



**ORDINARY COUNCIL MEETING  
9 AUGUST 2005**

**TABLE OF CONTENTS - MINUTES**

1.	OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS/DISCLAIMER .....	1
2.	RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE .....	2
3.	DECLARATIONS OF INTEREST .....	2
4.	ANNOUNCEMENTS BY THE PRESIDING MEMBER.....	3
5.	REPORTS OF DELEGATES .....	4
6.	QUESTION TIME FOR THE PUBLIC AND THE RECEIVING OF PUBLIC STATEMENTS... 4	
	QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETINGS AWAITING RESPONSE..... 4	
	RESPONSES TO QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETINGS..... 4	
6.1	QUESTION TIME.....	4
6.2	PUBLIC STATEMENTS .....	4
7.	CONFIRMATION OF MINUTES .....	5
8.	THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS.....	5
9.	APPLICATIONS FOR LEAVE OF ABSENCE .....	5
10.	QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN.....	6
11.	ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY .....	6
	13.5.1 WEST CANNING VALE OUTLINE DEVELOPMENT PLAN.....	7
12.	MINUTES OF COMMITTEE MEETINGS .....	10
13.	REPORTS .....	11
	13.1 CHIEF EXECUTIVE OFFICER'S REPORT .....	11
	13.1.1 REGIONAL DEVELOPMENT AND COOPERATION FORUM, CANBERRA AND VISIT TO CITY OF PARRAMATTA, NSW .....	11
	13.2 COMMUNITY ENGAGEMENT.....	13
	13.2.1 COMBINED AUSTRALIAN PERFORMING ARTS CENTRES ASSOCIATION ANNUAL CONFERENCE AND NATIONAL TOURING ARTS FORUM.....	13

13.3	CORPORATE SERVICES .....	16
13.4	INFRASTRUCTURE .....	16
13.5	PLANNING AND SUSTAINABILITY .....	17
13.5.1	WEST CANNING VALE OUTLINE DEVELOPMENT PLAN <i>(ITEM BROUGHT FORWARD – REFER TO ITEM 11)</i> .....	17
13.5.2	DETAILED AREA PLAN – 41 (LOT 9001) HARDWICK BOULEVARD, CANNING VALE .....	18
13.5.3	DEVELOPMENT APPLICATION – SIX GROUPED DWELLINGS – 34 (LOT 13) CAMBERWELL STREET, BECKENHAM .....	21
13.5.4	DEVELOPMENT APPLICATION – SIX GROUPED DWELLINGS – 38 (LOT 12) CAMBERWELL STREET, BECKENHAM .....	27
13.5.5	TENANCY OF UNITS 3, 4 AND 5 LOT 143 SHEOAK ROAD, MADDINGTON.....	34
13.5.6	INTERNATIONAL RIVERSYMPIOSIUM CONFERENCE – 6-9 SEPTEMBER 2005, BRISBANE, QUEENSLAND.....	37
13.6	REGULATORY SERVICES.....	41
13.6.1	HEALTH NUISANCE – 108 (LOT 135) WESTON STREET, MADDINGTON.....	41
13.6.2	NATIONAL URBAN ANIMAL MANAGEMENT CONFERENCE .....	44
14.	MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN .....	46
15.	NOTICES OF MOTION FOR CONSIDERATION AT THE FOLLOWING MEETING .....	46
16.	URGENT BUSINESS.....	46
17.	CONFIDENTIAL MATTERS .....	46
18.	CLOSURE .....	46

Minutes of the Ordinary Council Meeting held in the Council Chambers, City of Gosnells Administration Centre, 2120 Albany Highway, Gosnells on Tuesday 9 August 2005.

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## **1. OFFICIAL OPENING/ANNOUNCEMENT OF VISITORS/DISCLAIMER**

The Mayor declared the meeting open at 7.31pm and welcomed those members of the public present in the public gallery, Councillors and staff.

### **DISCLAIMER**

The Mayor read aloud the following statement:

Members of the public are cautioned against taking any action on Council decisions, on items on this evening's Agenda in which they may have an interest, until such time as they have seen a copy of the Minutes of the meeting or have been advised in writing by Council staff.

### **COUNCIL MEETINGS – RECORDING OF**

The Mayor advised all those present that the meeting was being digitally recorded.

Notice within the Public Gallery in relation to recordings state:

*Notice is hereby given that all Ordinary Council Meetings are digitally recorded, with the exception of Confidential matters (in accordance with Section 5.23(2) of the Local Government Act 1995) during which time recording will cease.*

*Following documentation of the Minutes and distribution to Elected Members, but by no later than ten (10) business days after an Ordinary Council Meeting, a copy of the digital recording shall be available for purchase by members of the public.*

*Recordings will be available in the following formats at a fee adopted by Council annually:*

- \* Digital recordings CD ROM (complete with FTR Reader) for use on a Personal Computer; or*
- \* Audio recordings CD ROM for use on a CD Player or DVD Player.*

*For further information please contact the Administration Assistant on 9391 3212.*

I \_\_\_\_\_ CERTIFY THAT THESE  
MINUTES WERE CONFIRMED BY THE COUNCIL OF THE CITY OF GOSNELLS  
ON \_\_\_\_\_

**2. RECORD OF ATTENDANCE/APOLOGIES/APPROVED LEAVE OF ABSENCE**

**ELECTED MEMBERS**

MAYOR

CR P M MORRIS AM JP Honorary Freeman

DEPUTY MAYOR

CR C MATISON

CR P WAINWRIGHT

CR O SEARLE JP

CR R MITCHELL

CR J HENDERSON

CR D GRIFFITHS

CR J BROWN JP

CR R HOFFMAN

CR R CROFT

CR W BARRETT

**STAFF**

CHIEF EXECUTIVE OFFICER

MR S JARDINE

DIRECTOR COMMUNITY ENGAGEMENT

MS A COCHRAN

DIRECTOR CORPORATE SERVICES

MR R BOUWER

DIRECTOR INFRASTRUCTURE

MR D HARRIS

DIRECTOR PLANNING & SUSTAINABILITY

MR L KOSOVA

DIRECTOR REGULATORY SERVICES

MR T PERKINS

MINUTE SECRETARY

MS A CRANFIELD

**PUBLIC GALLERY**

11

**APOLOGIES**

Nil.

**APPROVED LEAVE OF ABSENCE**

Cr S Iwanyk was granted Leave of Absence vide Resolution 315 of the Ordinary Council Meeting held on 26 July 2005.

**3. DECLARATIONS OF INTEREST**

Nil.

**4. ANNOUNCEMENTS BY THE PRESIDING MEMBER**

(without discussion)

The Mayor circulated to Councillors a list of functions and events she had attended since Tuesday 12 July 2005.

The Mayor congratulated Cr Carol Matison on receiving a Certificate of Recognition at Local Government Week for completing all 15 Modules of the Western Australian Local Government Association's Elected Member Development Program.

The Mayor then read aloud the following announcement:

*"I am pleased to report the City of Gosnells received significant recognition at Local Government Week which concluded today. The Premier, Dr Geoff Gallop, at the opening of the conference acknowledged the strength of the partnership between the State Government and the City in respect of the Maddington Kenwick Sustainable Communities Partnership. He commended the City of Gosnells for being the first Municipality in the State to enter into a formal Memorandum of Understanding agreement and he used us as an example and encouraged other local governments to enter similar partnership arrangements with the State.*

*The Premier also praised the City of Gosnells for its cooperation on the new Thornlie Railway Station which supported the City's Economic Development Plans.*

*The keynote speaker at the Conference was Professor Robert D Putman of Harvard University who spoke about the need for local governments to get involved in community engagement and social capital, basically, supportive community networks. He referred to the leading work in this area being developed by us the City of Gosnells.*

*As winner of WA Local Government of the Year, the City was provided with a free exhibition stand at the conference this year. There was a lot of positive feedback from delegates about the City's display and the work being carried out.*

*Finally, I am delighted to advise Council that the Minister for Local Government, the Honourable John Bowler MLA announced the 2005 Financial Management Awards. In third place was the City of Swan, and the City of Canning was the runner up. The overall winner was the City of Gosnells.*

*Good Financial Management is the corner stone of any well run local government. I would like to acknowledge the tremendous team effort from Councillors, the Executive Team and Staff in the City being recognised as the leading local government winning the 2005 Financial Management Award. I would like to specifically place on record the formal thanks of Councillors and Council to Mr Ron Bouwer, Director Corporate Services and his staff."*

**5. REPORTS OF DELEGATES**

(without debate)

Nil.

**6. QUESTION TIME FOR THE PUBLIC AND THE RECEIVING OF PUBLIC STATEMENTS**

A period of fifteen (15) minutes is allocated for questions with a further period of fifteen (15) minutes provided for statements from members of the public. To ensure an equal and fair opportunity is provided to address Council, a period of three (3) minutes per speaker will be allowed.

The person's speaking right is to be exercised prior to any matter which requires a decision to be made at the meeting.

Questions and statements are to be –

- a) Presented in writing on the relevant form to the Chief Executive Officer prior to commencement of the meeting; and
- b) Clear and concise.

**QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETINGS AWAITING RESPONSE**

Nil.

**RESPONSES TO QUESTIONS TAKEN ON NOTICE AT PREVIOUS MEETINGS**

Nil.

**6.1 QUESTION TIME**

Nil.

**6.2 PUBLIC STATEMENTS**

- \* Mr Peter Green of Lot 284 Fairlie Road, Canning Vale made a public statement in relation to item 13.5.1 “West Canning Vale Outline Development Plan” speaking against the progression of the ODP. Mr Green expressed his concerns and objections in relation to the performance of Council and in concluding requested the ODP be deferred until all environmental and planning matters had been resolved to the satisfaction of residents.

Notation

*The Mayor advised Mr Green that having heard his public statement it would be her recommendation that staff seek legal advice in relation to some of the comments made.*

**7. CONFIRMATION OF MINUTES**

COUNCIL RESOLUTION
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**342 Moved Cr J Brown Seconded Cr R Hoffman**

“That the Minutes of the Ordinary Council Meeting held on 26 July 2005 be confirmed.”

CARRIED 11/0

*FOR:* Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.

*AGAINST:* Nil.

COUNCIL RESOLUTION
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**343 Moved Cr R Croft Seconded Cr P Wainwright**

“That the Minutes of the Special Council Meeting (Budget) held on 1 August 2005 be confirmed.”

CARRIED 10/1

*FOR:* Cr P Wainwright, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.

*AGAINST:* Cr O Searle.

**8. THE RECEIVING OF PETITIONS, DEPUTATIONS AND PRESENTATIONS**

All petitions are to be handed to the Chief Executive Officer immediately following verbal advice to the meeting.

A copy of all documentation presented by Councillors is located on File No. C3/1/5 and may be viewed subject to provisions of Freedom of Information legislation.

Nil.

**9. APPLICATIONS FOR LEAVE OF ABSENCE**

In accordance with Clause 2.9 of the City of Gosnells Standing Orders Local Law 1998:

- (1) A Member seeking the Council’s approval to take leave of absence shall give written notice to the CEO prior to the commencement of the meeting.
- (2) The notice referred to in paragraph (1) shall include the period of leave of absence required and the reasons for seeking the leave.

Cr J Brown requested leave of absence from 20 August 2005 to 26 August 2005, to attend a Public Works Conference in Adelaide on behalf of Council, which includes the 23 August 2005 Ordinary Council Meeting.

COUNCIL RESOLUTION
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**344 Moved Cr R Hoffman Seconded Cr D Griffiths**

“That Council grant leave of absence to Cr J Brown from 20 August 2005 to 26 August 2005, inclusive.”

CARRIED 11/0

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

**10. QUESTIONS OF WHICH DUE NOTICE HAS BEEN GIVEN**

(without discussion)

Nil.

**11. ITEMS BROUGHT FORWARD FOR THE CONVENIENCE OF THOSE IN THE PUBLIC GALLERY**

At this point in the meeting the Mayor may bring forward, for the convenience of those in the public gallery, any matters that have been discussed during “Question Time for the Public and the Receiving of Public Statements” or any other matters contained in the Agenda of interest to the public in attendance, in accordance with paragraph (9) of Sub-Clause 2.15.4 of City of Gosnells Standing Orders Local Law.

COUNCIL RESOLUTION
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**345 Moved Cr R Hoffman Seconded Cr D Griffiths**

“That the following item be brought forward to this point of the meeting for the convenience of members in the Public Gallery who have an interest:

\* Item 13.5.1 West Canning Vale Outline Development Plan.”

CARRIED 11/0

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*



**13.5.1 WEST CANNING VALE OUTLINE DEVELOPMENT PLAN**

File:	S8/1/1	(RC)	psrpt089Aug2005
Applicant:	Roberts Day Group		
Location:	Area bounded by Campbell, Nicholson and Ranford Roads, West Canning Vale		
Zoning: MRS:	Urban		
TPS No. 6:	Residential Development		
Appeal Rights:	Nil. Final determination by WAPC on ODP		
Area:	Approximately 62ha		
Previous Ref:	OCM 11 February 1997 (Resolution 479) OCM 26 May 1998 (Resolution 1431) OCM 13 April 1999 (Resolution 254) OCM 27 July 1999 (Resolution 654) OCM 27 August 2002 (Resolution 695) OCM 11 February 2003 (Resolutions 13-14) OCM 8 July 2003 (Resolution 472) OCM 10 August 2004 (Resolution 400) OCM 9 November 2004 (Resolutions 632-636) OCM 26 April 2005 (Resolutions 147-149) OCM 28 June 2005 (Resolutions 275-277)		
Appendices:	13.5.1A West Canning Vale Outline Development Plan 13.5.1B Revised West Canning Vale Outline Development Plan 13.5.1C Letter of WAPC approval 13.5.1D Letter of WAPC consultation 13.5.1E Cadastral Plan		

**PURPOSE OF REPORT**

For Council to adopt the approved West Canning Vale Outline Development Plan (ODP) including minor modifications as recommended by the Western Australian Planning Commission (WAPC) pursuant to Clause 7.4.15 of Town Planning Scheme 6 (TPS 6) which states:

*“As soon as practicable after receiving notice of the approval of the Proposed Outline Development Plan by the Commission, the Council is to adopt the Proposed Outline Development Plan and forward a copy of the Outline Development Plan to:*

- (a) the Proponent;*
- (b) the Commission; and*
- (c) any other appropriate person or public authority with the Council thinks fit.”*

**BACKGROUND**

This report provides Council with the opportunity to adopt the approved West Canning Vale ODP, following a recent decision by the WAPC to grant approval to the ODP subject to certain modifications. This is the final step in the statutory planning process for the ODP, as outlined in the City of Gosnells TPS 6 Clause 7.4 - Adoption and Approval of Outline Development Plans.

Planning for this ODP through statutory processes has taken considerable time, beginning in 2001 with a request from land owners for the City to prepare a plan to facilitate the future subdivision and development in the area. An ODP was prepared for the West Canning Vale area in 2002 and progressed through the required statutory processes with presentation to the WAPC for approval.

In late 2003 the Environmental Protection Authority (EPA) advised the Western Australian Planning Commission to refuse the ODP based on the lack of protection of identified wetlands. Formal advice was provided to the City by the EPA to determine the required area to be set aside for conservation purposes in the context of urbanisation. Based on this advice Council, in April 2004, determined that a new Outline Development Plan should be prepared.

After Council's April 2004 decision, Roberts Day Group on behalf of Fermanagh Investments Pty Ltd approached the City to prepare a revised ODP for the West Canning Vale area. The revised ODP progressed through the required planning processes obtaining feedback from the public, landowners and government agencies.

Council at its meeting of 9 November 2004 considered the public responses and resolved to adopt the plan and seek a formal determination by the WAPC. Prior to determination and as part of the statutory planning process the WAPC consulted with the City over a schedule of modifications. Council at its Ordinary Meeting of 26 April 2005 (Resolutions 147-149) resolved to note and adopt the schedule of modifications to the ODP from the Department for Planning and Infrastructure (on behalf of the WAPC) and to initiate an amendment to TPS 6 to formalise a cost contribution scheme for the area.

Through the planning for the West Canning Vale area, there has been a recognised need to provide certainty through formal Environmental Impact Assessment processes to determine the extent of "core conservation areas" needing to be set aside. To enable a formal determination on environmental matters, a super lot subdivision proposal was lodged with the WAPC, concurrent with the ODP, for EPA assessment. Following the release of the EPA's advice through a formal bulletin, and associated appeals process, the Minister commissioned an independent review of wetland values within the West Canning Vale area. As outlined in the report to Council on 28 June 2005, the Minister made a formal recommendation that reduces the extent of the "core conservation area" needing to be set aside in the context of future subdivision and development. This determination provided certainty in regards to the planning process.

An amendment to the West Canning Vale ODP in June 2005 (in the form of an Addendum to the ODP) identified the reduced "core conservation areas". This addendum to the ODP was presented at the 28 June 2005 OCM providing Council with the opportunity to consider the implications of the Minister's decision. Council at that meeting resolved (among other things) to advise the WAPC that the reduction of "core conservation area" as identified by the Hon Minister for Environment was supported as a basis for finalising the West Canning Vale Outline Development Plan. In response to Council's request to determine the West Canning Vale ODP, the WAPC approved the ODP on 15 July 2005 with minor modifications.

## DISCUSSION

### WAPC Recommendation

Council is advised that the WAPC has approved the West Canning Vale Outline Development Plan based on the following terms.

- “1. *The reduction in the core conservation area identified by the Minister for the Environment is supported as the basis for finalising the West Canning Vale Outline Development Plan.*
2. *The revised West Canning Vale Outline Development Plan as contained in the Addendum Report June 2005 is approved pursuant to the clause 7.4.10 of the City of Gosnells Town Planning Scheme No. 6 subject to the following modifications and the “General Comments” as detailed in the Department for Planning and Infrastructure’s letter dated 28 February 2005.”*

The WAPC has recommended minor modifications, as listed in its approval letter dated 15 July 2005 (refer Appendix 13.5.1C). It is noted that the modifications do not change the overall spirit and sound planning principles of the plan, but simply ensure that terminology and identified land uses are consistent throughout the document.

Some of the recommended modifications in the approval by the WAPC are:

- replacing the “Mixed Use” designation on Lot 282 Campbell Road to “Church/School” (refer Appendix 13.5.1E for lot location).
- defines the types of activities permissible in a “Mixed Business” centre within the ODP Principles box.
- limits the use of shops and fast food outlets within the “Mixed Use” and “Mixed Business” lots subject to a Detail Area Plan.
- add a list of permissible land uses in “Mixed Use” lots.

While the majority of the permissible land uses listed in the “Mixed Use” lots are considered to be in keeping with the planning principles of the West Canning Vale ODP the permissible residential density is restricted to R40, which is not necessarily appropriate as this has not been the expressed intent of Council and the WAPC to date. In the future there is an opportunity to increase density on presentation of a Detailed Area Plan and amendment to the ODP. This is considered an effective way to facilitate an increased density within the mixed use context.

The Commission refers to the letter dated 28 February 2005 (refer Appendix 13.5.1D) outlining General Comments which are predominately in relation to the common infrastructure cost contribution requirements and management plans for the West Canning Vale ODP. These requirements will be satisfied by the West Canning Vale ODP Cost Contribution Scheme while the need to undertake the various surveys and management plans are necessary prerequisites to subdivision of land.

## CONCLUSION

The planning process for the West Canning Vale ODP has been challenging for the landowners, the City and State Government agencies alike. Four years of planning has seen public, landowner and government agency consultation that has resulted in a number of amendments to the original plan. With the WAPC approving the West Canning Vale ODP it enables the Council to adopt an appropriate strategy for development in the area. The next step is for Council to adopt the West Canning Vale ODP in accordance with clause 7.4.15 of TPS 6 and provide a copy to the Proponent and the Commission. It should be noted that under the provisions of TPS 6, the adoption of the ODP by Council is now the only option available for consideration. Pursuant to Clause 7.4.16 of TPS 6 a copy of the West Canning Vale ODP is to be kept at the Council's administrative offices, and made available for inspection by any member of the public during office hours.

## FINANCIAL IMPLICATIONS

Nil.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION
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### 346 Moved Cr P Wainwright Seconded Cr R Croft

“That Council, pursuant to Clause 7.4.15 of TPS 6, adopt the West Canning Vale Outline Development Plan as shown in Appendix 13.5.1B.”

CARRIED 10/1

*FOR:* Cr P Wainwright, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.

*AGAINST:* Cr O Searle.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION
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### 347 Moved Cr P Wainwright Seconded Cr R Croft

“That Council, pursuant to Clause 7.4.15 of Town Planning Scheme No. 6, advise all landowners within the Outline Development Plan area, the proponent and the Western Australian Planning Commission of its decision to adopt the West Canning Vale Outline Development Plan and provide those persons and parties with a copy of the Plan.”

CARRIED 10/1

*FOR:* Cr P Wainwright, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.

*AGAINST:* Cr O Searle.

## 12. MINUTES OF COMMITTEE MEETINGS

## **13. REPORTS**

### **13.1 CHIEF EXECUTIVE OFFICER'S REPORT**

#### **13.1.1 REGIONAL DEVELOPMENT AND COOPERATION FORUM, CANBERRA AND VISIT TO CITY OF PARRAMATTA, NSW**

File: M7/1/2 (SJ)

##### **PURPOSE OF REPORT**

To seek approval for the Mayor Councillor P Morris and Councillor R Hoffman to attend the Regional Cooperation and Development Forum at the National General Assembly to be held in Canberra on 7 November 2005.

To also seek approval for the Chief Executive Officer to accept an invitation to visit the City of Parramatta on Friday 4 November 2005.

##### **BACKGROUND**

At the OCM held on 26 July 2005, Council resolved to authorise the Mayor Cr Pat Morris and Cr Ron Hoffman to attend the National General Assembly of Local Government being held in Canberra from the 7 to 10 November 2005.

The City of Gosnells is participating in a decision making research project with the City of Parramatta in NSW, in conjunction with the Curtin University's School of Business.

##### **DISCUSSION**

Council's representatives at the National General Assembly have subsequently requested permission to attend the Regional Cooperation and Development Forum which takes place on Monday 7 November 2005 and requires a separate registration. The Forum will discuss in detail the State of the Regions Report 2005-06 prepared by National Economics, in conjunction with the Australian Local Government Association. This year the Forum will focus on infrastructure including the presentation of the findings of a National Survey of Local Governments.

The Chief Executive Officer has been invited to visit the City of Parramatta to discuss the ongoing joint research project and also its leading edge performance management system. This visit will provide the opportunity to gain information on best practice initiatives at the City of Parramatta.

##### **FINANCIAL IMPLICATIONS**

The cost of registration for the Regional Cooperation and Development Forum is \$150 and would require an additional night's accommodation in Canberra at an estimated cost of \$190 and out of pocket expenses of \$66. Funds are available in Account Number. 40401.110.1023 Elected Members Training and Conference.

In respect of the Chief Executive Officer's visit to the City of Parramatta, there is no cost to Council for accommodation in Sydney or transfer costs between Sydney and Canberra. The only additional expenses are one night accommodation in Canberra on Sunday 6 November 2005 at an estimated cost of \$190 together with out of pocket expenses of \$276. Funds are available in Account Number 11601.110.1023 Staff Training and Conferences.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION
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**348 Moved Cr R Croft Seconded Cr R Hoffman**

“That Council authorise the Mayor Councillor Pat Morris and Councillor Ron Hoffman to attend the Regional Cooperation and Development Forum as part of the 2005 National General Assembly of Local Government to be held in Canberra on 7 November 2005 for an approximate cost of \$406 per person with funds being met from Account Number 40401.110.1023 Elected Members Training and Conferences.”

CARRIED 10/1

*FOR: Cr P Wainwright, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Cr O Searle.*

STAFF RECOMMENDATION AND COUNCIL RESOLUTION
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**349 Moved Cr R Croft Seconded Cr R Hoffman**

“That Council authorise the Chief Executive Officer to visit the City of Parramatta on Friday 4 November 2005 in conjunction with the National General Assembly of Local Government at an estimated cost of \$466 with funds being met from Account Number 11601.110.1023 Staff Training and Conferences.”

CARRIED 10/1

*FOR: Cr P Wainwright, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Cr O Searle.*

## 13.2 COMMUNITY ENGAGEMENT

### 13.2.1 COMBINED AUSTRALIAN PERFORMING ARTS CENTRES ASSOCIATION ANNUAL CONFERENCE AND NATIONAL TOURING ARTS FORUM

File: C5/5/1 (RH)  
Appendix: 13.2.1A Conference Programme

#### PURPOSE OF REPORT

To seek the approval of Council for an Elected Member and the Centre Manager Don Russell Performing Arts Centre to attend a five-day combined Arts Centre Association Conference and Performing Arts touring forum to be held in Canberra on 12 - 16 September 2005.

#### BACKGROUND

This conference is a major event of the year for Performing Arts Centre Managers throughout Australia. It combines the 19th Annual Australian Performing Arts Centres Association (APACA) conference with the second bi-annual Long Paddock forum. The two events are staged together in a different State each year to encourage optimum attendance and benefit for everyone involved.

The APACA conference has as its theme *Changing Attitudes*. It comprises a venue tour day (September 12) and two conference days (September 15 and 16). The tour visits selected APACA member venues where each respective venue manager will be present to describe programming, business operations and the unique qualities of their particular venue.

The conference days includes keynote addresses from the arts industry specialists such as David Gonski (chair of the Australia Council and NIDA) and Julian Burnside (Melbourne QC and arts enthusiast), among others. It also features several professional development workshops including *Management Negotiation*, *Ticketing*, *National OH&S*, *Privacy Legislation* and *Copyright*.

#### DISCUSSION

The Long Paddock forum (September 13 and 14) brings together performing arts presenters (mostly performing arts centre managers from all States and Territories), producers, regional touring coordinators and other stakeholders to discuss productions for national touring, and to develop funding applications for tours. The primary goal of the forum is to facilitate national tours of the performing arts and provide a forum at which new potential touring productions are presented to Performing Arts Centre Managers.

Producers (professional performing arts groups, companies and individuals from around Australia) are invited to put forward their potential touring productions to the arts centre managers to ascertain interest. Following each presentation session managers vote on

shows of interest. Funding applications for touring costs are presented to the national arts touring programme, Playing Australia, for consideration.

Current programme information for APACA conference, and to a lesser extent the Long Paddock forum, is available attached in 2005 Conference brochure as Appendix 13.2.1A.

Attendance at this combined event ensures APACA member Don Russell Performing Arts Centre is included in and abreast of the national debate on contemporary issues facing performing arts centres around the country.

Such a major gathering of performing arts centre managers, producers, funding body representatives and key politicians provides an ideal networking environment for the exchange of ideas and information. The tour of several working venues in Canberra with direct input from their respective managers will provide practical examples of other performing arts centres and how they are run.

The Long Paddock component provides up-to-date presentations of professional performing arts productions from around Australia. Handbooks of complete costing and technical specifications are provided to delegates for the shows most likely to receive tour funding. The handbooks, live excerpts of selected shows and media kits provide crucial information for centre managers to make long-term programming and strategic planning decisions for the presentation of community based programmes.

The great benefit is that the shows ultimately are funded to tour large audience catchments thus become more affordable through this arts planning process. These benefits include the fact that the federal tour funding body Playing Australia meets the costs of touring (travel, accommodation and daily allowance) and the City of Gosnells would fund only the actual show. This is especially significant for small venues like Don Russell Performing Arts Centre, which would otherwise be unable to afford many of the touring shows.

## **FINANCIAL IMPLICATIONS**

Costs per person are as follows – subject to availability:

APACA Conference Registration and Venue Tour	\$445
Long Paddock Touring Forum Registration	\$165
Return Conference Airfare (Qantas)	\$775
Accommodation (6 nights)	\$792
Out of Pocket Expenses, approximately	\$499
<b>Total</b>	<b>\$2,676</b>

Funds are available from Account Numbers. 40401.110.1023 and 61132.110.1023 - Training and Conferences for attendance by an Elected Member and Centre Manager Don Russell Performing Arts Centre, respectively.



STAFF RECOMMENDATION
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**Moved Cr J Brown Seconded Cr R Mitchell**

That Council authorise Councillor \_\_\_\_\_ and Centre Manager Don Russell Performing Arts Centre to attend the combined Australian Performing Arts Centres Association (APACA) annual conference and the National Touring Arts Forum (Long Paddock) to be held in Canberra 12-16 September 2005 for an estimated cost of \$2,676 per person, with funds being met from Account Numbers 40401.110.1023 Elected Members Training and Conferences and 61132.110.1023 Staff Training and Conferences.

**No Nomination**

*In light of there being no nomination for a Councillor to attend the combined Australian Performing Arts Centres Association (APACA) annual conference and the National Touring Arts Forum (Long Paddock), Cr R Hoffman moved the following amendment to the staff recommendation, which was seconded by Cr J Brown:*

**Moved Cr R Hoffman Seconded Cr J Brown**

That the staff recommendation be amended by deleting the words “Councillor \_\_\_\_\_ and” where they appear in the first line after the word “authorise”, deleting the words “per person” where they appear at the beginning of the sixth line, deleting the word and numerals “Numbers 40401.110.1023 Elected Members Training and Conferences and” where they appear in the sixth and seventh lines after the word “Account” and substituting them with the word “Number”, with the amended recommendation to read:

“That Council authorise Centre Manager Don Russell Performing Arts Centre to attend the combined Australian Performing Arts Centres Association (APACA) annual conference and the National Touring Arts Forum (Long Paddock) to be held in Canberra 12-16 September 2005 for an estimated cost of \$2,676, with funds being met from Account Number 61132.110.1023 Staff Training and Conferences.”

CARRIED 11/0

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

*The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:*

COUNCIL RESOLUTION
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**350 Moved Cr R Hoffman Seconded Cr J Brown**

“That Council authorise Centre Manager Don Russell Performing Arts Centre to attend the combined Australian Performing Arts Centres Association (APACA) annual conference and the National Touring Arts Forum (Long Paddock) to be held in Canberra 12-16 September 2005 for an estimated cost of \$2,676, with funds being met from Account Number 61132.110.1023 Staff Training and Conferences.”

CARRIED 11/0

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

**13.3 CORPORATE SERVICES****13.4 INFRASTRUCTURE**

## **13.5 PLANNING AND SUSTAINABILITY**

### **13.5.1 WEST CANNING VALE OUTLINE DEVELOPMENT PLAN *(ITEM BROUGHT FORWARD – REFER TO ITEM 11)***

The above item was brought forward in accordance with paragraph (9) of Sub-Clause 2.15.4 of the City of Gosnells Standing Orders Local Law 2003 and is relocated under Item 11 “Items Brought Forward for the Convenience of those in the Public Gallery” as the first report in these Minutes.

**13.5.2 DETAILED AREA PLAN – 41 (LOT 9001) HARDWICK BOULEVARD, CANNING VALE**

File: SD124885 **Approve Ref:** 0304/0673sl (EH) psrpt087Aug2005  
Applicant: Chappell and Lambert  
Location: 41 (Lot 9001) Hardwick Boulevard, Canning Vale  
Zoning: MRS: Urban  
TPS No. 6: Residential Development  
Review Rights: Yes. State Administrative Tribunal against a refusal or any condition(s) of approval.  
Area: 1.1064ha  
Previous Ref: Nil  
Appendix: 13.5.2A Proposed Detailed Area Plan

**PURPOSE OF REPORT**

For Council to consider a Detailed Area Plan (DAP) for portion of Lot 9001 Hardwick Boulevard, Canning Vale.

**BACKGROUND**

Lot 9001 Hardwick Boulevard is a 1.1064ha lot which is zoned Residential Development under Town Planning Scheme No. 6. The residential portion of the site is designated Residential R17.5 under the Canning Vale Outline Development Plan.

Lot 9001 is in the process of being subdivided into 11 residential lots and a recreation reserve. The proposed extension of Stainsby Turn north of Ashdown Parade is currently being constructed through Lot 50, but will not be made available through subdivision of the adjoining Lot 2 for some time (see Location Plan). In order to provide road frontage to proposed Lots 3, 4 and 5 the subdivider of Lot 9001 was required to construct and vest an underwidth section of public road, which follows a different alignment to the rest of that road (see Appendix 13.5.2A - Proposed Detailed Area Plan).

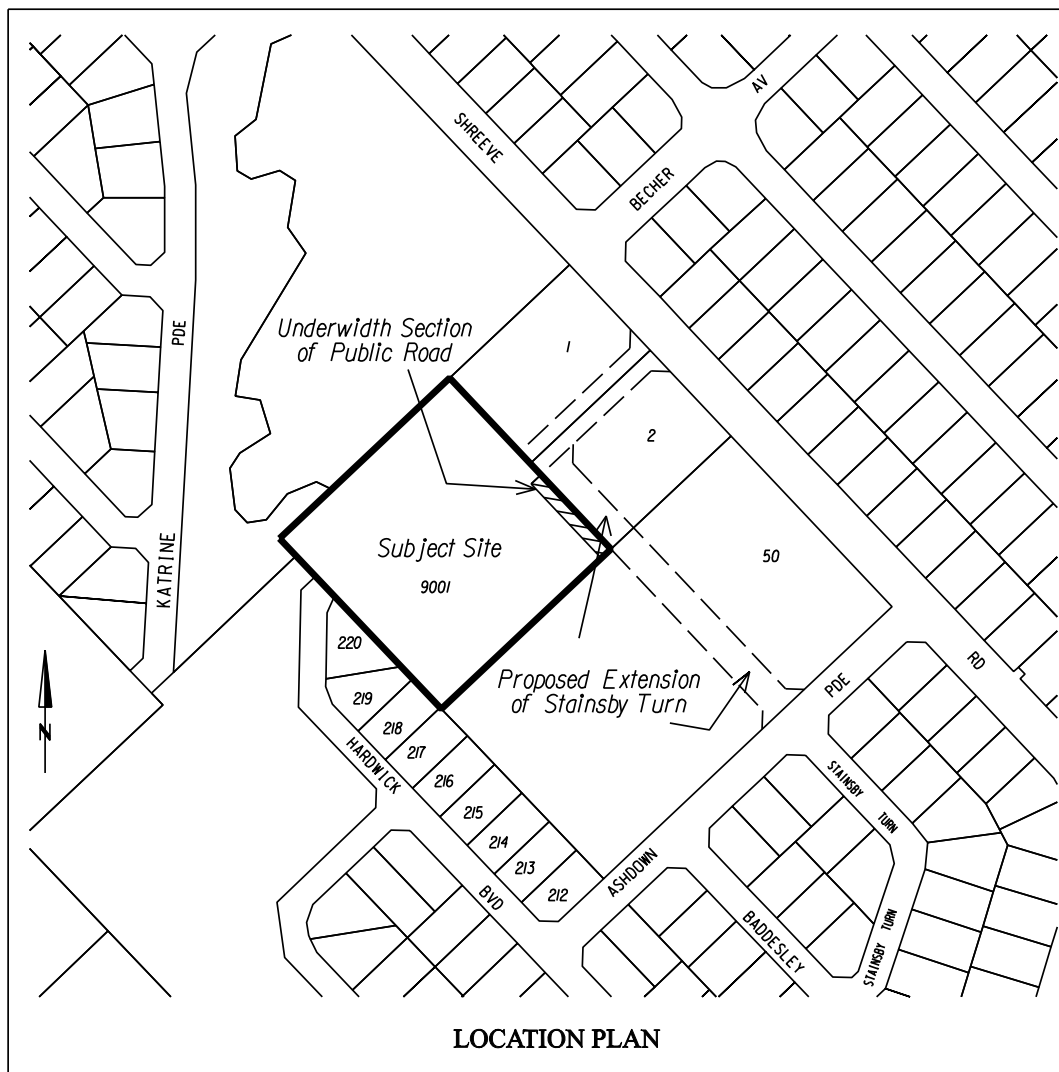
In determining the subdivision application, the Western Australian Planning Commission (WAPC) imposed the following condition (No. 23) of approval:

*“The subdivider shall prepare a Detailed Area Plan for development of the proposed Lots 3, 4 and 5 to facilitate the interface between the development and the future road, to the satisfaction of the Western Australian Planning Commission.”*

A DAP must be approved by Council in order to satisfy this condition and enable the subdivision to be finalised and titles issued.

The intention behind having this detailed area plan is to vary the front setback requirements in the Residential Design Codes (R-Codes) so that the dwellings on Lots 3 and 4 are setback on a similar alignment as future dwellings fronting the extension of Stainsby Turn through Lot 50 to the south of the subject land in order to maintain some consistency in the Stainsby Turn streetscape. In order to achieve that similar alignment, the dwellings on Lots 3 and 4 would be setback as close as possible to the future road

alignment on a 1m minimum setback, and a 1.5m maximum setback. Garages would be setback a minimum of 2m, to reduce their dominance of the streetscape and provide adequate maneuvering space for residents.



**DISCUSSION**

Through the approval of the underwidth section of public road and imposition of Conditions 1 and 23, the WAPC intended that the portion of underwidth road could be closed and amalgamated with Lots 3, 4 and 5 once the future road through Lot 2 was constructed. However, the WAPC did not ensure that services were laid on the north side of the underwidth road. Services have been laid adjacent to the front boundaries of Lots 3,4 and 5. These services would need to be relocated at the landowners expense should the road be closed in the future. In addition, the future owners of Lots 3, 4 and 5 would be required to purchase the land from the Crown and City Planning envisage that the landowners would not choose to purchase the land and pay for relocation of services as there would be no added benefit to the future landowners in doing so. Therefore the only practical solution is that once the future road is constructed, the pavement within the underwidth section would be removed and form part of the verge Stainsby Turn.

Once the future road is constructed the dwellings on Lots 3, 4 and 5 would be setback 11.5m from the new Stainsby Turn road pavement. This is based on a 1.5m setback and a 10m future verge.

It is not possible to say at this stage how far the future dwellings on the west side of Stainsby Turn (south of the subject land through Lot 50) would be setback from the new road. The “standard” street setback for those dwellings would be 6m, however, that can be reduced to a minimum of 3m subject to averaging requirements being met. This equates to either a 7m or 10m setback to the Stainsby Turn road pavement, the latter of which is more compatible with the 11.5m street setback for proposed Lots 3, 4 and 5 resulting from the proposed DAP.

## CONCLUSION

Staff support the proposed DAP, which has been prepared by the subdivider’s planning consultants and accords with the principles of the City’s Safe City Urban Design Strategy and Liveable Neighbourhoods Edition 3 and provides for a relatively consistent setback and therefore streetscape to Stainsby Turn. It is recommended that Council adopt the DAP and authorise staff to forward a copy to the WAPC for its information.

## FINANCIAL IMPLICATIONS

Nil.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION
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### 351 Moved Cr P Wainwright Seconded Cr R Croft

“That Council, pursuant to Town Planning Scheme No. 6 Clause 7.6.1(c), adopt the Detailed Area Plan for 41 (Lot 9001) Hardwick Boulevard, Canning Vale, prepared by Chappell and Lambert (Plan No. 2073-01B Revision 26.7.05) as contained in Appendix 13.5.2A, and forward a copy of the plan to the Western Australian Planning Commission for its information.”

CARRIED 11/0

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

### **13.5.3 DEVELOPMENT APPLICATION – SIX GROUPED DWELLINGS – 34 (LOT 13) CAMBERWELL STREET, BECKENHAM**

File:	223849	<b>Approve Ref:</b>	0405/1927	(AL)	psrpt090Aug2005
Applicant:	RA Nardone				
Location:	34 (Lot 13) Camberwell Street Beckenham				
Zoning: MRS:	Urban				
TPS No. 6:	Residential R60				
Review Rights:	Yes. State Administrative Tribunal against a refusal or any condition(s) of approval.				
Area:	1,442m <sup>2</sup>				
Previous Ref:	Nil				
Appendix:	13.5.3A Conditions to be imposed on development approval.				

#### **PURPOSE OF REPORT**

For Council to consider an application for six grouped dwellings at 34 (Lot 13) Camberwell Street, Beckenham. Assessment of the Residential Design Codes (R-Codes) under the Performance Criteria is sought for the proposal in relation to buildings on boundaries and vehicular access which is outside the authority delegated to staff.

#### **BACKGROUND**

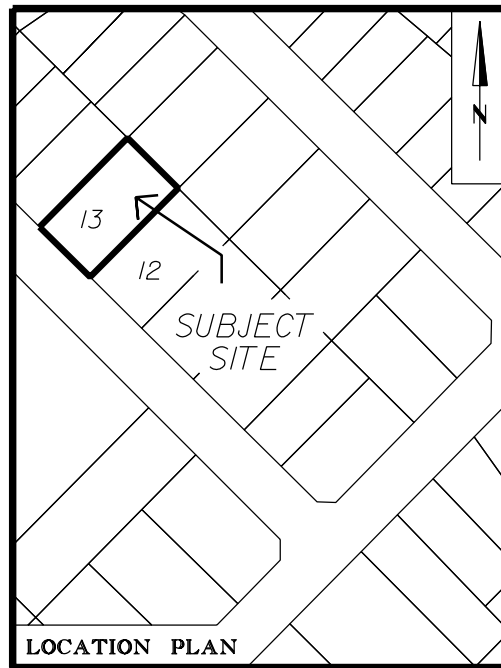
##### **Site Description**

The site is flat, vacant and contains no buildings, structures or vegetation.

##### **Proposal**

The proposal is for the construction of six single storey grouped dwellings. The proposal complies with all aspects of the Acceptable Development Criteria of the Residential Design Codes except for buildings on boundaries and vehicular access.

Under the proposal four of the six dwellings would be accessed from a central driveway (see Site Plan) with each dwelling containing three bedrooms, two bathrooms and a double garage. The proposal involves boundary walls with nil setback to three non-street boundaries of the lot. The proposal is to be assessed at the R60 density as the site was rezoned from R17.5 to R60 in 2003. It should be noted that an almost identical development featuring the same six unit design is proposed on the adjoining lot (Lot 12) which is owned by the same owner as the subject site. The proposal on the adjoining lot is the subject of a separate item on this agenda.



## DISCUSSION

### Advertising

The proposal was referred for comment to the two neighbouring properties affected by the boundary walls. The third adjoining property affected by proposed nil setbacks is Lot 12, which is owned by the same landowner as the subject lot. No submissions regarding the proposal from either property were received.

### Residential Design Codes (R-Codes)

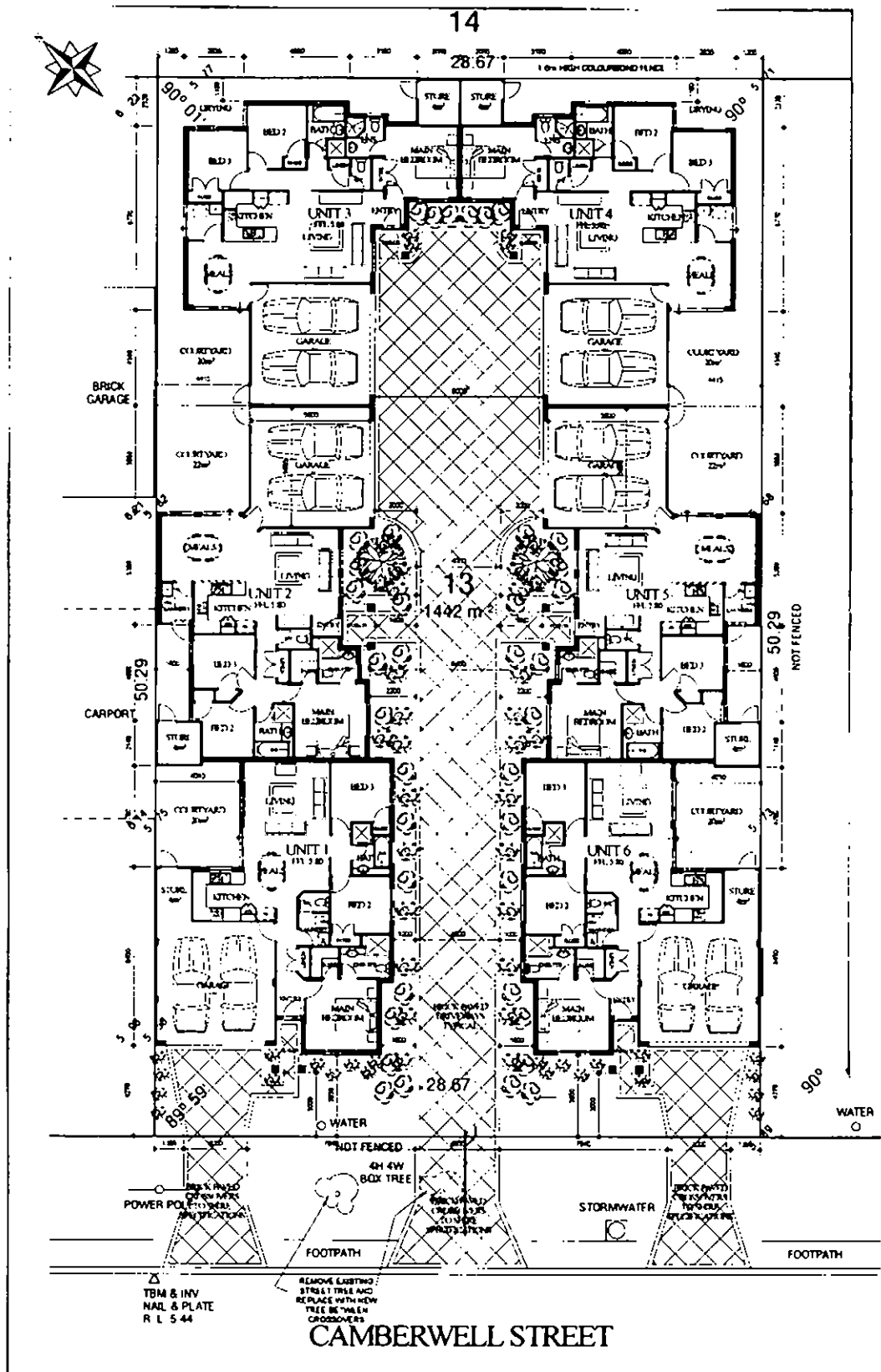
#### Buildings on Boundary

The R-Codes Acceptable Development criteria 3.3.2 A2 states that:

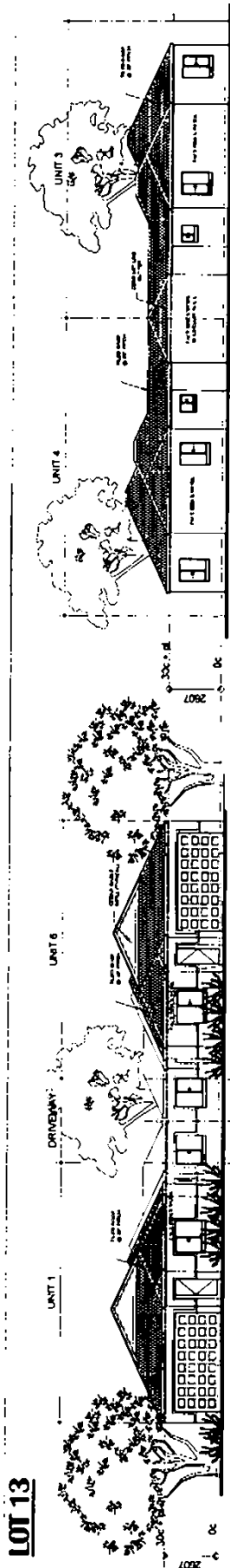
*“Except where otherwise provided for in an adopted Local Planning Policy, walls built up to a boundary behind the front setback line within the following limits, subject to the overshadowing provisions of Element 9:*

- iii. In areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for 2/3 the length of the balance of the boundary behind the front setback, to one side boundary;”*



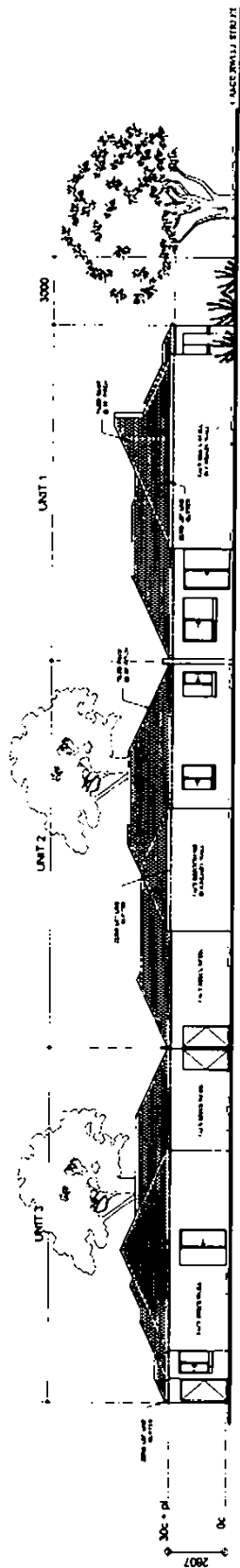


**LOT 13**

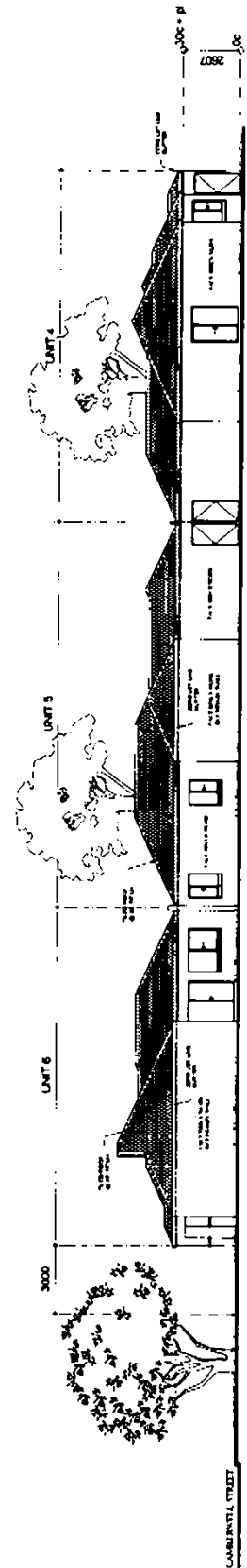


**ELEVATION 1 CAVERTWELL STREET (SOUTH)**  
SCALE 1:100

**ELEVATION 4 REAR (NORTH)**  
SCALE 1:100



**ELEVATION 2 LEFT-SIDE (WEST)**  
SCALE 1:100



**ELEVATION 3 RIGHT-SIDE (EAST)**  
SCALE 1:100

Although the height and length of each boundary wall complies with the height and length requirements of the Acceptable Development Criteria above the development proposes buildings abutting three side boundaries which does not comply with the above criteria. Therefore the applicant seeks the proposal to be assessed under Performance Criteria 3.3.2 P2 of the R-Codes which requires:

*“Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:*

- *Make effective use of space; or*
- *Enhance privacy; or*
- *Otherwise enhance the amenity of the development; and*
- *Not have any significant adverse effect on the amenity of the adjoining property and*
- *Ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.”*

The applicant has stated that the use of boundary walls in the development is necessary to provide optimum living space and reduce potential wasted space. The boundary wall located on the rear boundary is proposed to be 4.13m long and 2.6m high and accommodates two storerooms which is considered to have limited impact on the adjoining property located at 9 Mona Avenue, Beckenham. The nearest building on this property (9 Mona Avenue) is approximately 15m from the proposed boundary wall. In addition, there is currently a similar development proposed with the same six unit design as Lot 13 on the adjoining Lot 12. This means that the respective boundary walls will abut each other along the common boundary of Lots 12 and 13.

The boundary walls proposed on the eastern and western lot boundaries are identical. These walls are in three sections including the garage and storeroom to Units 1 and 6 (8.45m length), storeroom to Units 2 and 5 (2.14m length) and meals area to Units 2 and 5 (5.36m length). The walls are well separated from each other by courtyard areas or walls setback in accordance with the Acceptable Development Criteria of the R-Codes. These buildings on the boundary are therefore not considered to have any significant adverse effect on the adjoining residence in terms of privacy, amenity and solar access.

### **Vehicular Access**

The R-Codes Acceptable Development Criteria 3.5.4 A4.3 states that:

*“Primary or secondary street driveways, where their provision is necessary, are limited as follows:*

- *Subject to a minimum width of 3m, driveways not to occupy more than 40 per cent of the frontage of a property, excluding any part of that frontage required for an access leg to a battleaxe lot;*
- *No single driveways wider than 6m and driveways in aggregate no greater than 9m for any one property.”*

The driveways occupy only 35 per cent of the frontage, however the proposed development does not comply with the acceptable development criteria in terms of vehicular access because the driveways in aggregate total 10m. Therefore the applicant has requested that the vehicular access be assessed under Performance Criteria 3.5.4 P4 of the R-Codes which states that:

*“Vehicular Access provided so as to minimise the number of crossovers, to be safe in use and not detract from the streetscape”*

The applicant has submitted justification for the application to be assessed under the Performance Criteria of the R-Codes. The applicant has advised that due to the width of the lot, which is approximately 8m wider than many other lots in the street, there is substantial distance between each vehicle access driveway which contributes to safe use and does not detract from the streetscape. Due to the width of the lot a distance of approximately 7.9m between each access driveway can be achieved. The vehicular access to the proposed development is not considered to adversely impact on safety or streetscape and therefore satisfies the Performance Criteria of the R-Codes.

## **CONCLUSION**

Having considered the application on its merits, staff are of the opinion that the proposed development will not adversely impact on the privacy, safety or amenity of adjoining properties. The vehicular access in regards to the crossovers is considered to be safe and not detract from the streetscape and the extent of boundary walls are considered reasonable in this instance. Overall it is considered that the proposed development is suitable for the site and it is therefore recommended that the proposal be approved subject to conditions.

## **FINANCIAL IMPLICATIONS**

Nil.

<b>STAFF RECOMMENDATION AND COUNCIL RESOLUTION</b>
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### **352 Moved Cr R Hoffman Seconded Cr D Griffiths**

“That Council approve the application for six grouped dwellings at 34 (Lot 13) Camberwell Street, Beckenham, subject to conditions contained in Appendix 13.5.3A.”

**CARRIED 11/0**

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

**13.5.4 DEVELOPMENT APPLICATION – SIX GROUPED DWELLINGS –  
38 (LOT 12) CAMBERWELL STREET, BECKENHAM**

File:	223850	<b>Approve Ref:</b>	0405/1963	(AL)	psrpt091Aug2005
Applicant:	RA Nardone				
Location:	38 (Lot 12) Camberwell Street Beckenham				
Zoning: MRS:	Urban				
TPS No. 6:	Residential R60				
Appeal Rights:	Yes. State Administrative Tribunal against a refusal or any condition(s) of approval.				
Area:	1442m <sup>2</sup>				
Previous Ref:	Nil				
Appendix:	13.5.4A Conditions to be imposed on development approval.				

**PURPOSE OF REPORT**

For Council to consider an application for six grouped dwellings at 38 (Lot 12) Camberwell Street, Beckenham. Assessment of the Residential Design Codes under the Performance Criteria is sought for the proposal in relation to buildings on boundaries and vehicular access which is outside the authority delegated to staff.

**BACKGROUND****Site Description**

The site is flat, vacant and contains no buildings, structures or vegetation.

**Proposal**

The proposal is for the construction of six single storey grouped dwellings. The proposal complies with all aspects of the Acceptable Development Criteria of the Residential Design Codes (R-Codes) except for buildings on boundaries and vehicular access.

Under the proposal four of the six dwellings would be accessed from a central driveway (see Site Plan) with each dwelling containing three bedrooms, two bathrooms and a double garage. The proposal involves boundary walls with nil setback to three non-street boundaries of the lot. The proposal is to be assessed at the R60 density as the site was rezoned from R17.5 to R60 in 2003. It should be noted that an almost identical development featuring the same six unit design is proposed on the adjoining lot (Lot 13) which is owned by the same owner as the subject site. The proposal on the adjoining lot is the subject of a separate item on this agenda.

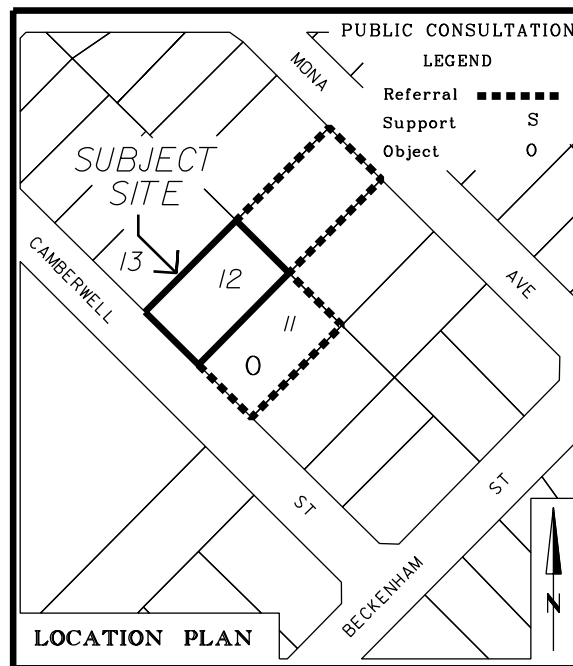
## DISCUSSION

### Advertising

The proposal was referred for comment to the two neighbouring property owners affected by boundary walls. The third adjoining property affected by proposed nil setbacks is Lot 13, which is owned by the same landowner as the subject lot. One submission was received from an adjoining landowner. A summary of that submission and staff comment thereon is provided in the table below.

### Schedule of Submissions

No.	Name/Address	Description of Affected Property: Lot No, Street, etc	Summary of Submission	Staff Comment
1.	I J McCarthy and N Benoins 13 Wandoo Road Forrestfield WA 6058	42 (Lot 11) Camberwell Street, Beckenham	1) Existing super six fence between Lots 11 and 12 to be removed at owner/builder's expense and replaced by a 1.8m colourbond fence fixed to retaining walls.  2) Face brickwork for retaining wall and boundary walls to be of our choice (colours).  3) No drainage to be directed onto Lot 11.  4) Windows to be 1800mm from ground level to top of window for privacy.  5) Wall to face east side of Unit 6 along to Unit 5 to be more clearly defined as to whether it will be a double brick parapet wall.	Should Council approve the development it is recommended that conditions be imposed requiring new fencing to be erected along side and rear lot boundaries for those areas behind the front setback where no boundary wall is proposed.  It is recommended that a condition be imposed requiring a schedule of colours and materials to be submitted and approved by the City prior to the issue of a building licence.  Should Council approve the development, it is recommended that a condition of approval be imposed requiring drainage to be contained through Council's storm water drainage system.  This matter is discussed later in this report.  Parapet walls on boundaries are proposed to be single brick for garages and storerooms and double brick for external dwelling walls. Where no parapet walls are proposed along boundaries it is recommended that new fencing be installed. See staff comment in 1) above.



### Residential Design Codes (R-Codes)

#### Buildings on Boundary

The R-Codes Acceptable Development criteria 3.3.2 A2 states that:

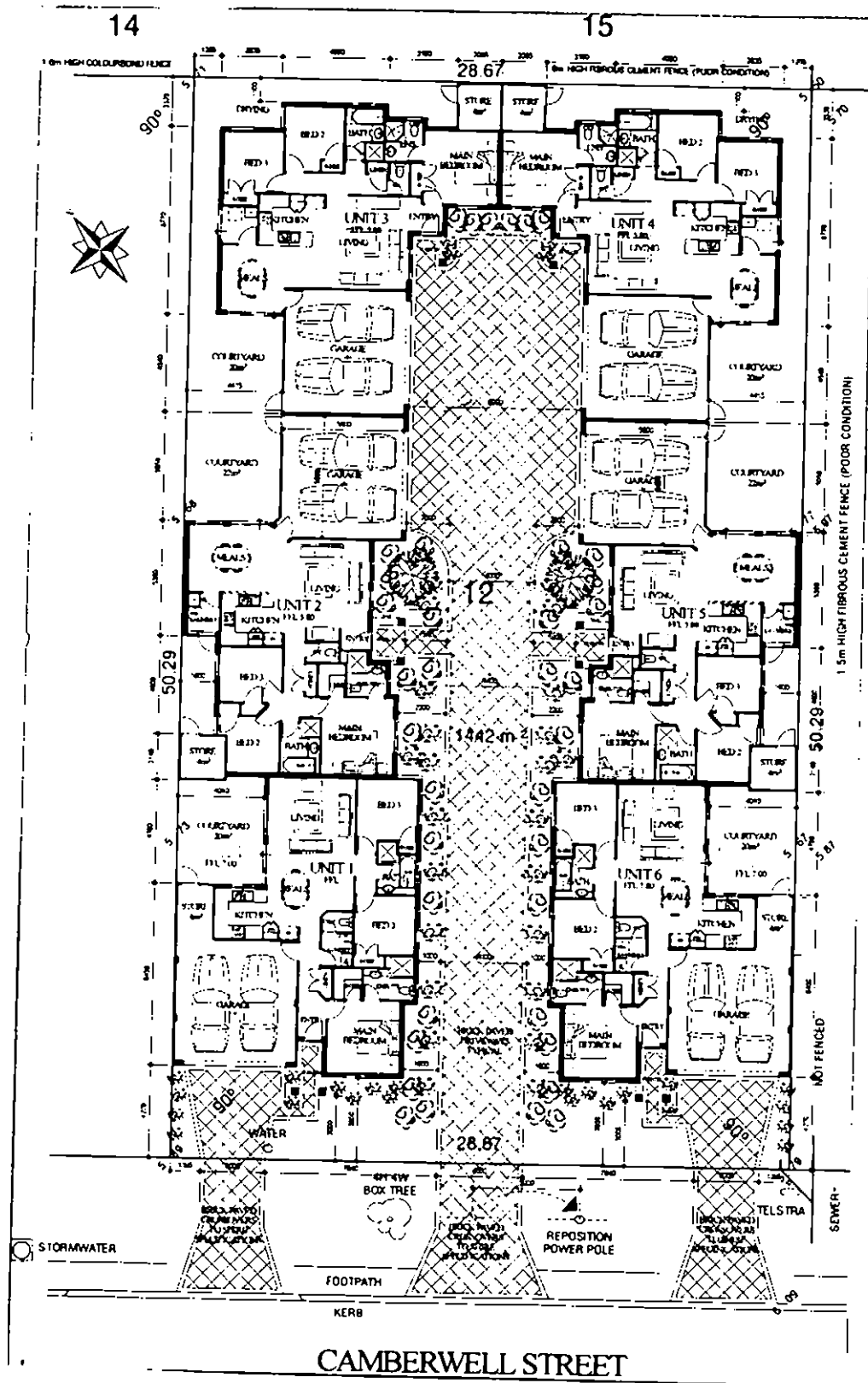
*“Except where otherwise provided for in an adopted Local Planning Policy, walls built up to a boundary behind the front setback line within the following limits, subject to the overshadowing provisions of Element 9:*

- iii. *In areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for 2/3 the length of the balance of the boundary behind the front setback, to one side boundary;”*

Although the height and length of each proposed boundary wall complies with the height and length requirements of the Acceptable Development Criteria above the development proposes buildings abutting three side boundaries which does not comply with the criteria. Therefore the applicant seeks the proposal to be assessed under Performance Criteria 3.3.2 P2 of the R-Codes which requires:

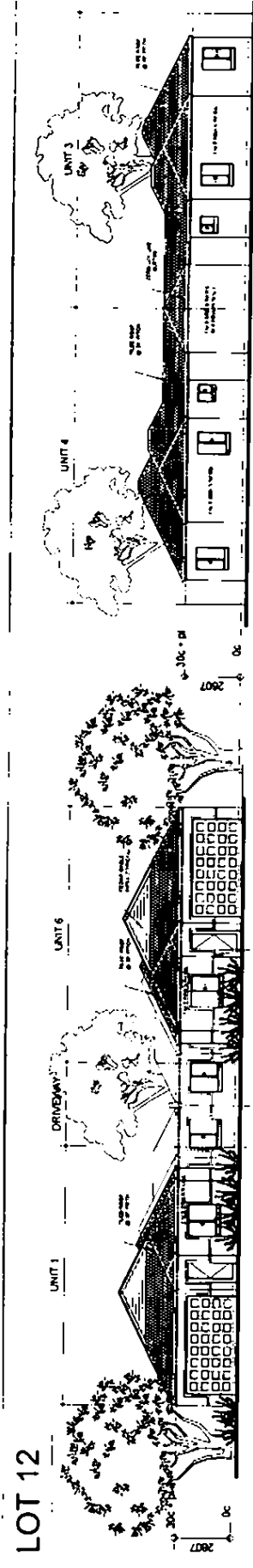
*“Buildings built up to boundaries other than the street boundary where it is desirable to do so in order to:*

- *Make effective use of space; or*
- *Enhance privacy; or*
- *Otherwise enhance the amenity of the development; and*
- *Not have any significant adverse effect on the amenity of the adjoining property, and*
- *Ensure that direct sun to major openings to habitable rooms and outdoor living areas of adjoining properties is not restricted.”*



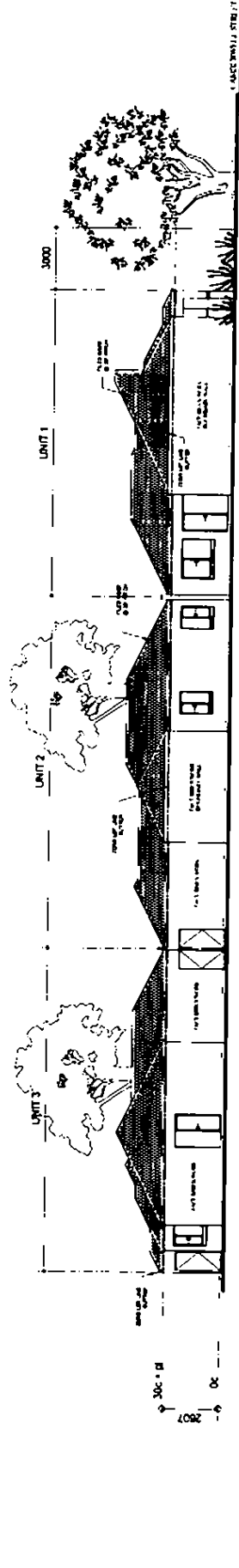


LOT 12

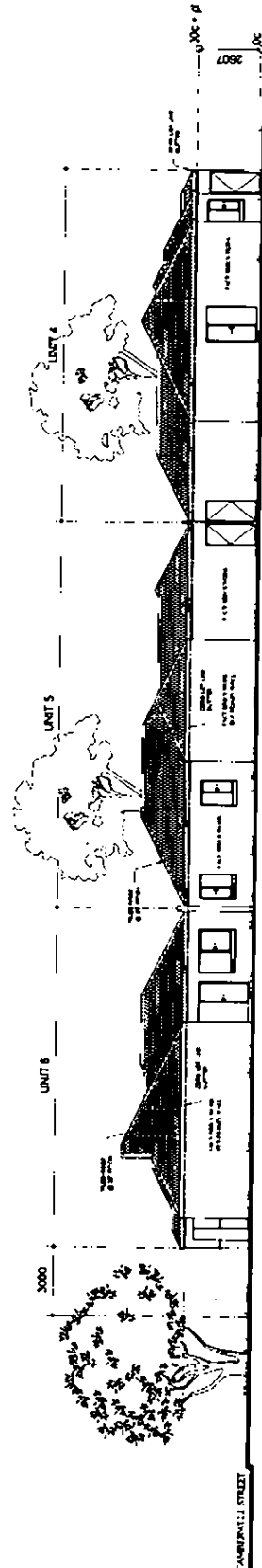


**ELEVATION 1 CAMBERWELL STREET (SOUTH)**  
SCALE 1:100

**ELEVATION 4 REAR (NORTH)**  
SCALE 1:100



**ELEVATION 2 LEFT-SIDE (WEST)**  
SCALE 1:100



**ELEVATION 3 RIGHT-SIDE (EAST)**  
SCALE 1:100

The applicant has stated that the use of boundary walls in the development is necessary to provide optimum living space and reduce potential wasted space. The boundary wall located on the rear boundary is proposed to be 4.13m long and 2.6m high and accommodates two storerooms which is considered to have limited impact on the adjoining property located at 15 Mona Avenue, Beckenham. The nearest building on the adjoining property (15 Mona Avenue) is approximately 25m from the proposed boundary wall. In addition, there is currently a similar development proposed with the same six unit design as Lot 12 on the adjoining Lot 13. This means that the respective boundary walls will abut each other along the common boundary of Lots 12 and 13.

The boundary walls proposed on the eastern lot boundary, adjoining Lot 11 are identical to the boundary walls proposed along the western lot boundary adjoining Lot 13. These walls are in three sections including the garage and storeroom to Units 1 and 6 (8.45m length), storeroom to Units 2 and 5 (2.14m length) and meals area to Units 2 and 5 (5.36m length). The boundary wall segments are well separated from each other by courtyard areas or walls setback in accordance with the Acceptable Development Criteria of the R-Codes. These buildings on the boundary are therefore not considered to have any significant adverse effect on the adjoining residence on Lot 11 in terms of privacy, amenity and solar access.

### **Vehicular Access**

The R-Codes Acceptable Development criteria 3.5.4 A4.3 states that:

*“Primary or secondary street driveways, where their provision is necessary, are limited as follows:*

- *Subject to a minimum width of 3m, driveways not to occupy more than 40 per cent of the frontage of a property, excluding any part of that frontage required for an access leg to a battleaxe lot;*
- *No single driveways wider than 6m and driveways in aggregate no greater than 9m for any one property.”*

The driveways occupy only 35 per cent of the frontage, however the proposed development does not comply with the acceptable development criteria in terms of vehicular access because the driveways in aggregate total 10m. Therefore the applicant has requested that the vehicular access be assessed under Performance Criteria 3.5.4 P4 of the R-Codes which states that:

*“Vehicular Access provided so as to minimise the number of crossovers, to be safe in use and not detract from the streetscape”.*

The applicant has submitted justification for the application to be assessed under the Performance Criteria of the R-Codes. The applicant has advised that due to the width of the lot, which is approximately 8m wider than many other lots in the street, there is substantial distance between each vehicle access driveway which contributes to safe use and does not detract from the streetscape. Due to the width of the lot a distance of approximately 7.9m between each access driveway can be achieved. The vehicular

access to the proposed development is not considered to adversely impact on safety or streetscape and therefore satisfies the Performance Criteria of the R-Codes.

### Submission Comments

The matters raised in the submission from the owner of Lot 11, relating to fencing and retaining walls and drainage have been addressed in the submission table above.

The owner of Lot 11 has requested that windows be 1800mm from ground level. This is not considered to be a reasonable expectation as it would result in an undesirable living environment for occupiers of the proposed units by limiting daylight, direct sun and ventilation to the dwellings. It would also compromise the objectives of passive surveillance. In addition, the proposed sections of walls with windows are setback in accordance with the Acceptable Development criteria of the R-Codes, while new boundary fencing (recommended 1.8m high) will also ensure privacy between the two properties is maintained.

### CONCLUSION

Having considered the application on its merits, staff are of the opinion that the proposed development will not adversely impact the amenity of adjoining properties. The buildings proposed on boundaries are not considered to have any significant adverse effect on amenity of the development or adjoining properties. The vehicular access in regards to the crossovers is considered to be safe and not detract from the streetscape. Overall it is considered that the proposed development is suitable for the site and it is therefore recommended that the proposal be approved subject to conditions.

### FINANCIAL IMPLICATIONS

Nil.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION
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### 353 Moved Cr D Griffiths Seconded Cr P Wainwright

“That Council approve the application for six grouped dwellings at 38 (Lot 12) Camberwell Street, Beckenham, subject to the conditions contained in Appendix 13.5.4A.”

CARRIED 11/0

*FOR:* Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.

*AGAINST:* Nil.

**13.5.5 TENANCY OF UNITS 3, 4 AND 5 LOT 143 SHEOAK ROAD, MADDINGTON**

File: R13/2/3/B (AC) psrpt092Aug2005  
Previous Ref: OCM 12 March 2002 (Resolutions 124-126)  
OCM 22 October 2002 (Resolution 875)  
OCM 11 November 2003(Resolutions 741 and 742)  
Appendix: 13.5.5A Draft Lease Kennon Nominees Pty Ltd and City of Gosnells

**PURPOSE OF REPORT**

To seek Council approval to enter into a Tenancy Agreement with Kennon Nominees Pty Ltd for Units 3, 4 and 5 Lot 143 Sheoak Road Maddington for a term of three years.

**BACKGROUND**

The shops at Lot 143 Sheoak Road Maddington have been vacant for a significant period and have attracted anti-social behaviour. The problems associated with these shops have been the subject of complaints from residents and businesses in the immediate area.

Council at its meeting held on 11 November 2003 resolved as follows (Resolution 742):

*“That Council authorise the Director Planning and Sustainability to negotiate tenancy, in the event of refurbishment of the premises situated at Lot 143 Sheoak Road Maddington, for a maximum term of three years, for the purpose of providing office accommodation for the Maddington Kenwick Sustainable Communities Project subject to a further report being tabled on the financial implications and funding sources.”*

After an extensive period of negotiation, Kennon Nominees Pty Ltd have now secured the building at Lot 143 Sheoak Road and carried out repairs to the satisfaction of the Manager City Facilities and the Director Planning and Sustainability.

**DISCUSSION**

Units 1 and 2 have been tenanted by the ‘Colosseum’ internet café and Local Area Network Providers. Units 3, 4 and 5 are still vacant.

It is proposed that the City of Gosnells enter a three year Tenancy Agreement with Kennon Nominees Pty Ltd for units 3, 4 and 5 at Lot 143 Sheoak Road in order to offer community services from the site. The project is being implemented under the auspices of the Maddington Kenwick Sustainable Communities Partnership. The Partnership proposes to locate the following tenants at Lot 143 Sheoak Road:

**Unit 3**

City of Gosnells Work for the Dole and community media programme. This programme requires additional space and will be relocated from the Kenwick Youth Centre.

**Unit 4**

YMCA Information Technology training and computer access programme. Swan TAFE is considering a potential partnership with the YMCA in this venture.

**Unit 5**

Shared tenancy between City of Gosnells Community Programmes for a community lounge and The Smith Family to conduct counselling services.

Kennon Nominees Pty Ltd have agreed to enter into a three year lease with the City of Gosnells. Kennon Nominees Pty Ltd's representative has confirmed that Kennon Nominees Pty Ltd are satisfied with the draft lease attached as an Appendix to this agenda and will not be requesting amendments once Council has approved the draft lease.

**FINANCIAL IMPLICATIONS**

The Maddington Kenwick Sustainable Communities Partnership (MKSCP) has recently been advised by the Department of Transport and Regional Services (DOTARS) that its application for a grant of \$66,000 (including GST) to undertake internal fit-out of units 3, 4 and 5, Lot 143 Sheoak Road, has been approved. The fit-out will include security screening, alarm system, floor coverings, air-conditioning, painting and data and telephone points.

The anticipated expenditure for this proposal is as follows:

		<b>Funded by</b>	<b>2005/2006</b>	<b>2006/2007</b>	<b>2007/2008</b>
<b>Fit-out</b>		DOTARS Grant	60,000	0	0
<b>Legal fees for lease</b>		MKSCP	1,000	0	0
<b>Rent</b>		City Facilities	18,000	18,000	18,000
<b>Utilities</b>	<b>Unit 3</b>	Community Programmes	2,000	2,000	2,000
	<b>Unit 4</b>	MKSCP	1,500	1,500	1,500
	<b>Unit 5</b>	Community Programmes	1,500	1,500	1,500
		Smith Family	1,500	1,500	1,500
<b>Repairs/Maintenance</b>		MKSCP	5,000	5,000	5,000
<b>Total Expenditure</b>			<b>90,500</b>	<b>29,500</b>	<b>29,500</b>

Annual expenses totalling \$7,500 (comprising legal fees, utilities for Unit 4 and repairs/maintenance) will be borne by the MKSCP budget and have been endorsed by the Partnership's Steering Committee.

Annual rent of \$17,969.92 (rounded up to \$18,000 in the table above) will be met by the MKSCP.

Annual expenses totalling \$3,500, for utilities in units 3 and 5, the latter being a shared cost with the Smith Family, have been agreed to be met by the Community Programmes Branch, and have been appropriately provided for in the 2005/06 budget and are proposed to be similarly budgeted in 2006/07 and 2007/08.

Additional costs such as telephone, furniture and equipment for unit 3, occupied by City of Gosnells Work for the Dole and Community media programme, are accommodated in Community Programmes' 2005/06 budget, and are proposed to be similarly budgeted in 2006/07 and 2007/08.

Additional costs such as telephone and equipment for unit 4 will be entirely met by the YMCA/Swan TAFE partnership.

Additional costs such as telephone, furniture and equipment for unit 5, occupied by City of Gosnells Community Programmes and the Smith Family, will be shared between the co-tenants. An allocation has been made in the Community Programmes' 2005/06 budget, and is proposed to be similarly budgeted in 2006/07 and 2007/08.

<b>STAFF RECOMMENDATION AND COUNCIL RESOLUTION</b>
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### **354 Moved Cr R Mitchell Seconded Cr D Griffiths**

“That Council approve the following terms of conditions based on the Lease Agreement included in Appendix 13.5.5A between the City of Gosnells and Kennon Nominees Pty Ltd.

Property	Units 3, 4 and 5, Lot 143 Sheoak Road, Maddington
Rent	\$17,969.92 pa
Rent review	No rent review – Fixed Term and Amount
Term of lease	3 years
Lease commencement	To Be Confirmed
Special Terms	City of Gosnells to be responsible for preparation of lease.”

**CARRIED 11/0**

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

**13.5.6 INTERNATIONAL RIVERSYMPOSIUM CONFERENCE - 6-9  
SEPTEMBER 2005, BRISBANE, QUEENSLAND**

File: R13/1/15 (WvL) Psrpt088Aug2005  
Previous Ref: Nil  
Appendix: 13.5.6A Conference Programme

**PURPOSE OF REPORT**

To seek approval from Council for a nominated Councillor and the Environmental Officer to attend the 2005 International *Riversymposium* conference being held in Brisbane from 6 to 9 September 2005.

**BACKGROUND**

Now in its seventh year, *Riversymposium* aims to present an holistic, integrated approach to river management and to act as a learning exchange of ideas for river managers and individuals involved in water resource issues. *Riversymposium* showcases world's best practice and celebrates achievements in river management whilst increasing public awareness of challenges to our planet's rivers and waterways

Each *Riversymposium* program comprises plenary sessions encompassing keynote and case study presentations by experts from around the world plus carefully structured concurrent sessions matching individual sub-themes. Up to 160 individual speakers will give presentations at *Riversymposium*.

**DISCUSSION**

Delegates from over 30 countries attend *Riversymposium* each year. *Riversymposium* aims to strengthen established links and forge new partnerships with environmental and water resource entities around the world. The individual and inter-organisational networking that takes place at each *Riversymposium* is invaluable and provides extensive opportunities for sharing professional knowledge.

Keynote speakers include Brian Richter of the Freshwater Initiative, Nature Conservancy, USA; Chief Roy Mussell of the Fraser Basin Council; Stefano Burchi of the UN's Food and Agriculture Organisation, Italy; Wolfgang Junk of the Max Planck Institute for Limnology, Germany; Dr Sally Driml of Climate Change and Economics, EPA, Australia; and John Briscoe of the World Bank, India.

Apart from the keynote speakers, there will be high calibre international, national and local speakers on the following session themes:

- Water scarcity - urban and rural tensions over sharing water resources;
- Restoring polluted rivers - problems for human and ecosystem health;
- Institutional and legal arrangements for river management;
- Transboundary catchment conflicts and resolutions;

- Environmental flows for rivers and estuaries;
- Community involvement in managing rivers
- Damming rivers – costs and benefits;
- Rivers as corridors for wildlife;
- Living with floodplain rivers; and
- River economics.

The City of Gosnells has submitted an abstract of a proposed paper “Community involvement in managing rivers”. The paper focuses on the river restoration work on the Canning River in Pioneer Park; the City’s work with the community and Armadale-Gosnells Landcare Group; the City’s partnership with the Department of Environment and Swan River Trust; the City’s proposed environmentally sensitive development of Pioneer Park; and the link between the Pioneer Park work and the State Government’s studies into Environmental Water Requirements and Provisions for the Canning River.

It is proposed that the City’s Environmental Officer will present the paper in the concurrent sessions stream of the conference.

The conference will afford the opportunity to:

- Take advantage of important professional development.
- Listen and interact with speakers who are leaders in their chosen fields.
- Build on past, and develop new, professional contacts.
- Source information, techniques and technologies for the benefit of the City of Gosnells.

A copy of the conference programme is attached as Appendix 13.5.6A.

This year's symposium will be staged at the Brisbane Convention and Exhibition Centre, centrally located at Southbank.

The City of Gosnells has established a vision and a reputation for community involvement and partnerships in the establishment of Pioneer Park as an environmental, cultural, recreational and social focus. The City will benefit through the *Riversymposium* from the proposed exchange of information, and from networks potentially established through discussions engendered by the presentation of the proposed paper “Community involvement in managing rivers”. Attendance at other select symposium sessions will also bring new ideas and thinking to the future management of Pioneer Park and its role in the City’s heart.

## **FINANCIAL IMPLICATIONS**

Costs to attend the conference, per person, are estimated as follows:



Registration Fees	\$760
Return Airfare to Brisbane	\$748
Accommodation - 6 nights at \$195	\$1,170
Out of pocket expenses	\$350
<b>Total</b>	<b>\$3,128</b>

The Environmental Officer would have alternative accommodation available, and so would not require paid accommodation, reducing total costs for the Officer to \$1,858. Funds are available from Account No. 40401.110.1023 – Elected Member Training/Conferences for Councillor attendance, and Account 31005.110.1023 – Staff Training/Conferences for the Environmental Officer to attend.

<b>STAFF RECOMMENDATION</b>
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**Moved Cr D Griffiths Seconded Cr R Mitchell**

That Council authorise Councillor \_\_\_\_\_ and the Environmental Officer to attend the 2005 International Riversymposium in Brisbane from 6-9 September 2005 at an estimated cost of \$3,128 per person, with the costs being met from Account 40401.110.1023 - Elected Member Training and Conferences, and Account 31005.110.1023 - Staff Training and Conferences, respectively.

Nomination

*Cr J Brown nominated Cr C Mation to attend the 2005 International Riversymposium. Cr R Croft seconded the nomination resulting in the following amendment to the staff recommendation:*

**Moved Cr J Brown Seconded Cr R Croft**

That the staff recommendation be amended by deleting the line “\_\_\_\_\_” where it appears in the first line after the word Councillor and substituting it with the name “C Mation”, with the amended recommendation to read:

“That Council authorise Councillor C Mation and the Environmental Officer to attend the 2005 International Riversymposium in Brisbane from 6-9 September 2005 at an estimated cost of \$3,128 per person, with the costs being met from Account 40401.110.1023 - Elected Member Training and Conferences, and Account 31005.110.1023 - Staff Training and Conferences, respectively.”

CARRIED 10/1

*FOR: Cr P Wainwright, Cr R Mitchell, Cr J Henderson, Cr C Mation, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Cr O Searle.*

*The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:*

COUNCIL RESOLUTION
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**355 Moved Cr J Brown Seconded Cr R Croft**

“That Council authorise Councillor C Matison and the Environmental Officer to attend the 2005 International Riversymposium in Brisbane from 6-9 September 2005 at an estimated cost of \$3,128 per person, with the costs being met from Account 40401.110.1023 - Elected Member Training and Conferences, and Account 31005.110.1023 - Staff Training and Conferences, respectively.”

CARRIED 10/1

*FOR: Cr P Wainwright, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Cr O Searle.*

## **13.6 REGULATORY SERVICES**

### **13.6.1 HEALTH NUISANCE – 108 (LOT 135) WESTON STREET, MADDINGTON**

File: 219514 (RLW) Rpt019Aug05  
Owners Details: L Didus – 3 Kintyre Crescent, Floreat

#### **PURPOSE OF REPORT**

For Council to consider a budget variation for removal of offending material under the provisions of the Health Act 1911 from the house and its surrounds at 108 (Lot 135) Weston Street, Maddington.

#### **BACKGROUND**

In early February 2005, complaints were received from a resident regarding odour and the state of the above property in Weston Street, Maddington. An inspection by a City Environmental Health Officer revealed that the house was not occupied and that both the interior and exterior of the premises was littered with household furniture and other rubbish.

Entry had been forced, by persons unknown, to the premises and the interior had been severely vandalised. Among the material contributing to the odour was rotting food oozing from a refrigerator in the kitchen.

Council records reveal that the premises are owned by a person who is an alleged recluse, personal contact with whom is very difficult.

A requisition was served on the owner to abate the nuisance in February 2005 allowing 28 days for compliance pursuant to Section 184 of the Health Act 1911 (as amended), (the Act).

At the expiry of the time allocated, a further inspection revealed that no work had been undertaken to abate the nuisance and the owner had not exercised her right of appeal to the State Administrative Tribunal. A decision was subsequently made under delegated authority by the Manager Health Services to initiate legal action against the owner for failing to abate the nuisance.

As a result of that action, on 23 June 2005, the owner was fined \$350 and ordered to pay legal costs of \$700 and disbursement costs of \$186.95 (total fines and costs \$1,236.95), payment of which to date has not been received.

#### **DISCUSSION**

In light of the owner failing to respond, the City is now required under Section 184(4) of the Act to cause the requisite work in the Notice to be done at the expense of the owner. Assuming the City proceeds to cause the requisite work to be done, reasonable costs for the work can, pursuant to Section 184(5) of the Act, be recovered by the City

from the owner and until paid shall be a charge on the property at 108 Weston Street, Maddington.

The works and reasonable administrative costs are recoverable from the owner. It is suggested in the interim that the costs be registered as a charge against the land to ensure that in the event the land is sold, those costs must be paid out before the title can be transferred to another owner.

Quotes were obtained for the requisite works to abate the nuisance on the property. The quotes are in the vicinity of \$3,900.

The owner has been advised in writing of the outcome of the Court case and the likely costs to abate the nuisance. The person's history of compliance suggests that the fines and penalties and the cost of the requisite work are unlikely to be paid.

The owner however continues at this time to pay land rates on the property and therefore the City does not have the ability to force the sale of the property through the accepted process of forced sale for non-payment of rates.

Council's solicitor has provided background information in relation to an alternate method of recovering monies and it is intended to examine whether that suggested process can be used to recover the costs rather than wait until the property is sold.

## **CONCLUSION**

Section 184(4) of the Health Act requires:

*“(4) If such default occurs, the local government shall cause the requisite work to be done at the expense in all things of the owner and occupier, who shall be jointly and severally liable therefor.”*

At this time no monies have been budgeted to carry out the works. It is therefore suggested that the following budget variation be effected to enable the clean up to progress.

<b>Account No.</b>	<b>Type</b>	<b>Account Description</b>	<b>Debit</b>	<b>Credit</b>
40703.181.2760	Decrease Expenditure	Legal Expenses		\$3,900
40703.182.3340	Increase Expenditure	Sundry Expenses	\$3,900	

## **FINANCIAL IMPLICATIONS**

The proposed budget variation will reduce the level of funding available within the Health Legal Expenses Account.

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

**356 Moved Cr P Wainwright Seconded Cr R Hoffman**

“That Council authorise the Manager Health Services to cause the requisite works to be carried out pursuant to Section 184(4) of the Health Act 1911, to abate the Health nuisance at 108 (Lot 135) Weston Street, Maddington, at an estimated cost of \$3,900 funded from Account 40703.182.3340 Sundry Expenses.”

CARRIED 11/0

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

STAFF RECOMMENDATION AND COUNCIL RESOLUTION

**357 Moved Cr P Wainwright Seconded Cr R Hoffman**

“That Council approve the following adjustments to the Municipal Budget:

Account No.	Type	Account Description	Debit	Credit
40703.181.2760	Decrease Expenditure	Legal Expenses		\$3,900
40703.182.3340	Increase Expenditure	Sundry Expenses	\$3,900	

CARRIED BY ABSOLUTE MAJORITY 11/0

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

**13.6.2 NATIONAL URBAN ANIMAL MANAGEMENT CONFERENCE**

File: HC5/1/6 (MB) Rpt020Aug05  
Appendix: 13.6.2A Conference Program

**PURPOSE OF REPORT**

To seek approval from Council for a Councillor and the Co-ordinator Ranger Services to attend the National Urban Animal Management Conference to be held in Canberra from 19 to 21 October 2005 inclusive.

**BACKGROUND**

National Urban Animal Management conferences have been ongoing since 1992 and bring together some of the countries top Urban Planners, Animal Behaviourists and Veterinarians to discuss National Urban Management issues. Various local governments, Animal Control officers and Rangers from around Australia attend.

Many of the urban management issues of concern to the City are common throughout Australia. In particular, the management of barking dogs and dangerous dog legislation, which remain under review in Western Australia.

**DISCUSSION**

The 2005 National Urban Animal Management Conference is to be held in Canberra from the 19 to 21 October 2005 inclusive. The conference program is attached as Appendix 13.6.2A.

Urban Animal Management is an important core function of Ranger Services. Issues relating to barking dogs, dangerous dogs and roaming livestock can be a major concern for some members of the community. In order to respond to these concerns, the City's Ranger Services must continue to be aware of new and innovative practices to ensure that their services remain at the forefront within the industry.

This Conference provides an excellent opportunity for the City's Ranger Services to continue to benchmark with other local governments throughout Australia, as well as providing the Branch with the most up to date knowledge and skills on urban animal management. The attendance at this conference by the Co-ordinator Ranger Services will therefore provide many benefits and value for the City in relation to this important issue and function

**FINANCIAL IMPLICATIONS**

Estimated costs per person are as follows, subject to availability:

Registration and Associated Activities	\$720
Accommodation 4 nights at \$165.00 per night	\$660
Return airfare	\$770
Out of pocket expenses	<u>\$250</u>
<b>Estimated Total</b>	<b>\$2,400</b>

Funds are available in Account Numbers 40401.110.1023 and 40518.110.1023 Training and Conferences for attendance by Elected Members and the Co-ordinator Ranger Services respectively.

<b>STAFF RECOMMENDATION</b>
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**Moved Cr J Brown Seconded Cr R Hoffman**

That Council authorise Councillor \_\_\_\_\_ and the Co-ordinator Ranger Services to attend the National Urban Management conference to be held in Canberra from the 19 to 21 October 2005 inclusive for an approximate cost of \$2,400 per person with funds being met from Account Numbers 40401.110.1023 Elected Member Training and Conferences and 40518.110.1023 Staff Training and Conferences respectively.

No Nomination

*In light of there being no nomination for a Councillor to attend the National Urban Management conference, Cr P Wainwright moved the following amendment to the staff recommendation, which was seconded by Cr O Searle:*

**Moved Cr P Wainwright Seconded Cr O Searle**

That the staff recommendation be amended by deleting the words "Councillor \_\_\_\_\_ and" where they appear in the first line after the word "authorise", deleting the words "per person" where they appear in the fourth line after the figure "\$2,400", deleting the words and numerals "Numbers 40401.110.1023 Elected Member Training and Conferences and" where they appear in the fifth and sixth lines after the words "Account" and substituting them with the word "Number", and deleting the word "respectively" where it appears in the last line, with the amended recommendation to read:

"That Council authorise the Co-ordinator Ranger Services to attend the National Urban Management conference to be held in Canberra from the 19 to 21 October 2005 inclusive for an approximate cost of \$2,400 with funds being met from Account Number 40518.110.1023 Staff Training and Conferences."

CARRIED 11/0

*FOR:* Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.

*AGAINST:* Nil.

*The amendment was put and carried with the amendment becoming the substantive motion. The Mayor then put the substantive motion, which reads:*

COUNCIL RESOLUTION
--------------------

**358 Moved Cr P Wainwright Seconded Cr O Searle**

“That Council authorise the Co-ordinator Ranger Services to attend the National Urban Management conference to be held in Canberra from the 19 to 21 October 2005 inclusive for an approximate cost of \$2,400 with funds being met from Account Number 40518.110.1023 Staff Training and Conferences.”

CARRIED 11/0

*FOR: Cr P Wainwright, Cr O Searle, Cr R Mitchell, Cr J Henderson, Cr C Matison, Cr D Griffiths, Cr J Brown, Cr R Hoffman, Cr R Croft, Cr W Barrett and Cr PM Morris.*

*AGAINST: Nil.*

**14. MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN**

Nil.

**15. NOTICES OF MOTION FOR CONSIDERATION AT THE FOLLOWING MEETING**

Nil.

**16. URGENT BUSINESS**

(by permission of Council)

Nil.

**17. CONFIDENTIAL MATTERS**

Nil.

**18. CLOSURE**

The Mayor declared the meeting closed at 8.02pm.