accommodate the changes in funding arrangements and achieve a break even position for each service.

REPORT RECOMMENDATION: That the Joint Commissioners:

- 1 endorse the proposed changes to Council's Outside School Hours Care Services;
- 2 authorise BY AN ABSOLUTE MAJORITY pursuant to the provisions of Section 6.16 of the Local Government Act 1995 amendments to the Outside School Hours fee schedule to:
 - (a) reflect the requirements due to changes to the payment of operational subsidy announced in the 1997/98 Federal budget for Council's Outside School Hours Care Services; and
 - (b) achieve a break-even position for Out of School Care Services, with minimal impact on the overall cost of the service to parents

After School Care	\$10.00 per session
Vacation Care \$32.50 per day	
Pupil Free Day \$32.50 per day	

- 3 advertise the proposed fee in accordance with Section 6.19 of the Local Government Act 1995;

- 4 introduce a schedule of charges for Outside School Hours Care effective 28 April 1998; and
- 5 request a further report regarding the provision of transport for Out of School Care Services and the introduction of Before School Care.

At the Finance and Community Services Committee meeting, Cmr Ansell believed that due to the large increase in fees, parents should be informed on how to seek reimbursement. It was suggested that sessions in a workshop forum could be conducted.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 endorse the proposed changes to Council's Outside School Hours Care Services;
- 2 authorise pursuant to the provisions of Section 6.16 of the Local Government Act 1995 amendments to the Outside School Hours fee schedule to:
- (a) reflect the requirements due to changes to the payment of operational subsidy announced in the 1997/98 Federal budget for Council's Outside School Hours Care Services; and
 - (b) achieve a break-even position for Out of School Care Services, with minimal impact on the overall cost of the service to parents

After School Care	\$10.00 per session
Vacation Care	\$32.50 per day
Pupil Free Day	\$32.50 per day

- 3 advertise the proposed fee in accordance with Section 6.19 of the Local Government Act 1995;
- 4 introduce a schedule of charges for Outside School Hours Care effective 28 April 1998;
- 5 request a further report regarding the provision of transport for Out of School Care Services and the introduction of Before School Care; and
- 6 advises parents of the change in fees and that of the rebate process.

Cmr Clark-Murphy spoke in support of the Motion.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

CS28-03/98 **APPOINTMENT OF HONORARY PARKING INSPECTOR -
PADBURY PRIMARY SCHOOL - [910-1, 04414]**

Council at its meeting on 18 December 1996 resolved to endorse the proposal to appoint Honorary Parking Inspectors to schools which have registered an interest in such appointments (CS215-12/96 refers).

One nomination was received from Padbury Primary School for the appointment of an Honorary Parking Inspector. This appointment was made for a period of 12 months, and expires on 26 March 1998. Council has been requested to re-appoint the Honorary Parking Inspector for the Padbury Primary School.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 in accordance with Section 9.13 of the Local Government Act 1995 appoint Julie Anne Newton as an Honorary Parking Inspector for the Padbury Primary School, McDonald Avenue, Padbury;
- 2 in accordance with the provisions of the Justices Act 1902 authorise the withinmentioned Honorary Parking Inspector to act under and enforce the Parking Local Laws for the City of Wanneroo only around the boundaries of the Padbury Primary School, Padbury as detailed hereunder:

(a) Local Laws Relating to Parking Facilities.

The Motion was Put and

CARRIED

CS29-03/98 **LIBRARIES GRAPHICS WORK - [240-2]**

The Libraries have produced a range of signage, brochures, posters and displays to promote and facilitate access to library services within the City of Wanneroo. Expressions of interest in purchasing copies of this work have been received from other Local Government authorities. It is proposed this work be made available for sale on a self funded basis.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 authorise, pursuant to the provisions of Section 6.16 of the Local Government Act 1995 the following charges for the external sale of library graphics work:

SIZE	COST UNLAMINATED	COST LAMINATED
A4	\$8.00	\$10.00
A3	\$8.50	\$11.50
Double A3 (77cm long)	\$11.00	\$18.00

2 **advertise the proposed charges in accordance with Section 6.19 of the Local Government Act 1995;**

3 **introduce a schedule of charges for the external sale of library graphics work effective 20 April 1998.**

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

CS30-03/98 SCHEDULE OF CHARGES - [240-2]

The Schedule of Charges for the Joondalup Library public locker hire is recommended for amendment in line with actual charges currently required by the coin operated equipment.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

1 **authorise, pursuant to the provisions of Section 6.16 of the Local Government Act 1995 the following amendments to the schedule of library charges:**

Photocopies	Black and white photocopier machine	
	- Each A4	\$0.20c
	- Each A3	\$0.40c
	Colour photocopier machine	
	- Each A4 (including black and white)	\$2.50
	- Each A3 (including black and white)	\$4.50
Laminating	- Each A4	\$2.00
	- Each A3	\$3.00
	- Larger items	\$7.00 per metre

Fax Service	Domestic		
	1st page		\$4.00
	Subsequent pages		\$1.00
	International		
	1st page		\$10.00
	Subsequent pages		\$4.00
Computer printing	Internet - per page		\$0.20c
	Microfilm/microfiche per page		\$0.20c
	Word processing over 10 pages		\$0.20c
Reference	General		\$5.00 per hour
	-Computer Study Room	Seniors, unemployed, full-time students	\$3.00 per hour
Meeting Room Hire (from August 1 1997)	Single		
	Casual usage per hour		\$12.00 + \$50 bond
	Commercial usage per hour		\$20.00 + \$50 bond
	Double		
	Casual usage per hour		\$24.00 + \$50 bond
	Commercial usage per hour		\$40.00 + \$50 bond
	Kitchen facilities (no consumables)		
Hire	Whiteboard per hour		\$5.00
	Overhead projector		\$5.00
	Lectern		\$2.50
	Microphone		\$2.50
	Film projector		\$5.00
	VCR		\$5.00
	Stage		\$2.50
Locker hire	1 hour		\$1.00

2 advertise the amended charges in accordance with Section 6.19 of the Local Government Act 1995;

3 introduce the amended schedule of library charges effective 20 April 1998.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

CS31-03/98 **DELEGATION OF AUTHORITY - HEALTH ACT - [07032]**

This report provides a resume of Notices served and legal action instituted under the Health Act 1911, as amended under the powers of delegation conferred on the Manager, Health Services per Council Resolution P118-12/97 of 23 December 1997.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners endorse the action taken by the Manager, Health Services in relation to the matters described in Report CS31-03/98.

The Motion was Put and

CARRIED

Appendix VI refers

CS32-03/98 **NOISE-STEREO MUSIC FROM 17 KALIX ELBOW
MERRIWA - [05456]**

This report seeks the Joint Commissioners' endorsement of a Pollution Abatement Notice (PAN) issued on 9 February 1998 to the owner/occupiers of 17 Kalix Elbow, Merriwa. The PAN was the result of several complaints of loud music emanating from the premises. Sound level assessment of the music on 30 December 1997 and 5 January 1998 confirmed that the intrusive noise exceeded the provisions of the assigned noise levels of the Environmental Protection (Noise) Regulations 1997 and was deemed to be unreasonable noise.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1** endorse the service of the Pollution Abatement Notice of 9 February 1998 upon Mr John MacIver and Ms Kaye Marie Bradley, owner occupiers of Lot 658, 17 Kalix Elbow, Merriwa;
- 2** authorise the instigation of legal action should a breach of the above Pollution Abatement Notice occur.

The Motion was Put and

CARRIED

CS33-03/98 **DISPOSAL OF SURPLUS EQUIPMENT - [010-0-2]**

The Yanchep Community Centre has a photocopier and a small quantity of child care equipment which are surplus to requirements. The items do not appear on the City's Assets Register and are of no value to the City. Approval is being sought to sell the photocopier at the next council auction and to donate the child care equipment to a charity or community group in the area.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 approve the disposal of the photocopier at the next Council auction;**
- 2 donate items of child care furniture and equipment to a charity or community group in the Yanchep/Two Rocks area.**

The Motion was Put and

CARRIED

CS34-03/98 DEVELOPMENT OF YOUTH ACTION PLAN - [485-0]

Council at its meeting of October 1997 (B124-10/97 refers) endorsed the employment of a Consultant to assist with the development of a Youth Action Plan for the City of Wanneroo for the period to June 1999.

Stage 1 of the Action Plan is now completed and is submitted for the Commissioners' endorsement. Stage 2 of the development of the Plan is currently underway.

The Consultant's report 'Young People And The Future' provides a blueprint for the role of the City in addressing youth affairs and in future planning for services for young people living within the City of Wanneroo. It will greatly assist Council in developing a clear direction and an integrated approach to the planning, development and co-ordination of services and facilities for young people in the municipality.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 endorse the recommendations put forward by Nick Francis and Associates in the February 1998 report "City of Wanneroo Young People And The Future" which:**
 - (a) define the role of the City of Wanneroo as one of leadership in the region in relation to the planning and co-ordination of services, facilities and activities for young people;**
 - (b) focus on an increased participation by young people in the planning and development of services, facilities and activities;**
 - (c) emphasise the need for improved marketing of the City of Wanneroo's services and projects for young people;**
- 2 adopt the Youth Action Plan as put forward in Report CS34-03/98 for the City of Wanneroo's involvement in youth services for the period April 1998 to June 1999;**

- 3 **seek a further report on the remainder of the recommendations put forward by Nick Francis and Associates.**

Cmr Clark-Murphy spoke in support of the Motion.

The Motion was Put and

CARRIED

Appendix VII refers

CS35-03/98 CITY OF WANNEROO ART AWARD - [429-1-28]

A review of the 1997 City of Wanneroo Statewide Art Award has been completed. The need for the review was highlighted by the fact Council did not acquire any artwork for its collection as no work at the Exhibition met the standards or objectives of the City of Wanneroo Art Collection.

Issues associated with the venue, prize pool and Award title have been identified as limiting the development of the City of Wanneroo Art Award. To improve the standing of the Art Award with Artists and increase its profile a change in title and venue and an increase in prize money is recommended for the event which is scheduled for October 1998.

REPORT RECOMMENDATION: THAT the Joint Commissioners:

- 1 change the title of the City of Wanneroo Statewide Art Award to the Joondalup Invitation Art Prize (Acquisitive);
- 2 agree to hold the event at Lakeside Shopping City's Great Space;
- 3 lists for consideration in the 1998/99 Draft Budget an amount of \$20,330 for the City of Wanneroo Art Award, including a prize money pool of \$10,000.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 **agree to hold the City of Wanneroo Statewide Art Award at Lakeside Shopping City's Great Space;**
- 2 **lists for consideration in the 1998/99 Draft Budget an amount of \$20,330 for the City of Wanneroo Art Award, including a prize money pool of \$10,000.**

The Motion was Put and

CARRIED

CS36-03/98 TIGER KART CLUB- APPLICATION FOR EXTENSION FOR CLUB RESTRICTED LIQUOR LICENCE - [061-377]

The City has received a request from the Tiger Kart Club to extend its Club Restricted Liquor Licence application for the Wanneroo International Kartway in Neerabup.

It is recommended that the Joint Commissioners approve the application by the Tiger Kart Club to apply for an extension to its Club Restricted Liquor Licence.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 approve the application by the Tiger Kart Club to apply for a Club Restricted Liquor Licence for Wanneroo International Kartway, Neerabup to cover the following days and times:
Saturday 4.00pm to 10.00pm
Sunday 4.00pm to 10.00pm
- 2 inform the applicant that no structural alterations are to be made to the building without City approval;
- 3 provide the applicant with a letter of endorsement from the City that can be presented to the Office of Racing and Gaming along with the required site and floor plans;
- 4 in the event of any non-compliance with the City's Policy R5 - Storage and Consumption of Alcohol at Community Recreation Facilities and Reserves, withdraw permission for the Tiger Kart Club to hold a Club Restricted Liquor Licence.

The Motion was Put and

CARRIED

CS37-03/98

**CARDINAL SAILING & SEAMANSHIP CENTRE SAILING
HIRE PROPOSAL - [470-1]**

Mr Bill Tully, Cardinal Sailing and Seamanship Centre has requested permission to renew use of Hillarys Beach to operate his sailing school and sail boat hire business.

As there has been no complaint in the previous thirteen months Mr Tully has used this location it is recommended Mr Tully's request be approved.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 grant Mr Bill Tully, Cardinal Sailing and Seamanship Centre approval to operate a sail training and hire business on Hillarys Beach (200m north of Hillarys Boat Harbour) for the period 1 January 1998 to 31 December 1998 at a rate of \$14.00 for each week of trading, subject to the following conditions:
 - (a) Dates: 1 January 1998 to 31 December 1998;
 - (b) Times: Sunrise to Sunset;
 - (c) Operational Area: Hillary Beach up to 200 metres north of Hillarys Marina, Pinnaroo Point (in the instance that Hillarys Beach becomes inaccessible due to the build up of seaweed);

- (d) **Craft to be used:** Up to 24 Topper Dinghys;
- (e) **Beach Access:** For both Hillarys Beach and Pinnaroo Point, four wheel drive vehicle for service, loading and rigging, vehicle can remain on beach during periods of operation so it is easily accessible in emergency situations, access gates to be closed and locked;
- (f) **Insurance requirements:** Public liability insurance to the value of \$5 million;
- (g) **Safety:** The instructor must have a mobile phone, one rescue boat for every six sailing boats or three rescue boats when more than twelve boats are in use;
- (h) **General requirements:** The operator not be permitted to sell food and drink, all equipment to be removed from the beach each day, due consideration to be given to other beach users and appropriate care be taken in regard to the fragile dune environment;

2 **call for Expressions of Interest to conduct for a range of aquatic activities in August 1998 to ascertain the level of interest in conducting aquatic based commercial activities.**

The Motion was Put and

CARRIED

CS38-03/98 KIOSK - CRAIGIE LEISURE CENTRE - [680-1]

Australian Kiosk Enterprises Pty Ltd, operators of the kiosk at Craigie Leisure Centre has requested the lease be re-assigned to Classic Asset Pty Ltd pursuant to Clause 2.23 of the lease agreement the lessee may sublet, assign or transfer the whole of the kiosk premises subject to Council approval.

It is recommended that re-assignment of the lease be approved in accordance with the lease conditions.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

1 **the re-assignment of the lease for Craigie Leisure Centre Kiosk from Australian Kiosk Enterprises Pty Ltd to Classic Asset Pty Ltd in accordance with Clause 2.23 of the lease conditions for the Craigie Leisure Centre Kiosk;**

2 the signing of the contract documents.**The Motion was Put and****CARRIED****CS39-03/98 REQUEST FOR DONATION OF HIRE FEE COMMITTEE FOR THE PREVENTION OF CHILD ABUSE IN THE CITY OF WANNEROO - [330-5-1]**

A request has been received from the Committee for the Prevention of Child Abuse in the City of Wanneroo, for a waiver of hire fees for a parent education forum to be held on 31 March 1998 at Guy Daniel's Clubrooms in Heathridge. It is recommended that the Joint Commissioners donate the cost of the hire fees to the Committee.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners make a non statutory donation to the Committee for the Prevention of Child Abuse in the City of Wanneroo, for hire fees and childcare subsidy for a parent education forum to be held at Guy Daniel's Hall in Heathridge on 31 March 1998 on the proviso that the Committee duly acknowledges the support from Council, such donation to be drawn from Account 26531 Other Welfare Services - Sundry Donations.

The Motion was Put and**CARRIED****CS40-03/98 DONATIONS - [009-1]**

Requests for financial assistance have been received from sports persons who have been selected to represent Western Australia in their chosen sport.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners donate \$50, totalling \$700, to each of the following persons to assist with costs of representing Western Australia in their chosen sports.

Kavita Kumar	26 Wallangarra Crescent, Kingsley WA 6026
Stacey Brownfield	54 King Edward Drive, Heathridge WA 6027
Jade MacNeeny	7 White Rocks, Quinns Rocks WA 6030
Danny Freeman	85 Lilburne Road, Duncraig WA 6023
Chris Morris	6 Karo Place, Duncraig WA 6023
Kath Morris	6 Karo Place, Duncraig WA 6023
Joel Ford	27 Knightsbridge Crescent, Mullaloo WA 6027
Kris Ford	27 Knightsbridge Crescent, Mullaloo WA 6027
Kyle Ford	27 Knightsbridge Crescent, Mullaloo WA 6027
Doug Drummond	7 Mead Cove, Ocean Reef WA 6027
John Maccan	66 Venturi Drive, Ocean Reef WA 6027
Jarrad Dorant	11 Caspian Pass, Iluka WA 6028
Antony O'Callaghan	14 Naivasha Turn, Joondalup WA 6027
John Plaxton	19 Mooring Crescent, Ocean Reef WA 6027

The Motion was Put and**CARRIED**

CS41-03/98**WARWICK LEISURE CENTRE - [745-3-3]**

The Churches of Christ Sport and Recreation Association has submitted a final proposal for the management of Council's section of Warwick Leisure Centre.

Negotiations were commenced over a year ago in recognition of the economies of scale that could be achieved if only one organisation managed the Centre rather than two separate entities.

It is recommended that the Joint Commissioners offer the Churches of Christ a lease for the Centre.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 offer the Churches of Christ Sport and Recreation Association a three year lease to manage Warwick Leisure Centre on the basis of:**
 - (a) separate books of account for Council's section of the Centre subject to audit by Council as considered necessary;**
 - (b) submission of an annual draft budget in March for the following financial year for endorsement by Council;**
 - (c) following the adoption of the Warwick Leisure Centre budget there be no alteration without Council approval;**
 - (d) random audit of monthly income and expenditure statements;**
 - (e) 60 days notice by either party to terminate the arrangement;**
 - (f) recreation activities conducted not to conflict with the Churches ethos and general philosophy;**
 - (g) payment of normal booking fee by Churches of Christ for any use it should make of Council's section of the Leisure Centre for its Church membership;**
 - (h) use of current internal equipment and fittings owned by Council;**
 - (i) reimbursement, at the beginning of each month, of the net deficit from the previous month operation of Warwick Leisure Centre;**
 - (j) presentation of monthly statement of income and expenditure for both the City's and the Churches of Christ's sections of the Leisure Centre;**

- (k) contribution to the Churches of Christ of a percentage of any savings achieved from its management of the Centre. The budgeted deficit of \$310,000 for 1997/98 being the basis for calculating savings;

In 1998/99, the contribution to be 25% of any savings made, the percentage to increase to 50% once the annual deficit is reduced to \$170,000 and to 75% when the deficit represents depreciation costs alone;

- (l) management fee of \$45,000 per annum payable in advance in two moieties of \$22,500 at 1 July and 1 January each year;
- (m) a management fee of \$11,250 for the period 1/4/98 to 30/6/98;
- (n) a similar incentive scheme to the above in relation to establishing future management fees which enable any savings to be shared between Council and Churches of Christ, to be negotiated prior to 30 June 1999 for the remainder of the lease period;

2 authorise the sale of:

Asset	Asset No.	Written Down Value
Fujitsu Computer and Printer	10266	\$0
Stationery Cabinet	2467	\$0
Filing Cabinet (4 drawer)	2473	\$0
Fax Machine 9218	\$900	
Toucan Display Stand	7270	\$188

at \$1,000 to the Churches of Christ Recreation and Sporting Association Inc with such payment to be deducted from the management fee for the period ending 30 June 1998;

3 in accordance with the provisions of Section 6.8 (1) of the Local Government Act 1995 authorise:

- (a) the \$88 loss on the sale of assets to be funded from Account No. 29597 - Loss on Disposal of Assets;
- (b) overbudget expenditure of \$11,250 being management fee payable to the Churches of Christ for the period 1 April 1998 to 30 June 1998 from Account No. 29568 - Management Fees, Churches of Christ such expenditure to be funded from Account No. 29501 - Salaries/Wages.

The Motion was Put and

CARRIED BY AN
ABSOLUTE MAJORITY

CS42-03/98

PROGRESS REVIEW REPORT ON THE MOBILE SECURITY PATROL SERVICE - [905-4]

This report provides information on the three month review of the mobile security patrol service conducted by the City's Ranger Services. The service provided is known as 'Security Watch' and is one of several initiatives which are currently being implemented by the City as part of its Community Security and Safety Action Plan. The service has been operating since 8 December 1997 on a trial basis and is still in the early stages of development and implementation. Improvements are continually being made to the service and future enhancements are planned. An evaluation of the pilot service will be submitted to Council in July 1998.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners receive the progress report for the period 8 December 1997 to 28 February 1998 on the establishment of the mobile security patrols by the City's Ranger Services as part of the City's Security Watch Service and note the actions proposed to enhance the quality of the service currently being provided.

The Motion was Put and**CARRIED**

FINANCE SECTION**FA37-03/98 DISPOSAL OF LAND : LOT 9 UPPILL PLACE, WANGARA TO KETE PTY LTD - [780-23]**

An offer to purchase by private treaty the vacant City owned light industrial land being Lot 9 Uppill Place, Wangara was received from Kete Pty Ltd as Trustee for the Sical Unit Trust.

The offered price of \$160,000 is equal to the Valuer General's recommended value.

The proposal to dispose of the land was advertised as required and the period allowed for submissions has ended without any submission being received.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners:

- 1 agree to the disposal of the vacant land at Lot 9 Uppill Place, Wangara to Kete Pty Ltd as Trustee for the Sical Unit Trust at the price of \$160,000;**
- 2 authorise the signing and sealing of the Contract and Transfer documents in respect to Lot 9 Uppill Place Wangara.**

The Motion was Put and

CARRIED

FA38-03/98 BUSINESS PLAN FOR MAJOR LAND TRANSACTION - NORTH WEST EXTENSION OF WANGARA INDUSTRIAL ESTATE - [780-23]

Council is required by Section 3.59(2) of the Local Government Act 1995 to prepare a Business Plan in order to continue a land transaction that has become a major land transaction. The expected proceeds from the sale of the 16 lots within the north west extension of the Wangara Industrial Estate places the transaction within the definition of a major land transaction.

Section 3.59(5) of the Act requires a local government to consider any submissions made and provides that it may by Absolute Majority proceed with the transaction if it is not significantly different to what was proposed.

No submission was received and no change has been made to the Business Plan and it is now appropriate for the Joint Commissioners to resolve by Absolute Majority to adopt the Business Plan.

At the Finance and Community Services Committee meeting, a Business Plan for a Major Land Transaction was distributed to the Committee - Appendix VIII refers.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners in accordance with the provisions of Section 3.59(5) of the Local Government Act 1995:

- 1 adopt the Business Plan for the major land transaction for the sale of the City's freehold land subdivision in North West Wangara that the Council approved for publication on 28 May 1997 at Item FA67-05/97;**

- 2 ratify the Contracts of Sale for the lots sold at public auction on 8 October 1997 and subsequent private treaty negotiation, as provided for in the Business Plan, being:

LOT	PRICE	PURCHASER
2 Uppill Place	\$295,000	Redanfer Pty Ltd
3 Uppill Place	\$185,000	BW & ML Anderson
4 Uppill Place	\$503,500	Learay P/L
7 Uppill Place	\$143,000	Lime Holdings P/L
8 Uppill Place	\$148,500	Wisegold P/L
9 Uppill Place	\$160,000	Kete P/L
14 Finlay Place	\$132,000	Autoco P/L
15 Finlay Place	\$141,000	Lidotrait P/L
16 Uppill Place	\$208,000	Quain P/L and PP and JA Kwiatkowski
21 Finlay Place	\$188,500	R A Dawson

The Motion was Put and

CARRIED BY AN
ABSOLUTE MAJORITY

Appendix VIII refers.

FA39-03/98 **RATE PAYMENTS BY "BPAY" - [018-1]**

This report considers the introduction of another electronic payment system, "BPay", to complement the EFTPOS and Telequity facilities which the City currently operates.

There are many advantages to ratepayers and the City through the introduction of the "Bpay" telephone bill paying facility:

- more flexibility
- convenience
- security
- reduction of "over-the-counter" transactions

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 accept the Commonwealth Bank's proposal for the introduction of the "BPay" system for payment of rates, EXCLUDING payment by credit card, for the 1998/99 financial year;
- 2 make provision in the 1998/99 Budget to accommodate costs for this "BPay" facility.

The Motion was Put and

CARRIED

FA40-03/98 **STAFF AND OUTSIDE WORKERS' OVERTIME FEBRUARY 1998 - [404-10]**

This report details the staff and outside workers' overtime for the month of February 1998.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the information relating to Staff and Outside Workers' Overtime for February 1998, be noted.

The Motion was Put and

CARRIED

FA41-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT RESERVE - TENDER NUMBER 099-97/98 - [208-6-099-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of one (1) full forward control crew cab truck of 15,000kg Gross Vehicle Mass for Engineering Construction and Maintenance Services with the trade of plant 96568 (Isuzu FTR 800 Truck Crew Cab Tray).

This report outlines the submissions received in relation to Tender 099-97/98. It recommends purchase of one (1) full forward control crew cab truck of 15,000kg Gross Vehicle Mass from Skipper Trucks.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners accept the tender received from Skipper Trucks for the purchase of one (1) Mitsubishi Fighter 8.0 full forward control crew cab truck of 15,000kg Gross Vehicle Mass at a net changeover figure of \$46,122 after trade in, as detailed in tender 099-97/98.

The Motion was Put and

CARRIED

FA42-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT RESERVE - TENDER NUMBER 100-97/98 - [208-6-100-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of one (1) full forward control truck of 13,900kg Gross Vehicle Mass for Parks and Landscape Services with the trade of plant 96100 (Isuzu FVR900 Water Truck).

This report outlines the submissions received in relation to Tender 100-97/98. It recommends purchase of one (1) full forward control truck of 13,900kg Gross Vehicle Mass from Skipper Trucks.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1** **accept the tender from Skipper Trucks for the purchase of one (1) Mitsubishi Fighter 8.0 full forward control truck of 13,900kg Gross Vehicle Mass for \$65,305, as detailed in tender 100-97/98;**

- 2 accept the tender from Raytone Motors for the outright sale of one (1) Isuzu FVR900 Water Truck plant number 96100 for \$48,789 after trade in, as detailed in tender 100-97/98.

The Motion was Put and

CARRIED

FA43-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT RESERVE - TENDER NUMBER 101-97/98 - [208-6-101-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of two (2) tandem axle trailers for Engineering Construction and Maintenance Services with the trade of plant 98769 (NWE Tandem Trailer) and plant 98770 (NWE Tandem Trailer).

This report outlines the submissions received in relation to Tender 101-97/98. It recommends purchase of two (2) tandem axle trailers from Park Motor Body Builders.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners accept the tender from Park Motor Body Builders for the purchase of two (2) tandem axle trailers at a net changeover figure of \$18,900 after trade ins, as detailed in tender 101-97/98.

The Motion was Put and

CARRIED

FA44-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT RESERVE - TENDER NUMBER 104-97/98 - [208-6-104-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of two (2) tractors 40-45 kw for Parks and Landscape Services with the trade of plant 98103 (Case 595 Tractor) and plant 98107 (Ford 4630 Tractor).

This report outlines the submissions received in relation to Tender 104-97/98. It recommends purchase of two (2) tractors 40-45 kw from Wattelup Tractors.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners accept the tender from Wattelup Tractors for the purchase of two (2) Massey Ferguson 4225 tractors 40-45kw at a net changeover figure of \$55,943 after trade ins, as detailed in tender 104-97/98.

The Motion was Put and

CARRIED

FA45-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT
RESERVE - TENDER NUMBER 105-97/98 - [208-6-105-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of three (3) ride on rotary mowers for Parks and Landscape Services with the trade of plant 98415 (Toro Groundmaster Ride-On Mower), plant 98416 (Toro Groundmaster Ride-On Mower) and plant 98417 (Toro Groundmaster Ride-On Mower).

This report outlines the submissions received in relation to Tender 105-97/98. It recommends purchase of three (3) ride on rotary mowers from Rover Mowers.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 accept the tender from Rover Mowers for the purchase of three (3) Toro Groundmaster 325D ride-on rotary mowers at a net changeover figure of \$51,959, as detailed in tender 105-97/98;
- 2 authorise, in accordance with the provisions of section 6.8(1) of the Local Government Act 1995 the over budget expenditure of \$8 - such expenditure to be funded from the Plant Replacement Reserve Account.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

FA46-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT
RESERVE - TENDER NUMBER 106-97/98 - [208-6-106-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of four (4) 650mm rotary mowers for Parks and Landscape Services with the trade of plant 98418 (Deutscher Rotary Mower) and plant 98419 (Deutscher Rotary Mower).

This report outlines the submissions received in relation to Tender 106-97/98. It recommends purchase of four (4) 650mm rotary mowers from Rover Mowers.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 accept the tender from Rover Mowers for the purchase of four (4) Deutscher H26 650mm rotary mowers at a net changeover figure of \$9,507 after trade ins, as detailed in tender 106-97/98;

- 2 authorise, in accordance with the provisions of section 6.8(1) of the Local Government Act 1995 the over budget expenditure of \$861 - such expenditure to be funded from the Plant Replacement Reserve Account.

The Motion was Put and

CARRIED BY AN
ABSOLUTE MAJORITY

FA47-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT**
RESERVE - TENDER NUMBER 107-97/98 - [208-6-107-97/98]

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of one (1) midsize 4 cylinder station wagon for Library Services with the trade of plant 99182 (Ford Fairmont Station Wagon).

This report outlines the submissions received in relation to Tender 107-97/98. It recommends purchase of one (1) midsize 4 cylinder station wagon from Skipper Mitsubishi.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners accept the tender from Skipper Mitsubishi for the purchase of one (1) Mitsubishi Magna Executive 2.4L midsize 4 cylinder station wagon at a net changeover figure of \$428 after trade in, as detailed in tender 107-97/98.

The Motion was Put and

CARRIED

FA48-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT**
RESERVE - TENDER NUMBER 108-97/98 - [208-6-108-97/98]

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of two (2) full forward control vans for Building Cleaning Overheads with the trade of plant 95066 (Ford Econovan) and plant 95067 (Ford Econovan).

This report outlines the submissions received in relation to Tender 108-97/98. It recommends purchase of two (2) full forward control vans from Skipper Mitsubishi.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 accept the tender from Skipper Mitsubishi for the purchase of two (2) Mitsubishi Short Wheel Base Express full forward control vans at a net changeover of \$6,352 after trade ins, as detailed in tender 108-97/98;

- 2 **authorise, in accordance with the provisions of section 6.8(1) of the Local Government Act 1995 the over budget expenditure of \$4,852 - such expenditure to be funded from the Plant Replacement Reserve Account.**

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

**FA49-03/98 VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT
RESERVE - TENDER NUMBER 109-97/98 - [208-6-109-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of one (1) four cylinder extended cab utility for Engineering Construction and Maintenance Services with the trade of plant 95721 (Mitsubishi Triton Utility).

This report outlines the submissions received in relation to Tender 109-97/98. It recommends purchase of one (1) four cylinder extended cab utility from Skipper Mitsubishi.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners accept the tender from Skipper Mitsubishi for the purchase of one (1) Mitsubishi Triton Club four cylinder extended cab utility at a net changeover figure of \$1,949 after trade in, as detailed in tender 109-97/98.

The Motion was Put and

CARRIED

**FA50-03/98 VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT
RESERVE - TENDER NUMBER 111-97/98 - [208-6-111-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of three (3) 14-15 seat high roof buses for Welfare Services with the trade of plant 95047 (Toyota Commuter Bus), plant 95048 (Toyota Commuter Bus) and plant 95051 (Toyota Commuter Bus).

This report outlines the submissions received in relation to Tender 111-97/98. It recommends purchase of three (3) 14-15 seat high roof buses from Big Rock Toyota.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners accept the tender from Big Rock Toyota for the purchase of three (3) Toyota Hiace Commuter 14-15 seat high roof buses at a changeover of \$67,044 after trade ins, as detailed in tender 111-97/98.

The Motion was Put and

CARRIED

FA51-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT RESERVE - TENDER NUMBER 112-97/98 - [208-6-112-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of one (1) 22 seat bus for Welfare Services with the trade of plant 95064 (Toyota Coaster Bus).

This report outlines the submissions received in relation to Tender 112-97/98. It recommends purchase of one (1) 22 seat bus from Big Rock Toyota.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 accept the tender from Big Rock Toyota for the purchase of one (1) Toyota Coaster Long Wheel Base 22 seat bus at a net changeover of \$61,846 after trade in, as detailed in tender 112-97/98;
- 2 authorise, in accordance with the provisions of section 6.8(1) of the Local Government Act 1995 the over budget expenditure of \$8,846 - such expenditure to be funded from the Light Vehicle Replacement Reserve Account.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

FA52-03/98 **VEHICLE PURCHASES - LIGHT VEHICLE REPLACEMENT RESERVE - TENDER NUMBER 113-97/98 - [208-6-113-97/98]**

Council's 1997/98 Budget provided for the purchase of vehicles, as detailed in the Plant Additional Programme & funded from Capital Purchases - Plant Additional.

The City's 1997/98 budget provided for the purchase of one (1) 19 seat bus for Welfare Services with the trade of plant 95043 (Toyota Commuter Bus).

This report outlines the submissions received in relation to Tender 113-97/98. It recommends purchase of one (1) 19 seat bus from Big Rock Toyota.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners:

- 1 accept the tender from Big Rock Toyota for the purchase of one (1) Toyota Coaster Short Wheel Base 19 seat bus at a net changeover figure of \$75,866 after trade in, as detailed in tender 113-97/98;

- 2 authorise, in accordance with the provisions of section 6.8(1) of the Local Government Act 1995 the over budget expenditure of \$15,866 - such expenditure to be funded from the Light Vehicle Replacement Reserve Account.

The Motion was Put and

CARRIED BY AN
ABSOLUTE MAJORITY

FA53-03/98 WARRANT OF PAYMENTS FOR THE PERIOD ENDING 28 FEBRUARY 1998 - [021-1]

This report details the cheques drawn on the funds during the month of February 1998. It seeks Joint Commissioners' approval for the payment of the February 1998 accounts.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners pass for payment the following vouchers, as presented in the Warrant of Payments to 28 February 1998, certified by the Chairperson of Finance and Community Services Committee and Director Resource Management, and totalling \$16,808,908.64:

FUNDS	VOUCHERS	AMOUNT
		\$
Director Resource Management Advance Account	56994 - 58141	5,995,918.65
Municipal	000547 - 000553	10,812,734.41
Trust	000066	255.58
	TOTAL	\$16,808,908.64

The Motion was Put and

CARRIED

Appendix IX refers

FA54-03/98 AUTHORISATION OF REALLOCATION OF FUNDS [006-2]

Various requests have been received for authorisation, in accordance with Section 6.8 (1) of the Local Government Act 1995, to incur unbudgeted expenditure. In most instances, a source of funding has been identified to accommodate the additional expenditure. A number of necessary adjustments to the budget estimates have also been identified. Items approved by Council, but not previously listed in the Schedule, are also included for consistency and to facilitate presentation of an accumulated balance.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners authorise, in accordance with the provisions of Section 6.8 (1) of the Local Government Act 1995, amendments to the "revised budget figures" of the 1997/98 Budget as detailed in the Schedule of Budget Reallocation Requests - 17 March 1998.

The Motion was Put and

CARRIED BY AN
ABSOLUTE MAJORITY

Appendix X refers

FA55-03/98 **OUTSTANDING GENERAL DEBTORS - 28 FEBRUARY 1998 - [020-0]**

This report details the outstanding general debtors as at 28 February 1998 and outlines the action being taken to effectively control those debtors which have been outstanding for in excess of 90 days. It recommends a write off of debts totalling \$202.00.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners, in accordance with the provisions of Section 6.12.(I)(c) of the Local Government Act 1995 write out of the General Debtors Ledger an amount of \$202.00 representing debts considered irrecoverable, as detailed in Attachment 'B' to Report FA55-03/98.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendix XI refers

FA56-03/98 **FINANCIAL REPORT FOR THE PERIOD ENDED 28 FEBRUARY 1998 - [002-3]**

This monthly report gives a broad overview of the Council's financial position at 28 February 1998.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Financial Report for the period ended 28 February 1998, be noted.

The Motion was Put and

CARRIED

FA57-03/98 **MAJOR CAPITAL PROJECTS - COST/BUDGET COMPARISON - [006-1]**

A comparison between committed expenditure and adopted budgets relating to major capital projects undertaken this financial year is submitted for the Joint Commissioners' information.

MOVED Cmr Clark-Murphy, **SECONDED** Cmr Morgan that the Joint Commissioners receive the information regarding Major Capital Projects - Cost/Budget Comparison, and that it be noted.

The Motion was Put and

CARRIED

FA58-03/98 **1997/98 BUDGET REVIEW - [006-3]**

During the compilation of the 1997/98 Budget the City undertook to conduct a budget review during the year. The purpose of the review was to identify budget savings and/or additional resources to enable urgent works/services to be undertaken.

The Directors and Business Unit Managers have completed the review and have identified a net surplus of \$676,130 together with additional works/services totalling \$814,920 which require priority funding. A further review of these additional works/services has identified the essential projects totalling \$332,900 which are being recommended for funding.

The aggregation of these works together with extinguishing the previous over budget expenditure of \$380,660 leaves a modest over budget expenditure of \$37,430.

At the Finance and Community Services Committee meeting, Cmr Ansell requested that more information be provided on items identified for surplus fund reallocation.

Cmr Clark-Murphy requested that items not identified as priority projects as a result of the budget review be given consideration in the 1998/99 Budget.

ADDITIONAL INFORMATION SUBMITTED TO THE MEETING OF JOINT COMMISSIONERS

At the Finance and Community Services meeting Commissioners requested further information on items identified for surplus fund reallocation in relation to this item. Accordingly the information has been provided by Director, Development Services - Appendix XXXIV refers.

MOVED Cmr Clark-Murphy, SECONDED Cmr Morgan that the Joint Commissioners authorise, in accordance with the provisions of Section 6.8(1) of the Local Government Act 1995, the reallocation of surplus funds of \$676,130 to fund the works listed in Report FA58-03/98.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

Appendices XII and XXXIV refer

TECHNICAL SERVICES COMMITTEE

Items TS30-03/98 to TS56-03/98 inclusive were Moved by Cmr Morgan and Seconded by Cmr Rowell. Cmr Morgan gave notice of his intention to speak on Items TS30-03/98, TS32-03/98, TS33-03/98, TS37-03/98, TS44-03/98 and TS50-03/98.

REPORT NO:

TS30-03/98 **WARWICK OPEN SPACE SPORTS CLUB ADDITIONS - [745-03-1]**

Fourteen tenders were received on 25 March 1998 for the construction of additions to the Sports Club building on Warwick Open Space. Endorsement is sought for the engagement of the selected tenderer to undertake the works and for other works associated with the completion of the project.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1** **accept the tender of \$286,682.00 from Southdown Construction for the construction and completion of Additions to the Warwick Open Space Sports Club Building;**
- 2** **agree to the signing of the contract documents;**
- 3** **request the Warwick Sports Club Inc to lodge its contribution prior to the execution of the contract documents.**

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

CARRIED

TS31-03/98 **CHRISTCHURCH PARK, CURRAMBINE & OLDHAM PARK, YANCHEP - PROPOSED TOILET CHANGE ROOM BUILDINGS - [061-467, 061-272]**

Approval is sought for sketch plans, building locations, documentation and tendering for identical toilet buildings on Christchurch Park, Currambine & Oldham Park, Yanchep.

The proposal is to tender the two buildings as one contract to minimise the overall project costs.

There has been extensive consultation with the user groups and the ratepayers in the two locations. The final location selection of finishes and design of the two buildings is a result of the consideration of concerns raised and the subsequent consultation process.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1** **agree to the sketch plans indicating the siting and nature of the toilet buildings at Christchurch Park, Currambine & Oldham Park, Yanchep;**

2 authorise the documentation and calling of tenders for the works.

The Motion was Put and

CARRIED

TS32-03/98 TENDER NUMBER 85-97/98 - PROVISION OF CONTRACT CLEANING SERVICES - SORRENTO/DUNCRAIG RECREATION CENTRE - [208-85-97/98]

This report relates to the calling of Tenders for the provision of contract Cleaning Services to the Sorrento/Duncraig Recreation Centre.

Eleven (11) Tenders were received on 27 January 1998 with tender submissions ranging from \$13,259.00 to \$50,706.00.

This report recommends the acceptance of the Tender by Charles Service Company at a tendered price of \$15,000.00 per annum for this contract, with an additional negotiated price of \$3,750.00 to execute the contract over a period of fifteen (15) months.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

1 accept Tender No 85-97/98 of \$18,750.00 from Charles Service Company for the Contract cleaning of the Sorrento/Duncraig Recreation Centre, for a fifteen (15) month period to be executed from 1 April 1998 to 30 June 1999 with an option to extend the contract period for an additional twelve (12) months, to 30 June 2000 if agreeable to both parties;

2 agree to the signing of the Contract Documents.

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

CARRIED

TS33-03/98 PROVISION OF CONTRACT CLEANING SERVICES - OCEAN RIDGE RECREATION CENTRE - TENDER NUMBER: 86-97/98 - [208-86-97/98]

This report relates to the calling of Tenders for the provision of Annual Cleaning Services for the Ocean Ridge Recreation Centre.

Ten (10) Tenders were received on 27 January 1998 with tender submissions ranging from \$2,732.64 to \$ 48,661.00.

This report recommends the acceptance of the Tender by Bedford Cleaning Systems, at a tendered price of \$22,732.64 per annum for this contract, with an additional negotiated price of \$5,675.00 to execute the contract over a period of fifteen (15) months.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 accept Tender Number 86-97/98 of \$28,407.64 from Bedford Cleaning Systems for the contract cleaning of the Ocean Ridge Recreation Centre, for a fifteen (15) month period to be executed from 1 April 1998 to 30 June 1999 with an option to extend the contract period for an additional twelve (12) months to 30 June 2000, if agreeable to both parties;
- 2 agree to the signing of the contract documents.

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

CARRIED

TS34-03/98 **AIR CONDITIONING MAINTENANCE CONSULTANCY - [730-8-8-1]**

Council, at its meeting dated 22 October 1997 resolved at Item TS299-10/97 to call tenders during 1998 for a consultancy agreement contract to be executed for the period 1 April 1998 to 30 June 1999, to oversee the maintenance of air conditioning and fire alarm systems in various Council buildings.

Due to a requirement for complete revision of contract documentation, it is now proposed that tenders be called for a consultancy agreement to be executed for the period 1 July 1998 to 30 June 1999.

To accommodate this programme, it is recommended that the existing contract with Norman Disney and Young be extended to 30 June 1998.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners authorise:

- 1 extension of Norman Disney & Young contract to 30 June 1998 at a cost of \$13,518.00 as Norman Disney & Young is the only current suitable consultants to complete the documentation required;
- 2 calling of tenders for Air Conditioning and Fire Systems Maintenance Consultancy for the period 1 July 1998 to 30 June 1999.

The Motion was Put and

CARRIED

TS35-03/98 **NATIONAL BIENNIAL COASTAL MANAGEMENT CONFERENCE - [765-1]**

Perth is hosting the third national coastal management conference from 29 April to 1 May this year. The conference is being promoted as the "Coast to Coast '98 Conference" and delegates have been invited to attend from the City of Wanneroo. The selection of three delegates is considered appropriate and the opportunity for Commissioners to review the City's proposed level of participation in the conference is invited.

REPORT RECOMMENDATION: That the Joint Commissioners:

- 1 nominate Commissioner Morgan to attend the National Biennial Coastal Management Conference in Perth between 29 April and 1 May 1998;
- 2 support the attendance of the City's Coastal Management Advisory Group staff delegate, Mr Phil Calley, Parks Landscaping Services delegates, Mr Dennis Cluning and Ms Rosalind Murray, and Strategic Planning delegate Mr Philip Thompson at this conference.

At the Technical Services Committee meeting, Cmr Morgan advised that he would be unable to attend the National Biennial Coastal Management Conference. He suggested that Cmr Buckley be nominated to attend in his place.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 nominate Commissioner Buckley to attend the National Biennial Coastal Management Conference in Perth between 29 April and 1 May 1998;
- 2 support the attendance of the City's Coastal Management Advisory Group staff delegate, Mr Phil Calley, Parks Landscaping Services delegates, Mr Dennis Cluning and Ms Rosalind Murray, and Strategic Planning delegate Mr Philip Thompson at this conference.

The Motion was Put and

CARRIED

TS36-03/98

**AMENDMENT TO VERGE PARKING PROHIBITION -
MOOLANDA CHILD CARE CENTRE, BARGATE WAY,
KINGSLEY - [510-1931, 510-1156]**

At the January 1998 meeting of the Joint Commissioners a report seeking the installation of a verge parking ban to prohibit verge parking adjacent to the Moolanda Child Care Centre in Bargate Way, Kingsley was submitted for consideration. A total verge and carriageway prohibition was recommended. To reflect the original intent of a verge prohibition only, the approved parking prohibition needs to be amended.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 amend the existing "NO STANDING ANY TIME CARRIAGEWAY OR VERGE" signs to 'NO STANDING ANYTIME ON VERGE' in Moolanda Boulevard on the south side of Bargate Way adjacent to the Moolanda Child Care Centre as shown on Attachment 1 to Report TS36-03/98;
- 2 advise the Co-ordinator of the Moolanda Child Care Centre accordingly.

The Motion was Put and

CARRIED

Appendix XIII refers

TS37-03/98

JOONDALUP CITY CENTRE - PARKING CONTROLS - [730-8-1]

Council has previously approved the installation of statutory parking restrictions in the Joondalup City Centre precinct.

The ongoing development and high demand for on street parking, particularly within the western section of the Joondalup City Centre warrants as an interim measure the introduction of additional time limit parking. These proposed parking prohibitions are presented for consideration.

At the Technical Services Committee meeting Commissioner Ansell requested a copy of the list of items that were required for Joondalup between the City of Wanneroo and LandCorp.

MOVED Cmr Morgan, **SECONDED** Cmr Rowell that the Joint Commissioners:

- 1 amend the existing “NO PARKING ANYTIME” prohibitions on Grand Boulevard, between Shenton Avenue and south of Boas Avenue, to read “NO STANDING ANYTIME” as shown on Attachments 1 and 2 to Report TS37-03/98;
- 2 approve the installation of “HALF HOUR PARKING ONLY, 8.00AM - 5.30PM MONDAY TO FRIDAY” and “8.00AM - 12 NOON SATURDAY” signs in Boas Avenue, Reid Promenade and Grand Boulevard, as shown on Attachment 1 to Report TS37-03/98;
- 3 approve the installation of “ONE HOUR PARKING ONLY, 8.00AM - 5.30PM MONDAY TO FRIDAY” and “8.00AM - 12 NOON SATURDAY” signs in Boas Avenue, Reid Promenade, McClarty Avenue, Davidson Terrace and Wise Street, as shown on Attachments 1, 2, 3, 4 and 5 to Report TS37-03/98;
- 4 approve the installation of “10 MINUTE PARKING ANYTIME” on the south side of Boas Avenue west of Lakeside Drive, as shown on Attachment 3 to Report TS37-03/98;
- 5 approve the installation of “TAXI ZONE 6.00PM - 6.00AM MONDAY TO SATURDAY” and “6.00PM TO 12 MIDNIGHT SUNDAY” signs on Grand Boulevard, between Boas Avenue and Reid Promenade, as shown on Attachment 1 to Report No TS37-03/98.

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

CARRIED

Appendix XIV refers

TS38-03/98

**TRAFFIC CALMING - BRAZIER ROAD AND LAGOON
FORESHORE ACCESS, YANCHEP - [510-0444, 765-16, 765-11]**

The finalisation of the Foreshore Management plan for Yanchep - Two Rocks has allowed consideration of traffic calming proposals for Brazier Road and the ungazetted road ("Lagoon Foreshore access") in Yanchep. Investigation has indicated there is a priority need to improve pedestrian facilities near the Lagoon Beach.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 list for consideration in the 1998/99 draft Budget the sum of \$50,000 for pedestrian facility improvements for Yanchep Lagoon Access in the vicinity of the kiosk as indicated on Attachment 2 to Report TS38-03/98.
- 2 advise all interested parties accordingly.

The Motion was Put and

CARRIED

Appendix XV refers

TS39-03/98

**TRAFFIC MANAGEMENT - BOAS AVENUE/GRAND
BOULEVARD, JOONDALUP - [510-2060, 510-3303, 502-16]**

The number of crashes at the intersection of Grand Boulevard and Boas Avenue is an ongoing concern. It has been suggested that a painted roundabout be installed at the intersection. Boas Avenue and Grand Boulevard is a four-way intersection and traffic signals have been previously planned as a future traffic strategy.

REPORT RECOMMENDATION: THAT the Joint Commissioners:

- 1 not approve the installation of a painted roundabout at the intersection of Boas Avenue and Grand Boulevard;
- 2 pursue with LandCorp and Main Roads WA funding for the installation of traffic signals at the Boas Avenue and Grand Boulevard intersection.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 not approve the installation of a painted roundabout at the intersection of Boas Avenue and Grand Boulevard;
- 2 pursue with LandCorp and Main Roads WA funding for the installation of traffic signals at the Boas Avenue and Grand Boulevard intersection;
- 3 request Chris Baker, the Member for Joondalup, to support the installation of traffic signals at the Boas Avenue and Grand Boulevard intersection.

The Motion was Put and

CARRIED

TS40-03/98 **REDUCED SPEED LIMIT - WHITFORDS AVENUE, KINGSLEY - [510-1287]**

Main Roads WA has reviewed the existing speed limit on Whitfords Avenue, Kingsley and proposes to reduce the existing limit from 80 kms per hour to 70 kms per hour for the section between Barridale Drive and Duffy Terrace. Accordingly this matter is presented for approval.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1** **concur with Main Roads WA proposal to reduce the speed limit, from 80 kms per hour to 70 kms per hour on Whitfords Avenue, 100 metres west of Barridale to 100 metres east of Duffy Terrace as shown on Attachment 1 to Report No TS40-03/98;**
- 2** **advise Main Roads WA accordingly.**

The Motion was Put and

CARRIED

Appendix XVI refers

TS41-03/98 **PETITION - JACARANDA DRIVE, WANNEROO - [510-2478]**

Council has received a 45 signature petition from residents of Jacaranda Drive, Wanneroo expressing their concern at the increased traffic volumes and undesirable driver behaviour following the recent linking of Jacaranda Drive, north of Kentia Loop. Minor traffic signing improvements are proposed to the right angle bend of Jacaranda Drive, north of Kentia Loop.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1** **not support the closure of Jacaranda Drive, Wanneroo;**
- 2** **request Main Roads WA to delineate the section of Jacaranda Drive as shown on Attachment 2 to Report TS41-03/98;**
- 3** **continue to monitor traffic volumes in the area and review the situation accordingly;**
- 4** **advise the petitioners accordingly.**

The Motion was Put and

CARRIED

Appendix XVII refers

TS42-03/98 **CRAIGIE DRIVE TRAFFIC STUDY GROUP RECOMMENDATIONS - [510-0-10]**

In July 1997 a Traffic Study Group was formed by Council to investigate traffic problems in Haddington Street, Gradient Way and Craigie Drive, Beldon. The group formed several Traffic Management Schemes for the area which were then circulated for public comment. The preferred Traffic Management Schemes are now put forward for adoption.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 list for consideration as a high priority in the draft 1998/99 Budget the Traffic Management Scheme for Craigie Drive as shown on Attachment 4 to Report TS42-03/98;
- 2 list for consideration as a medium priority in the draft 1998/99 Budget the Traffic Management Scheme for Gradient Way as shown on Attachment 5 to Report TS42-03/98;
- 3 list for consideration as a low priority in the draft 1998/99 Budget the Traffic Management Scheme for Haddington Street as shown on Attachment 6 to Report TS42-03/98;
- 4 thank the members of the Craigie Drive Traffic Study Group for their participation and contributions to the Group.

The Motion was Put and

CARRIED

Appendix XVIII refers

TS43-03/98 TECHNICAL SERVICES CURRENT WORKS - [220-0]

The Current Works report is valid for works during the period ending February 1998.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the information relating to Technical Services Current Works for February 1998, be noted.

The Motion was Put and

CARRIED

TS44-03/98 DRAFT GUIDELINES FOR THE STORAGE , PROCESSING AND RECYCLING OF ORGANIC WASTES AND DRAFT STRATEGY FOR THE MANAGEMENT OF GREEN AND SOLID ORGANIC WASTE IN WESTERN AUSTRALIA - [508- 4]

The Department of Environmental Protection has issued the following documents for public comment:

- Draft guidelines for the storage , processing and recycling of organic wastes
- Draft strategy for the management of green and solid organic waste in Western Australia

The only two issues of concern for Local Government are the proposal to ban green waste from landfills by January 2000 and a requirement for household greenwaste collections at least four times per year.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 advise the Department of Environmental Protection of its general support for the Draft Guidelines for the storage, processing and recycling of organic wastes and Draft Strategy for the management of green and solid organic waste in Western Australia other than the concern that recommendations 3 and 14 are over prescriptive;
- 2 list for consideration in the draft 1998/99 Budget costing for the possible increase in the frequency of the bulk refuse collection to every 5 to 6 months.

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

CARRIED

TS45-03/98

TENDER NO 096-97/98 - INSTALLATION OF FIREBREAKS TO COUNCIL UNDEVELOPED PUBLIC OPEN SPACE - [208-096-97/98]

A tender for the installation of firebreaks to Council undeveloped Public Open Space was advertised during February 1998.

One tender was received and Council's endorsement is sought for the engagement of the tenderer to undertake the works.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 accept the tender submitted by MJ & H Vandertogt for Tender No 096-97/98 Installation of Firebreaks to Council Undeveloped Public Open Space for a period of 2 years;
- 2 endorse the signing of tender documents.

The Motion was Put and

CARRIED

TS46-03/98

TENDER NO 097-97/98 - CARTAGE AND SPREADING OF SHREDDED PLANT MATERIAL (MULCH) - [208-097-97/98]

Tender No 097-97/98 - Cartage for and Spreading of Shredded Plant Material (Mulch) was advertised during February 1998.

This is the first tender for the application of shredded plant material. Major foreshore restoration projects are anticipated for Mullaloo North, Sorrento and arterial road medians.

Five tenders were received and endorsement is sought for the engagement of the selected tenderer to undertake the works.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 accept the tender submitted by Turbo Mulch for Tender No 097-97/98 Cartage and Spreading of Shredded Plant Material (Mulch) for a period of 2 years;
- 2 endorse the signing of tender documents.

The Motion was Put and

CARRIED

TS47-03/98 **TENDER NO 115-97/98 - INGROUND AUTOMATIC IRRIGATION SYSTEM - GREENLAW/ BUCKTHORN/ DAVALLIA ROAD MEDIAN - [208-115-97/98]**

Tender No 115-97/98 - Inground Automatic Irrigation System Greenlaw/Buckthorn/Davallia Road Median was advertised during February 1998.

The tender is for the installation of an inground automatic irrigation system to Greenlaw and Buckthorn Parks and Davallia Road median.

Four tenders were received and endorsement is sought for the engagement of the selected tenderer to undertake the works.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 accept the tender submitted by Hugall & Hoile for \$51,800 for Tender No 115-97/98 Inground Automatic Irrigation System - Greenlaw/Buckthorn/ Davallia Road Median for a period of 12 months;
- 2 endorse the signing of tender documents.

The Motion was Put and

CARRIED

TS48-03/98 **TENDER NO 116-97/98 INGROUND AUTOMATIC RETICULATION SYSTEM - PERIDOT PARK NEERABUP - [208-116-97/98]**

Tender No 116-97/98 Inground Automatic Reticulation System - Peridot Park, Neerabup was advertised during February 1998 for the installation of inground automatic reticulation system at Peridot Park in Neerabup.

Five tenders were received and endorsement is sought for the engagement of the selected tenderer to undertake the work.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 accept the tender as submitted by Hugall & Hoile for Tender in the sum of \$26,000 No 116-97/98 Inground Automatic Reticulation System - Peridot Park Neerabup for a period of 12 months;

2 **endorse the signing of tender documents.**

The Motion was Put and

CARRIED

TS49-03/98 TENDER NO 117-97/98 - INSTALLATION OF CONCRETE CRICKET MATCH PRACTICE WICKETS AND BASES TO VARIOUS PARKS - [208-117-97/98]

Tender No 117-97/98 - Installation of Concrete Cricket Match Practice Wickets and Bases to Various Parks was readvertised during February 1998, following a miscalculation within the original specification for Tender No 022-97/98.

One tender was received and endorsement is sought for engagement of the tenderer to undertake the works.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

1 **accept the tender submitted by DME Contractors for Tender No 117-97/98 Installation of Concrete Cricket Match Practice Wickets and Bases to Various Parks for a period of 2 years;**

2 **endorse the signing of tender documents.**

The Motion was Put and

CARRIED

TS50-03/98 HEPBURN HEIGHTS ESTATE, PADBURY - [250-1]

Council at its meeting of May 1997 deferred Report No TS168-05/97 regarding consideration of the deterioration of the entry statement in Walter Padbury Boulevard pending further negotiations with the Residents Action Group, Ward Councillors and the Acting City Parks Manager.

Commissioner H Morgan, Director Technical Services, R McNally and Manager Parks Landscaping Services, D Cluning, met with Rob Johnson MLA and Trevor James of the Residents Landowners Association to discuss options available in regard to restoring the entry statement.

It was requested that Council's Parks Landscaping Services allocate payment of \$1,500 contribution to the Residents Landowners Association for maintenance of the verge areas. This allocation is a "one off" payment to enable the group to restore the inground irrigation system and payment of Western Power account for the bore pumping unit located on the commercial site. The Residents Landowners Association has entered into an agreement with the commercial area owners to operate the bore pumping unit for enhancement of the verges.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners authorise, in accordance with the provisions of Section 6.8(1) of the Local Government Act 1995, the reallocation of \$1,500 from Account No 36517 Distributor Roads Verge Maintenance to Account - Hepburn Heights Residents Landowners Association for maintenance works associated with Walter Padbury Boulevard median and verges.

Cmr Morgan spoke in support of the Motion.

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

**TS51-03/98 LARKSPUR PARK HEATHRIDGE - PETITION
REQUESTING RETICULATION - [01488]**

Residents surrounding Larkspur Park in Heathridge have submitted a petition containing 224 signatures requesting reticulation of the Park.

The petitioners have submitted a suggestion that a section of the Public Open Space be subdivided for residential properties to fund the installation of irrigation.

Larkspur Park is a 3.0803ha dry park with a large play structure and drainage basin.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 list Larkspur Park in Heathridge for assessment in the Dry Park Development Programme within the Parks Landscaping Services 5 Year Budget submissions;**
- 2 advise the petitioners that development of Public Open Space for residential purposes has been rejected previously by the community.**

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

TS52-03/98 FINNEY PARK, MARMION - [06127 (738179)]

At the 20 January 1998 meeting of the Technical Services Committee, Mr Jack Shaw of Parnell Avenue, Marmion and Mr John Fussell of Finney Crescent, Marmion addressed the Commissioners in relation to Finney Park, Marion and reiterated the concerns addressed in the petition presented by Mr Colin Langman, as attached to Item TS10-1/98.

A site meeting on Wednesday 18 February 1998 was attended by Manager Parks Landscaping Services, D Cluning, Mr J Shaw and Mr C Langman, to review the current condition of Finney Park.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 authorise the actions initiated by the Manager Parks Landscaping Services regarding Finney Park, Marmion as follows:**
 - (a) removal of small island areas heavily infected with “veldt grass”;**

- (b) minor underpruning of trees;
 - (c) notification to adjoining residents regarding dumping of lawn clippings into bush islands and road verge;
- 2 list Finney Park for inclusion in the 1998/99 Budget Submissions for installation of reticulation as per Council's upgrading of Dry Parks and Medians Program.

The Motion was Put and

CARRIED

TS53-03/98 NORTHERN DISTRICTS JUNIOR FOOTBALL CLUB INC
REQUEST FOR ADDITIONAL FLOODLIGHTS - PENISTONE
PARK GREENWOOD - [061-284]

Council, at its meeting of September 1997, deferred consideration of the request from the Northern Districts Junior Football Club Inc for Council's support in providing additional floodlights for Penistone Park in Greenwood on a "dollar for dollar" basis.

MOVED Cmr Morgan, **SECONDED** Cmr Rowell that the Joint Commissioners advise the Northern Districts Junior Football Club Inc that they are unable to participate in a "dollar for dollar" funding proposal for the installation of additional floodlights at Penistone Park Greenwood.

The Motion was Put and

CARRIED

TS54-03/98 MONTHLY REPORT FEBRUARY 1998 PARKS
LANDSCAPING SERVICES - [250-0]

This report details parks maintenance, play equipment, mowing, tree pruning, construction, reticulation, servicing of bores and pumps and general maintenance carried out during the month of February 1998 by Parks Landscaping Services.

MOVED Cmr Morgan, **SECONDED** Cmr Rowell that the information submitted relating to Monthly Report ending January 1998 - Parks Landscaping Services, be noted.

The Motion was Put and

CARRIED

TS55-03/98 CHEMICAL FREE WEED CONTROL - EXPRESSIONS OF
INTEREST - [250-0]

At the meeting of the Joint Commissioners in December 1997, Report No TS327-12/97 was received and it was recommended that Parks Landscaping Services call for expressions of interest for chemical free weed control.

Advertisements were placed and four responses received from the following organisations:-

Lovegrove Turf Services Pty Ltd
Davison Industries
Envirowest
Therme-Kill

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners:

- 1** thank the organisations for their expressions of interest;
- 2** advise Therme-Kill and Lovegrove Turf Services Pty Ltd that Parks Landscaping Services will liaise with those organisations regarding further trials to be conducted within the Joondalup City Centre during June/July 1998.

The Motion was Put and

CARRIED

TS56-03/98

RENDELL PARK KOONDOOLA - [061-311]

A petition and associated letters were received from residents near Rendell Park in Koondoola expressing concerns regarding the proposal to install play equipment and a limestone cycle track (Report No TS326-12/97 refers). Actions agreed to by Commissioner H Morgan at an on site meeting on 5 February 1998 have been implemented.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the information submitted relating to Rendell Park Koondoola, be noted.

The Motion was Put and

CARRIED

REPORT OF THE CHIEF EXECUTIVE OFFICER
--

C21-03/98 SCHEDULE OF DOCUMENTS EXECUTED BY MEANS OF AFFIXING THE COMMON SEAL - [200-0-1]

Document:	Certification Statement
Parties:	City of Wanneroo and WA YMCA State Council
Description:	Whitfords OSHC - MacDonald Sports Complex
Date:	24.2.98
Document:	Certification Statement
Parties:	City of Wanneroo and WA YMCA State Council
Description:	Warrandyte ASC - Warrandyte Reserve Clubrooms
Date:	24.2.98
Document:	Certification Statement
Parties:	City of Wanneroo and WA YMCA State Council
Description:	Hainsworth OSHC - Hainsworth Leisure Centre
Date:	24.2.98
Document:	Certification Statement
Parties:	City of Wanneroo and WA YMCA State Council
Description:	Ocean Ridge OSHC - Ocean Ridge Community Centre
Date:	24.2.98
Document:	Power of Attorney - Deed
Parties:	City of Wanneroo, AIDIA Pty Ltd and Rossi WA Pty Ltd
Description:	Lot 5 & 6 on Strata Plan 34016 - Power of Attorney
Date:	24.2.98
Document:	Easement in Gross
Parties:	City of Wanneroo and G W & T B Dempsey
Description:	Lot 611 Wakely Way, Duncraig
Date:	26.2.98
Document:	Restrictive Covenant
Parties:	City of Wanneroo and WA Land Authority
Description:	Car Parking Control - McLarty Avenue, Joondalup
Date:	3.3.98
Document:	Withdrawal of Caveats
Parties:	City of Wanneroo and Peet & Co
Description:	Portion of Lots 614 and 2 Lagoon Drive, Yanchep
Date:	13.3.98
Document:	Withdrawal of Caveat
Parties:	City of Wanneroo and Yatala Nominees Pty Ltd
Description:	Portion of Carramar Estate contained within Plan 22462
Date:	17.3.98

Document:	Lease and Licence
Parties:	City of Wanneroo and Relationships Australia
Description:	Part of Kingsley Community Centre
Date:	17.3.98
Document:	Transfer of Land
Parties:	City of Wanneroo and Sarros Holdings Pty Ltd
Description:	Lot 4 Uppill Place, Wangara
Date:	17.3.98
Document:	Transfer of Land
Parties:	City of Wanneroo and Autoco Holdings Pty Ltd
Description:	Lot 14 Finlay Place, Wangara
Date:	17.3.98
Document:	Transfer of Land
Parties:	City of Wanneroo and Lidotrait Pty Ltd
Description:	Lot 15 Finlay Place, Wangara
Date:	17.3.98

MOVED Cmr Morgan, **SECONDED** Cmr Buckley that the Schedule of Documents Executed by means of Affixing the Common Seal be received.

The Motion was Put and

CARRIED

C22-03/98 **DONATION TO WANNEROO-JOONDALUP RSL TO ASSIST WITH COSTS ASSOCIATED WITH ANZAC DAY MEMORIAL SERVICE AND PARADE - [301-5]**

SUMMARY

The Wanneroo Joondalup RSL last year incurred costs of \$1 400.00 for the hire of equipment and services relating to the ANZAC day Memorial Service and Parade. They have requested a donation of \$700.00 to assist with this year's event.

BACKGROUND

Each year the Wanneroo Joondalup RSL holds a memorial service and parade at Central Park to commemorate ANZAC day. The City of Wanneroo loans the group approximately 160 chairs and four trestle tables for the event and it is the intention to continue this service.

Other services required by the RSL are the transport of chairs to and from the Ocean Ridge Recreation Centre, the hire of a portable toilet as facilities at Central Park are insufficient for the event and the hire of a suitable Public Address System.

DETAILS

The 1997/98 Community Services, Recreation and Culture budget has an account number for donations to the RSL but no funds have been allocated to this account.

The costs incurred by the RSL are \$360.00 for the transport of chairs, \$100.00 for the hire of a portable toilet and \$450.00 for the hire of a Public Address system.

COMMENT/FUNDING

An amount of \$700.00 would be required to support this most worthwhile cause.

MOVED Cmr Buckley, SECONDED Cmr Rowell that the Joint Commissioners:

- 1 authorise in accordance with Section 6.8 (1) of the Local Government Act the reallocation of \$700.00 from account number 20023 Elected Members, Meals-Catering to account number 32351 Community Services, Recreation & Culture, Historical Projects, to be donated to the Wanneroo Joondalup RSL to assist with costs associated with the ANZAC day memorial service and parade;**
- 2 list for consideration during the development of future budgets the allocation of funds for this annual event.**

The Motion was Put and

**CARRIED BY AN
ABSOLUTE MAJORITY**

C23-03/98 17TH INSTITUTE OF MUNICIPAL MANAGEMENT NATIONAL CONGRESS AND EXPO - 17-20 MAY 1998 - [200-0]

SUMMARY

The Institute of Municipal Management National Congress and Expo is to be held in Canberra, 17-20 May 1998. This year's theme is 'Big Wheels or Little Cogs - Diversity in Local Government'. This report recommends that the Chief Executive Officer and the Chairman/Mayor attend the conference.

DETAILS

The 1998 Institute of Municipal Management National Congress and Expo is to be held at the National Convention Centre Canberra, 17-20 May 1998. This year's theme of 'Big Wheels or Little Cogs - Diversity in Local Government' symbolises the myriad complex relationships in which local government must operate. Speakers from various sectors will discuss topics such as cities of the future, local government reform, information technology, community perceptions and organisational and personal change.

This report recommends that the Chief Executive Officer and the Chairman/Mayor attend the conference.

COMMENT/FUNDING

The estimated cost of attending the conference is \$3515 per person and is detailed as follows:

Airfare:	\$1,730
Registration:	\$625
Accommodation:	\$760
Travel Allowance:	\$400

Funding has been allocated in the budget for the Chief Executive Officer to attend the IMM National conference, Account 20151 Conference Expenses.

Funding has been allocated in the budget for the Chairman/Mayor to attend the IMM National conference, Account 20006 Conference Expenses.

MOVED Cmr Morgan, SECONDED Cmr Rowell that the Joint Commissioners authorise the attendance of the Chairman/Mayor and the Chief Executive Officer at the 1998 IMM National Congress and Expo in Canberra, 17-20 May, such funding to be allocated from Account Nos 20006 and 20151 - Conference Expenses.

The Motion was Put and

CARRIED

C24-03/98 COUNCIL/COMMITTEE MEETING CYCLE - APRIL 1998 - [702-0]

As no public announcement has been made on the results of the Wanneroo Inquiry and due to the need to set a timetable for the April round of meetings, it is suggested that the Joint Commissioners adopt the following timetable:

MOVED Cmr Buckley, SECONDED Cmr Rowell that the Joint Commissioners adopt the following amended meeting dates for the month of April 1998:

Tuesday 21 April 1998:

- | | |
|-------------------|---|
| 8.00 am - | Policy Committee - not open to the public |
| 10.00 am - | Finance & Community Services Committee - open to the public |
| 2.00 pm - | Technical Services Committee - open to the public |
| 4.00 pm - | Development & Planning Services Committee - open to the public |

Tuesday 28 April 1998

- | | |
|------------------|---------------------|
| 6.30 pm - | Full Council |
|------------------|---------------------|

The Motion was Put and

CARRIED

MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN

Nil

MOTIONS FOR FURTHER ACTION

Nil

DATE OF NEXT MEETING

The next meeting of the Joint Commissioners has been scheduled for **6.30 pm** on **TUESDAY 28 APRIL 1998**

QUESTION TIME

Ms Jill Brown, Merriwa:

- In relation to the Youth Action Plan, Ms Brown raised her concern that whilst the questionnaire had been completed by high school students, comments had not been sought from young people who were experiencing problems relating to drugs, alcohol and homelessness. Ms Brown felt it most important that the voices of these young people be heard.

Director, Community Services reported that he shared these concerns but wished to emphasise that the questionnaire was only one avenue used to seek input from young people. A number of youth workers are operating throughout the region, both employed by Council and by other young people's organisations and the workers from those groups are in constant contact with the type of young people Ms Brown is referring to. Focus groups have been conducted and extensive discussions are being held with parents in a number of areas throughout the region who are concerned about either alienated children or "at-risk" children at the present time.

Mr Vic Parin:

*Q1 (Supplementary question to previous questions on Page 4 in relation to Scheme 6.)
How can the Council comply with the audit requirements within the Local Government Act when all the financial records, including all vouchers in relation to Scheme 6 have been lost or allegedly stolen?*

This question was taken on notice.

Cr B Cooper:

- Cr Cooper referred to comments made earlier in the meeting on the Lawrence Report and expressed his concern at the delay being experienced in the outcome of this report being given to Councillors and Commissioners.
- Cr Cooper reported on a telephone call received from a resident experiencing problems on Mullaloo Beach in relation to dogs on the beach and requested that a ranger attend to this matter.
- Cr Cooper referred to the Code of Conduct and believed there should be a consistent code which covered all levels of government.

Q1 What steps are Commissioners taking to stop the drain of young talented staff leaving the City of Wanneroo?

Q2 In the event of a split of the City of Wanneroo, will staff be required to reapply for their jobs, as occurred at the City of Perth?

- Cr Cooper commented that problems being experienced with pedestrian accessways were not solved by closing the accessways, as this merely moved the problems to other areas, such as parks, and believed another solution needed to be found.

Mrs A Hine:

- Mrs Hine referred to the proposed cinema complex in Currabine and suggested that the Wanneroo Townsite be considered for the siting of a cinema complex.

Q1 What is the cost of the Town Planning Tribunal currently being heard?

This question was taken on notice.

Q2 Who was paid to distribute the District Planning Scheme No 2 pamphlets, how many were printed, how much was the printing and the distribution cost, and who were they to be delivered to? I did not receive a copy at my home address.

A1 Response by Director, Development Services: The objective was that every land owner and every resident in the City of Wanneroo would receive a copy through the post. I think we would have probably printed something in the order of 80,000 to 90,000 copies.

The remainder of the question was taken on notice.

Q3 Could the contractor that cleans the Wanneroo shopping centre be employed for extra days each week as the shopping centre is a disgrace with rubbish being left everywhere?

A3 Response by Director Technical Services: I think Mrs Hine is referring to the recycling centre on the north side of the shopping centre car park which is partly operated by private contractors. Council also has three cages located there for paper and cardboard products, which are removed twice a week, and occasionally other accumulated rubbish is removed. I am preparing a report on this matter to be submitted to the April round of meetings.

- Mrs Hine raised her concern at the dry condition of the lake. Cmr Morgan advised that the condition of the lake was indicative of the long, dry summer, which he believed had been the hottest for 11 years.

Q4 Re DP14-01/98 - regarding the trees at Robin Avenue, Sorrento. For how long has a building licence included removal of street trees and approval given by the Council as part of that building licence? Why has Council no specific policy on the removal of street trees?

A4 Response by Cmr Rowell: The tree which was removed was diseased and the applicant has agreed to replant a suitable tree.

Q5 *Will a large tree be planted?*

A5 *Response by Cmr Rowell* This will be taken on notice, but I think it would be an appropriate tree of a similar type.

- Mrs Hine queried why Australand, who is developing practically half of East Wanneroo, is allowed to clear fell and remove every tree on the land. She stated that landslides are occurring in other parts of the world due to this kind of work; and also raised her concerns in relation to the detrimental effect to the bird life.

Judith Hughes, Girrawheen:

Q1 *I believe that work is programmed to be carried out to the Hainsworth Plaza shopping centre and wonder if this is definitely going ahead?*

A1 *Response by Director, Technical Services:* This is a fairly small piece of work which is being carried out almost immediately.

- With reference to the comments made by Cr Cooper earlier in the meeting in relation to pedestrian accessways, Mrs Hughes said this problem had existed for several years and felt it should have been dealt with by Cr Cooper's Council, rather than being referred to the Commissioners.

CLOSURE

There being no further business, the Chairman declared the Meeting closed at 2016 hrs, the following Commissioners being present at that time:

COMMISSIONERS: ANSELL
 MORGAN
 ROWELL
 CLARK-MURPHY
 BUCKLEY