

ORDINARY COUNCIL MEETING
7.00pm, 18 December, 2001
New Civic Centre,
Dundebar Road, Wanneroo

Public Question & Statement Time

Council allows a minimum of 15 minutes for public questions and statements at each Council meeting. If there are not sufficient questions to fill the allocated time, the person presiding will move on to the next item. If there are more questions than can be dealt with in the 15 minutes allotted, the person presiding will determine whether to extend question time.

Protocols

During the meeting, no member of the public may interrupt the meeting's proceedings or enter into conversation. Each person seeking to ask questions during public question time may address the council for a maximum of 3 minutes each.

Members of the public wishing to submit written questions are requested to lodge them with the Chief Executive Officer at least 30 hours prior to the start of the meeting.

The person presiding will control public question time and ensure that each person wishing to ask a question is given a fair and equal opportunity to do so. A person wishing to ask a question should state his or her name and address before asking the question. If the question relates to an item on the agenda, the item number should also be stated.

The following general rules apply to question and statement time:

- Questions should only relate to the business of the council and should not be a statement or personal opinion.
- Only questions relating to matters affecting Council will be considered at an ordinary meeting, and at a special meeting only questions that relate to the purpose of the meeting will be considered. Questions may be taken on notice and responded to after the meeting.
- Questions may not be directed at specific members of council or employees.
- Questions & statements are not to be framed in such a way as to reflect adversely on a particular Elected Member or Officer.
- The first priority will be given to persons who are asking questions relating to items on the current meeting agenda.
- The second priority will be given to public statements. Only statements regarding items on the agenda under consideration will be heard.

Deputations

The Mayor and Councillors will conduct an informal session on the same day as the meeting of the Council at the Civic Centre, Wanneroo, commencing at 6.15pm where members of the public may, by appointment, present deputations. If you wish to present a deputation please submit your request for a deputation in writing addressed to the Chief Executive Officer or fax through to Executive Services on 9405 5097.

- A time period of 15 minutes is set aside for each deputation.
- Deputations shall not exceed five (5) persons in number and only three (3) of those persons shall be at liberty to address the Council and to respond to questions the Mayor and Councillors may have.

Please ensure that mobile phones are switched off before entering the Council Chamber. Any queries on this agenda, please contact Executive Services on 9405 5027 or 9405 5018.

Recording of Council Meetings Policy

Objective

- To ensure that there is a process in place to outline access to the recorded proceedings of Council.
- To emphasise that the reason for tape recording of Council Meetings is to ensure the accuracy of Council Meetings.

Statement

Recoding of Proceedings

- (1) Proceedings for meetings of the Council, of electors and of the Audit Committee shall be recorded, by the City, on sound recording equipment except, in the case of meetings of the Council or the Audit Committee, where the Council or the Committee, as the case may be, closes the meeting to the public.
- (2) Notwithstanding sub clause (1), proceedings of a meeting of the Council or of the Audit Committee which is closed to the public shall be recorded where the Council or the Audit Committee, as the case requires, resolves to do so.
- (3) No member of the public is to use any electronic, visual or vocal recording device or instrument to record the proceedings of the Council or a committee without the written permission of the Council.

Access to Recorded Tapes

- (4) Members of the public may purchase a copy of the taped proceedings or alternatively listen to recorded proceedings with the supervision of a City Officer.
- (5) Elected Members may listen to a recording of the Council proceedings upon request, free of charge. However, no transcript will be produced without the approval of the Chief Executive Officer.
- (6) Costs of providing taped proceedings to members of the public will be the cost of the tape plus staff time to make the copy of the proceedings. The cost of supervised listening to recordings will be the cost of the staff time. The cost of staff time will be set in the City's schedule of fees and charges each year.

Retention of Tapes

- (7) Recordings pertaining to the proceedings of Council Meetings shall be retained in accordance with the Library Board of Western Australia Act (1951-83), General Disposal Authority for Local Government Records. The current requirement for the retention of recorded proceedings is thirty (30) years.

Disclosure of Policy

- (8) This policy shall be printed within the agenda of all Council, Special Council, Electors and Special Electors and the Audit Committee meetings to advise the public that the proceedings of the meeting are recorded.



Notice is given that the next Ordinary Council Meeting will be held at New Civic Centre,
Dundebar Road, Wanneroo on **Tuesday** 18 December, 2001 commencing at **7.00pm**.

C JOHNSON
Chief Executive Officer
13 December 2001

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A G E N D A

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Public Question Time

Item 4 Confirmation of Minutes

OC01-11/01 Minutes of Ordinary Council Meeting held on 27 November 2001

That the minutes of the Ordinary Council Meeting held on 27 November 2001 be confirmed.

AE01-12/01 Minutes of the Annual Electors Meeting held on 12 December 2001

That the minutes of the Annual Electors Meeting held on 12 December 2001 be confirmed.

Item 5 Announcements by the Mayor without discussion

Item 6 Questions from Elected Members

Item 7 Petitions

New Petitions Presented

Update on Petitions

Item 8 Reports

Declarations of Interest by Elected Members, including the nature and extent of the interest. Declaration of Interest forms to be completed and handed to the Chief Executive Officer.

Planning and Development

Policies & Studies

PD01-12/01 Consideration of a Draft Private Advertising Signage Policy

File Ref:	97169
Responsible Officer:	Acting Director Planning and Development
Disclosure of Interest:	Nil
Attachments:	1

Issue

Consideration of a Draft Private Advertising Signage Policy (DPASP).

Background

Signs Local Law

The current Local Law provides for the regulation, control and management of signs within the district and is supported by the City's District Planning Scheme No 2 (DPS 2) sign provisions. The effect of the Local Law is to establish the requirements with which any person seeking to erect a sign within the district must comply and the means of enforcing those requirements.

Scheme Provisions

Under DPS 2 Advertisements are classed as "development" and consequently require the planning approval of Council unless specifically exempt.

Part 5 of the Scheme outlines the special controls with regard to the control of advertising signs. The objectives include:

- To ensure that the visual quality and character of particular localities and transport corridors are not eroded.
- To achieve signs that are not misleading or dangerous to vehicles or pedestrians
- To minimise the total area of impact of out door advertising commensurate with the realistic needs of commerce for such advertising

- To prohibit outdoor advertising which is considered to be superfluous or unnecessary by virtue of their number, colour, height, prominence, visual impact, size, relevance to the premises on which they are located, number and content
- Reduce and minimise clutter and
- Promote a high standard of design.

Schedule 4 of the Scheme outlines exempted advertisements. These provisions are currently considered acceptable and are not subject to change as part of the review.

Review of Signage Provisions

The City has undertaken a review of its Planning Scheme provisions and Local Law relating to private advertising signage. The review identified several areas that were considered to be inadequately covered. Accordingly it was considered that a DPASP should be prepared in conjunction with a design manual to better address signage and private advertising requirements in the City of Wanneroo.

The project brief for the preparation of this policy included the need for a review of signage provisions of District Planning Scheme No 2 recommending relevant amendments and a review of the current local law on signage, also including recommended amendments. The project brief also required the control of offensive advertising, third party advertising, identification of obsolete signage standards and appropriate signage for land and estate development.

Chris Antill, Planning and Urban Design Consultant, was appointed to undertake the project.

Detail

A DPASP has now been drafted with a view to improving the standard and requirements for signs within the City of Wanneroo (refer **Attachment 1**). The policy recognises the legitimate need for signs to give direction and to identify and promote businesses and buildings. There is an awareness of the responsibility to prevent the proliferation of advertising signage, to ensure that the visual impact of signage is properly assessed and managed, that significant characteristics of buildings, streetscapes, views, vistas and natural features are protected, and to ensure that signs are not hazardous to pedestrians or motorists.

The DPASP details the aims and objectives of the policy, and specifies criteria and performance standards.

Considerations relevant to the determination of an application for Planning Approval include:

- The category or type of advertisement
- The zoning of the land where the advertisement is to be located
- The standard specifications for the category or type of advertisement
- The acceptable deviation from the standard specification
- The matters which Council is directed to have regard to under the scheme
- In some specific cases (such as signs considered to be third party advertising) the content of a sign; and
- The manner of and position in which, the advertisement is to be displayed.

The DPASP also includes a signs/zoning table which describes the sign types that may be permitted in each zone.

In some instances signage strategies may also be required for a site showing the proposed location and size of all existing and proposed advertising signs. All subsequent applications for advertising signs on the site must be in accordance with the approved strategy.

Standards common to all signs include:

- They should not pose a threat to public safety or health
- They should not extend beyond any boundary of a lot except with the approval of Council
- If illuminated, they should not cause a nuisance by way of light spillage, not interfere with traffic signals and have a minimum clearance or headroom of 2.75m above natural ground level.

Comment

An increase in the number of applications for signs, changes in sign technology and design types has prompted the City to review its Planning Scheme Provisions and Local Laws relating to private advertising signage. The review identified various changes that were required and the need for a policy and guidelines to be prepared to address those areas that are not currently covered.

It should be noted that the current DPASP is considered to be a working draft only. There are still various aspects of the document that require further consideration and consequently have been left out of this working draft. These include estate signs and entry statements, signs along scenic routes, signs in special areas, etc. Despite its preliminary nature, it is important to undertake consultation with key stakeholders (including the public) at an early stage to ensure that all relevant policy considerations are addressed.

When the DPASP has been finalised it should be noted that a revision of the Local Law and Scheme will be undertaken to bring them into line with the policy. A user manual will also be prepared to assist those in the preparation of signage applications.

Proposed Programme and Consultation Strategy

The following programme is proposed for progressing this matter:

- 18 December 2001:
Council decision to undertake consultation with key stakeholders eg development industry, REIWA, Wanneroo Small Business Association etc. (Letters, including copy of working draft sent to key stakeholders).
- Early February 2002:
Consultation with key stakeholders completed.
- March 2002:
Report to Council on outcome of consultations and including draft Policy for adoption under DPS 2.

- Late March 2002:
Release of draft Policy for public comments period.
- Late April 2002:
Finish of public comment period.
- June 2002:
Report to Council on outcome of public comment period; includes proposed final Policy for adoption. Amendments initiated to DPS 2 and Signs Local Law to align these to new Policy. Prepare manual/guidelines document.
- July 2002:
WAPC approval to advertise DPS 2 amendments. Scheme amendments and Local Law changes advertised for public comment.
- August 2002:
Close of public comment period.
- October 2002:
Report to Council regarding public comments received. DPS 2 amendment forwarded to WAPC; Local Law change finalised.
- December 2002:
DPS 2 amendment gazetted.
- December 2002 to January 2003:
Updated manual/guidelines document if necessary.

It should be noted that this programme makes some allowance for the Christmas/New Year break. It should also be noted that it is possible that, rather than undertaking the changes to DPS 2 and the Local Law following adoption of the final Policy, it may be decided that it may be preferable to undertake those changes concurrent with the preparation of the Policy, eg to have a 'package' advertised which comprises the draft Policy, the proposed DPS 2 amendment and the proposed Local Law change. This can be considered further in due course.

Statutory Compliance

Clause 8.11 of the Scheme grants Council the power to make local planning policies relating to the whole or any part of the Scheme area. Subclause 8.11.3 details the review procedures to be observed prior to the final adoption of a planning policy, which includes a 21 day public comment period, following which Council must give further consideration to the proposed policy. At this stage, the DPASP should be regarded as a working draft and should be developed further after consultation with industry and other key stakeholders.

Strategic Implications

Nil

Policy Implications

Preparation of a new private advertising signage policy.

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

That Council:

- 1. NOTES the Draft Private Advertising Signage Policy prepared by Chris Antill Planning and Urban Design Consultant and adopts it as a Working Draft for the purpose of consulting with industry and other key stakeholders in the preparation of a final draft policy.**
- 2. Requires that a further report on this matter be presented to it once the matters requiring further investigation have been assessed, and consultation with industry and other key stakeholders has been undertaken.**

ATTACHMENT 1***DRAFT City of Wanneroo
Private Advertising / Signage Policy***

Purpose of the Policy

The principle purpose of this Policy is to set out the approach of the City of Wanneroo to the management of private outdoor advertising within the municipality, and to provide assistance to the Council when determining an application for Planning Approval to erect, place or display an advertisement on private land under the City of Wanneroo District Planning Scheme No. 2 (“the Scheme”).

Advertisements are classed as “development” under the Scheme, and require the Planning Approval of the Council unless specifically exempted.

Signage is an important element of Wanneroo’s built environment. This Policy provides assistance to applicants and the Council by setting out the standards which apply to different types of advertisement, the considerations which the Council should have regard to in determining an application for Planning Approval for an advertisement on private land, and the conditions which may be appropriately imposed on the approval of an application for Planning Approval for an advertisement.

The City recognises the legitimate need for signs to give direction, and to identify and promote businesses and buildings. It is also aware of its responsibility to the wider community to prevent the proliferation of advertising signage, to ensure that the visual impact of signage is properly assessed and managed, that significant characteristics of buildings, streetscapes, views, vistas and natural features are protected, and to ensure that signs are not hazardous to pedestrians or motorists.

Outdoor advertising is about communicating messages to consumers, and it comes in many forms. It can be printed, painted, projected or illuminated onto a wide variety of surfaces. Illuminated signs can include neon tubes, floodlights, or back lights. Flags, bunting, awnings, tethered balloons, pylon signs, window signs, roof signs, hoardings, fibre optics, video, flashing and chasing signs and animated signs are all examples of the broad scope of advertising that we encounter every day of our lives.

This Policy has been made in accordance with Clause 8.11 of the Scheme. The Policy does not bind the Council in respect of any application for Planning Approval but the Council is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

In this Policy, the term “sign” refers to “advertisement”, whether associated with a structure or not.

Policy Objectives**This Policy has the following objectives:**

- To encourage signs that are well designed and positioned, proportionate and appropriate to their location, and which enhance the visual quality, amenity and safety of the City;
- To encourage wherever possible signage to be integrated with the architecture and structure of the supporting building;
- To encourage signs that complement, and are compatible with, both the development on which they are displayed, the architectural style and use of the building, and the character of the surrounding locality;
- To ensure signs do not adversely affect the area with their appearance, size, illumination, overshadowing or in any other way;

- To encourage / allow signs that are adequate and effective, recognising the legitimate need for signs to give direction, and to identify and promote businesses;
- To encourage innovation, uniqueness and creativity in signage in appropriate areas of the City;
- To regulate to minimise the extent of visual clutter caused by the unnecessary proliferation of signs, and to encourage the rationalisation of existing and proposed signs;
- To ensure that signs are not designed or located so as to cause a danger or unnecessary distraction to passing motorists; and
- To ensure that the location and design of signs are consistent with road safety principles.

General Policy

- Signs erected on or adjacent to a building shall be for the purpose of the identification of the building, its ownership or the other major activities carried on within it. Signs for general advertising purposes may only be permitted where it can be demonstrated that the visual quality, amenity and safety of the City will be enhanced, or at the very least, not diminished;
- Signs should be visually interesting and exhibit a high level of design quality;
- When assessing the visual quality of a sign, consideration will be given to the appropriateness of its position, location, design, shape, colour(s), materials, illumination / lighting and any articulated or moving components;
- Signs erected on or adjacent to buildings shall generally be an integral part of the design and scale of the building and shall have regard to the materials, finishes, colours and fenestration of the building, and ensure that architectural features of the building are not obscured;
- Signs on buildings or on building sites which indicate the street number, and if applicable, the building name, are encouraged;
- Signs shall be located and designed so that they do not become a danger to motorists through creating a distraction;
- Signs shall be compatible with the style, scale and character of the surrounding streetscape, and the predominant uses within the locality. Signs should be located and designed so that sightlines, existing signs and architectural features of buildings are not obstructed. Consideration shall be given to the number and type of existing signs in the locality so as to avoid visual clutter;
- In considering innovative design proposals for signs not envisaged by this Policy, or where there are issues of interpretation, the City of Wanneroo will have regard to the design excellence of the proposed sign and its compliance with all the relevant objectives of this Policy; and
- Signs on buildings of heritage and cultural significance shall respect the building's architectural style, character and integrity. Any documentation regarding the building's heritage significance shall be used as a guide to assess the suitability of the proposed sign. Particular regard shall be given to the sign's design, materials, style and method of attachment to the building.

Considerations in Determining Applications for Planning Approval

Considerations relevant to the determination of an application for Planning Approval for an advertisement include :

- The category or type of advertisement;
- The zoning of the land where the advertisement is to be located;
- The standard specifications for the category or type of advertisement;
- The acceptable deviation from the standard specification;
- The matters which Council is directed to have regard to under the Scheme;

- In some specific cases (such as signs considered to be offensive and third party advertising) the content of a sign; and
- The manner of, and position in which, the advertisement is to be displayed.

Signs / Zoning Table

The following “Signs / Zoning Table” (Table 1) prescribes the sign types which may be permitted in each zone. The applicability is determined by cross reference between the list of “Sign Types” shown on the left hand side of the Table and the list of “Zones” shown at the top of the Table. The symbols used in the Table have the following meanings:

- “x” means that the sign type is not permitted by the Scheme. A Sign Type Not Listed is not permitted by the Scheme. However, the Council may determine in which zone(s), if any, the Sign Type Not Listed may be considered. In such cases, the Sign Type Not Listed shall be treated as an “ss” symbol under Table 1.
- “a” means that the sign type is permitted by the Scheme subject to the sign type complying with the standards and provisions set out in this Policy, and Local Law XX. Planning Approval is nevertheless required.
- “e” Exempted Advertising Sign, and means that the sign type is permitted by the Scheme subject to the sign type complying with the standards and provisions set out in this Policy, and Local Law XX. No application for Planning Approval is required.
- “ss” means that the sign type is not permitted by the Scheme unless a Signage Strategy for the whole site, acceptable to the Council, is submitted.
- “na” Not Applicable, and means that the particular sign type is not relevant to the associated land use.

Prohibited Signs

The following sign types are prohibited within the City of Wanneroo :

- Above roof or sky signs
- Hoardings

Existing authorised advertising signs may, however, continue to be displayed in accordance with any licence or approval previously granted by the Council, unless specifically required to be removed under the provisions of Clauses 5.1.6 and 5.1.7 of the Scheme.

In general, previous approvals granted under the Council’s Local Laws are specific to a particular display, and therefore where any changes to the display are proposed, the development shall comply with the current requirements.

Definitions

For the purposes of administering this policy, the following definitions shall apply: (See also Appendix 1 which contains illustrations of the sign types)

Above Roof or Sky Sign means an advertising sign which protrudes above the normal roof line or building parapet with little or no relation to the architectural design of the building. Above roof or sky signs are not permitted on private land within the City of Wanneroo.

Advertising Sign means any word, letter, model, sign, pattern, placard, board, notice, plate, device or representation, whether illuminated or not, in the nature of, and employed wholly or partly for the purpose of an advertisement, announcement or direction, and includes any hoardings or similar structure used, or adapted for use, for the display of advertisements, and advertising has a correlative meaning. The term includes any airborne device anchored to any land or building and any vehicle or trailer or other similar object placed or located so as to serve the purpose of advertising.

Animated or “New Technology” Signs means any sign or its contents that moves, and includes flashing or “chasing” lights, as well as video signs, and signs which are defined in the outdoor advertising industry as “trivisions”, “variable message”, “changing message” and “fibre optic” signs.

Billboard / Posterpanel means a third party advertising sign with an area greater than 4.5 sq.m. attached or painted onto the outside wall of a building.

Cabinet Sign means a lockable compartment with a transparent face fixed to a wall, for the display of advertising.

Development Sign means an advertisement displayed on a lot which has been approved by the Western Australian Planning Commission for subdivision, advertising the lots for sale, but upon which no work has taken place at the time of the application for planning approval of the development sign.

Direction Sign means a sign attached to a pole in the road reserve indicating the direction in which, or the distance at which, a hospital, church or community centre may be found, but the term does not include any sign erected pursuant to any statutory provisions.

Exempted Advertising Sign means advertising signs which, provided they comply with the standards set out in the Town Planning Scheme and Policies, do not require an application to Council for approval to install. [See Schedule 4 of DPS 2 (Sub-clause 5.1.5)]

Ground-based Sign means an advertising sign which is not attached to a building, and no portion of which is more than 1,200mm above natural ground level. Ground-based signs include A-frame signs (sandwich boards), spinners and the like, and may be fixed or portable.

Heritage Building or Place means a building or place included on the Register of the Heritage Council of WA, or contained within the Heritage List of the City of Wanneroo, or listed in the City of Wanneroo Municipal Heritage Inventory, or a place or building which in the opinion of Council may be added to the Municipal Heritage Inventory.

Hoarding means an advertising sign which is fixed to a free-standing structure not a building, and which has one or more supports. The overall height (including supports) is less than the sign’s width (horizontal dimension). Part of the sign must be greater than 1,200mm above natural ground level. Hoardings are not permitted on private land within the City of Wanneroo.

Horizontal Sign means a sign which is fixed to, or painted upon, a wall, having a greater horizontal dimension than vertical dimension, and includes a single-faced sign painted, applied or fixed above the transom of an entrance door or display window, and includes a cabinet sign. No part of a horizontal sign is to project above the lowest point of the eaves or ceiling of the building to which it is attached.

Illuminated Sign means a sign which is capable of being lit from within or from without by artificial light provided solely or mainly for the purpose of lighting the sign.

Large Banner Sign means a large-scale sign with static content which is attached to construction site scaffolding, or the face of a building, either inside or outside, and which is visible from the outside of the building, and which in its vertical dimension occupies more than the equivalent of one floor of that building.

Local Shop means a shop in which the only goods offered for sale are foodstuffs, toiletries, stationery or goods of a similar domestic nature intended for day-to-day consumption or use by persons living or working in the locality of the shop.

Name Plate means a sign identifying occupants of a property, such as medical practitioners, professionals or home-based businesses.

Offensive Sign means a sign which is unpleasant or disgusting or insulting to the senses, causing anger and/or annoyance. Offensive signage may involve the use of language, the discriminatory portrayal of people, inappropriate portrayal of children, the portrayal of violence, the portrayal of sex, sexuality and nudity, and abuses of health and safety. (Any member of the community can complain regarding an advertisement in any medium to the Advertising Standards Board.)

Projected Photographic Signs means an advertising sign projected onto a building, screen or other structure.

Projecting Vertical Sign means an advertising sign which is attached to a projection from the wall of a building, and includes a (hanging) sign suspended from a bracket attached to the wall of a building. No part of the sign is to project above the lowest point of the eaves or ceiling of the building to which it is attached.

Property Transaction Sign (Real Estate Sign) means an advertisement indicating that the premises on which it is displayed are for sale or for lease or are to be auctioned.

Pylon Sign means an advertising sign which is fixed to one or more supporting piers or columns, but not attached to a building. The overall height (including supports) is greater than the sign's width (horizontal dimension), and portion of the sign is greater than 1.2m above natural ground level.

Roof Sign means an advertising sign which is fixed to the top of the fascia or wall of a building, and is designed as an integral part of the design of the building. A roof sign must not project above the uppermost part of the building to which it is attached. A roof sign may be illuminated, and its contents may move, but it cannot contain flashing lights. A roof sign can also include a sign fixed to, or painted upon, the roof of a building.

Rural Producer's Sign means an advertisement displayed on land used for horticultural purposes and which advertises products produced or manufactured upon the land and includes the property owner's or occupier's name.

Semaphore Sign means a sign which specifically indicates the location of the entrance to a place of business or a building, and which is fixed over or adjacent to the entrance, and the bottom of the sign shall be no less than 2,700mm above the ground directly below the sign.

Sign for the purposes of this Policy, "sign" means a board, placard, device, representation or similar, displayed in public and inscribed with or containing words or designs intended to inform and/or advertise goods or services, and is physically defined for the purposes of regulation by this Policy by the outer dimension of the frame or border or structure or silhouette containing the letters, numbers, illustrations and background which together constitute the total contents of the sign.

Sign Type Not Listed means any other form of sign type or advertising which is not included within the other definitions contained within this section.

Sign Under Verandah means a sign fixed to, or suspended from, the underside of a verandah or balcony or awning.

Sun Blind means an awning of canvas or cloth or metal or glass or clear acrylic resin, either erectable of fixed, projecting from the face of a building over a door or window, to which a message is attached designed to be read from the street.

Tethered Sign means an advertising sign which is suspended from, or tethered (tied) to any structure, or vehicle or tree or pole (with or without supporting framework). The sign may be made of paper or plastic or fabric or a similar material. The term includes lighter-than-air aerial devices, inflatables such as balloons and blimps, bunting, banners, flags and kites.

3-D Replica Object or Shape means a three dimensional replica object or shape used as an advertising device which is designed to replicate or copy a real world object or shape. The replica may be enlarged, miniaturized or equal in scale, or may be attached to or constructed as part of a building. The replica may be freestanding or form part of a freestanding sign, such as a pylon sign.

Tower Sign means a sign fixed to, or placed upon, a chimney stack or open structural mast or tower. A tower may include a purpose-built structure of two, three or more sides designed specifically to accommodate advertising.

Verandah Fascia Sign means a sign painted, or fixed, onto the outer or return fascia of a verandah or awning.

Verandah Sign means a sign consisting of free-standing letters or numbers, and located above the outer fascia of a verandah or balcony or awning.

Wall Mural means a graphic design which does not convey a defined advertising message.

Window Sign means an advertising sign which is fixed to, or painted upon, either the interior or exterior of the glazed area of a window, and any part of which is visible from outside the building. A window sign shall not cover more than 50% of the glazed area of any one window, or exceed 10.0 sq.m in area in aggregate per tenancy on a lot.

Standard Specifications

Standards Common to All Signs

All advertising signs shall:

- not pose a threat to public safety or health;
- not extend beyond any boundary of a lot except with the approval of the Council;
- if illuminated, not cause a nuisance by way of light spillage to abutting sites, not interfere with or be likely to be confused with traffic control signals, and have a minimum clearance or headroom of 2.75m above natural ground level.

The surface area of a sign is to be calculated in square metres – i.e., usually its height x width. When an odd shaped sign is assessed (such as a “3D Replica Object / Shape Sign”, the surface area of the sign shall be defined as its area in silhouette or profile when viewed from any one perspective.

Every sign shall be securely fixed to the structure upon which it is supported, to the satisfaction of the Council, and shall be maintained in a safe condition.

All signs shall be designed, constructed, finished, installed and maintained to a standard compatible with their surroundings including buildings, landscaping and other signs.

Signs attached to buildings should reflect the architectural style and features of the building, be proportionate in size and style, and be located in such a manner as to maintain the visual integrity of the building.

A sign shall not be located so as to obstruct access to or from a door, fire escape or window, other than a window designed for the display of goods.

Specific Standards

In addition to the “Standards Common to All Signs”, the standards for the specified sign types are as follows :

Above Roof or “Sky Sign”

These signs are not permitted on private land within the City of Wanneroo.

Animated or “New Technology” Sign

See "Miscellaneous Matters 11".

Billboard / Poster Panel Sign

Must be attached to, or painted on, an outside wall of a building.
Max. area of 4.5 sq.m

Cabinet Sign

Max. area 0.75 sq.m

Development Sign

Max. height of sign	4m
Max. length/width of sign	5m
Max. area	20 sq.m
Min. headroom	1m
Max. height above ground	5m

Ground-based Sign

Max. height above ground 1.20m
Must only be located on private land. Not permitted on public land.

Hoardings

Hoardings are not permitted on private land within the City of Wanneroo.

Horizontal Sign

Max. height of sign	1.2m
Max. length/width of sign	8m
Max. area	8 sq.m
Min. headroom	1m
Max. height above ground	5m
Max. projection	200mm

Large Banner Sign

See "Miscellaneous Matters 9".

Name Plate

Max. area 0.2 sq.m

Projected Photographic Sign

Applications will be assessed on a case-by-case basis. No basic standards apply.

Projecting Vertical Sign

Each sign shall have a maximum area of 2 sq.m, with a minimum ground level clearance of 2.75m. The sign shall not protrude more than 0.5m from the wall. A projecting vertical sign must not project above the top of the wall to which it is attached. Only one sign will be permitted per ground floor tenant in any one building.

Property Transaction (Real Estate) Signs

These are temporary signs only. A property transaction sign shall be removed within 14 days of the transaction settlement of the property or properties to which it refers being sold or leased, or within two years, whichever is the sooner.

Illumination of these signs will not be permitted.

Single Dwellings:

Max. height of sign	3m
Max. length/width of sign	4m
Max. area	5 sq.m
Maximum of two signs per dwelling.	

Multiple dwellings, shops, etc.:

Max. height of sign	4m
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Max. length/width of sign 5m
 Max. area 20sq.m
 Max. height above ground 5m
 Maximum of one sign per street frontage.

Large Properties:

Max. height of sign 6m
 Max. length/width of sign 8m
 Max. area 30 sq.m
 Max. height above ground 6m
 Maximum of one sign per street frontage.

Pylon Sign

Max. height of sign 6m
 Max. length/width of sign 2.5m
 Max. area 4 sq.m
 Min. headroom 2.4m
 Max. height above ground 7.5m
 Max. projection 900 mm

Pylon signs shall be limited to a maximum of one sign per street frontage on any one lot.

Notwithstanding the provisions above, where a lot contains more than one tenancy and:

- has an area of up to 0.5ha, a pylon sign may, with the approval of Council, be increased in height to a maximum of 7m above ground level, and in area to a maximum of 5 sq.m with a maximum vertical or horizontal dimension of 3.0m.
- or, where the lot has an area greater than 0.5ha, a pylon sign may, with the approval of Council, be increased in height to a maximum of 8m above ground level, and in area to a maximum of 6.0 sq.m with a maximum vertical or horizontal dimension of 3.0m.

Roof Sign

Max. height of sign 3m
 Max. length/width of sign 5m
 Max. area 6 sq.m
 Max. height above ground 15m

Rural Producer's Sign

Max. height of sign ?m
 Max. length/width of sign ?m
 Max. area ? sq.m
 Max. height above ground ?m
 Limit No. of signs per property ???

Semaphore Sign

- shall have a minimum ground level clearance of 2.75m;
- shall not exceed 1.0m in height at any point and shall not exceed 900mm in width at any point
- shall not project more than 900mm from the face of the building to which the sign is attached;
- not more than one semaphore sign shall be fixed over or adjacent to the entrance to a building.

Under Verandah Sign

- one sign will be permitted per ground floor property/tenant. These signs shall be situated at least 4m apart when attached to the same verandah;
- each sign shall have a maximum area of 0.75 sq.m, with a minimum clearance from natural ground level of 2.75m.

Sun Blind Sign

Must be an integral part of a normal sun protection device.

Tethered Sign

See "Miscellaneous Matters 7".

3-D Replica Object or Shape

Max. area of 2 sq.m

Tower Sign

Applications will be assessed on a case-by-case basis. No basic standards apply.

Verandah Fascia Sign

- shall not exceed 600mm in height;
- shall not project beyond the outer metal frame or other surround of the fascia;
- in the case of an illuminated sign, shall not be a flashing sign. (For the purposes of this paragraph an illuminated sign which only changes colour is not considered to be a flashing sign);
- shall be so constructed that the bottom edge of the sign is not lower than the bottom edge of the fascia.

Verandah Sign

Shall be comprised only of free-standing letters which are parallel to the nearest street kerb and each of which has a height of not more than 400mm. Each letter shall be mounted on a base 75mm in height.

Window Sign

Window signs shall not cover more than 50% of the glazed area of any one window, or exceed 10.0 sq.m in area aggregate per tenancy on a lot.

Acceptable Deviation (Use of Council Discretion)

Council may exercise its discretion to approve a deviation from the specific standards of the previous section subject to the applicant demonstrating that the likely effect of the location, height, bulk, scale, orientation, number, appearance and/or content of the advertisement will not :

- conflict with, or detrimentally affect, the physical or visual amenity of the locality; or
- interfere with pedestrian or traffic safety.

Proposed Placement of Advertisements**An advertisement shall not be displayed where :**

- it would detract from the aesthetic environment of a park or other land used by the public for recreation;
- in the case of an internally illuminated advertisement, its display would not cause glare or dazzle or would otherwise distract the driver of a passing vehicle;
- in the case of an externally illuminated advertisement, the light would not be directed solely onto the device and its structural surround and the light source be so shielded that glare would not occur or extend beyond the advertisement and cause the driver of a passing vehicle to be distracted;
- in the case of an illuminated advertisement, it may be confused with or mistaken for the stop or tail light of a vehicle or vehicles;
- it significantly obstructs or obscures the view of a lake, the sea or any other natural feature of beauty;
- it would detrimentally affect the amenity of the area;
- it would detrimentally affect the significance and aesthetics of a Heritage Area or Place;
- it would be likely to interfere with, or cause risk or danger to traffic on a thoroughfare by virtue of the fact that it :
 - may be mistaken or confused with, or obstruct or reduce the effectiveness of any traffic control device;

- would invite traffic to turn and would be sited so close to the turning point that there would not be reasonable time for a driver of a vehicle to signal and turn safely;
- would invite traffic to move contrary to any traffic control device;
- would invite traffic to turn where there is fast moving traffic and no turning lane;
- may obscure the vision of a person driving a vehicle.

Signage Strategies

Applications for :

- new commercial or industrial-type developments;
- new developments within a commercial, industrial or centre zone; or
- other applications as required by this Policy (See Table 1), shall include a Signage Strategy (SS) for the whole of the subject site showing the proposed location and size of all existing and proposed advertising signs (the actual contents and structural details are not required) for the site. The Strategy should also show the outline of all buildings, car parking areas, landscaped areas and vehicular access/egress points to the site. All subsequent applications for advertising signs on the site must be in accordance with the approved SS.

An application for an advertising sign on a lot in respect of which there is an approved SS shall be in accordance with the approved SS, or shall include a new SS.

In considering an application for an advertising sign on a lot in respect of which there is an approved SS, Council shall have regard to the approved SS.

A Signage Strategy may be either “Simple” or “Complex” and Council shall determine which form will be required of the applicant. In general terms, the following shall apply:

Simple Signage Strategy :

A Simple SS will be required to be lodged for new developments which contain any of the following signage types :

- Cabinet signs
- Ground-based signs
- Name plates
- Rural producer’s sign
- Window signs

The Simple SS should take the form of :

- A clear illustration of where the sign(s) are proposed to be placed on the site or building. This could be a scaled drawing of the sign superimposed onto a recent photograph of the site and/or building; and/or
- A sketch on your builder’s plans and/or elevations; and/or
- A perspective drawing.

The illustration must also show the relation of the sign to neighbouring properties, so that Council can determine if it is likely to have any negative physical or visual effects on those properties.

Complex Signage Strategy :

A Complex SS will be required to be lodged for new developments which contain any of the following signage types :

- Hoarding sign
- Horizontal sign
- Projected photographic sign
- Projecting vertical sign
- Pylon sign

- Roof sign
- Semaphore sign
- Under verandah sign
- Sun blind sign
- Tethered sign
- 3D replica object / shape sign
- tower sign
- verandah fascia sign
- verandah sign

The Complex SS should take the form of :

- A site plan showing clearly where each sign is to be located in relation to the building(s), site boundaries and neighbouring properties. The plan must include a scale and north point, lot boundaries, street and road names and existing signs to be retained or removed.
- A perspective drawing or photomontage showing neighbouring buildings and sites, lot boundaries, existing signs to be retained or removed.
- A sheet illustrating each sign to be installed and clearly showing dimensions, surface areas, heights above ground and sign content.
- Additional notes in support of your application.

The illustration must also show the relation of the sign to neighbouring properties, so that Council can determine if it is likely to have any negative physical or visual effects on those properties.

Exempted Advertising Signs

Subject to the provisions of the Main Roads WA (Control of Signs) Regulations 1983, and notwithstanding the provisions of Clause 5.1.2 of the Scheme, the Council's prior planning approval is not required in respect of those advertising signs listed in Schedule 4 of the Scheme ("Exempted Advertisements").

The exemptions listed in Schedule 4 do not, however, apply to land, buildings, objects, structures and places referred to in Clauses 5.2 (heritage places) and 5.3 (significant landscapes / environment) of the Scheme.

Signs in Special Areas (Where a desirable environmental character needs to be protected)

Are there any areas of special character which deserve special attention?

Miscellaneous Matters

1. Signs Along Scenic Routes

What is the identified problem here which requires standards to be set?

2. Real Estate Development Signs

These are signs erected on new residential, industrial, commercial, tourist, special residential, or special rural developments or subdivisions. They are generally large signs, and contain information such as the name of the estate, plan of the subdivision, details of the facilities on offer, the number of lots, prices, auction details, contact names and numbers etc.

Each subdivision or development shall be permitted one such development sign, except that when there are two prominent road frontages, a second such sign shall be permitted.

Development signs are to be a maximum of 8 sq.m in area, and shall be securely mounted on timber or steel poles. The sign shall be located within the area being offered for sale.

Development signs are temporary signs only. A development sign shall be removed within 14 days of the last lot or property being sold or leased, or within two years of being erected, whichever is the sooner.

3. *Estate Signs and Entry Statements*

What is the identified problem here which requires standards to be set?

4. *Signs on Heritage Buildings and Places*

Preamble

The design and location of signs on or near heritage buildings and places must be carefully considered to achieve a high degree of compatibility with the heritage significance of the building or place so as not to detract from that significance.

In some cases, new signs should achieve that compatibility by being of a very traditional character; in other cases, the sign should be clearly contemporary in design. Whether traditional or modern, the new sign must be well designed and carefully placed so as not to detract from the significant qualities of the existing building or place.

Objectives

- To ensure signage is designed and located in a manner which conserves the heritage buildings and places which have been identified as significant, and protecting and enhancing what is valued about each building or place; and
- To encourage signs that are appropriate to a heritage building or place having regard to its significance and context.

Appropriate Sign Opportunities

Opportunities for advertising, as well as acceptable media used, may be more limited than in other areas.

Historically, signs were rarely placed on pilasters, architectural mouldings or across incised decorative patterns. They were placed so as to allow the architectural details of buildings to remain prominent.

Generally the following areas on a heritage building are suitable for locating advertising signage, although it is not suggested that all these opportunities should be exploited at the same time :

- The solid parapet above the cornice (horizontal sign);
- The horizontal panel below the cornice (horizontal sign);
- Ground or first floor windows (window signs);
- On side upper storey walls (horizontal signs); and
- Attached to verandahs (verandah fascia and under verandah signs);

Some appropriate locations for signage are illustrated over the page.

Modern signs can, at times, be accommodated as projecting vertical signs, and as name plates beside the entrance door.



Some appropriate locations for advertising signage.

All other sign types, including roof signs, are discouraged on buildings of heritage significance.

Matters for Consideration

Generally, signs on individual buildings or within areas of special significance should be discreet, and should complement the building or area. The architectural characteristics of a building should always dominate. For example, signs should not be placed on cast iron, first floor verandahs, balustrades or in front of cast iron frieze work.

Advertising should be placed in locations on the building or item which would traditionally have been used as advertising areas.

No signs should break an historic parapet or roof line of a building. A possible exception is single-storey verandah roof lines, where signs sometimes project above verandah spouting or across the verandah roof ("verandah sign").

Side walls provide opportunities, but should be carefully considered.

Modern standardised 'trademark' advertising will not usually be appropriate. This is unless the presentation is modified by placing the modern sign in a panel with a perimeter margin and surrounding wall surface printed in sympathetic heritage colours.

In general, there are no standard sizes for signs in heritage areas. They may vary according to the design of the building or its environment.

Permanent signs on shop windows should not cover more than 25% of the window area, between the window sill and the door head.

A verandah fascia sign should have a maximum height of 175mm with lettering of 150mm in height.

As the external colours applied in different historic periods varied, and were more limited in range than today, it is wise to research appropriate colour ranges for buildings in heritage areas. Paint scrapings can often reveal original colours.

Heritage lettering styles may involve shaded letters, the mixing of sizes and styles of letters, and ornamental scrolls as relevant to the period of the building.

Fluorescent and iridescent paints are inappropriate.

Signs are preferably illuminated by floodlighting. Large backlit signs will be appropriate only on buildings and items constructed during the period when neon was used. Small neon signs hanging inside the windows of shops can be appropriate because they are more in the nature of a window display than of a dominant townscape element. There are exceptions to the use of internally illuminated, neon and flashing signs where they are an accepted component of the social history of an area.

5. *Offensive Signage*

The City of Wanneroo will not approve offensive outdoor advertising signage where it is proposed to be erected or displayed for public viewing anywhere within the areas under the City's control.

6. *Third Party Advertising*

Any advertising sign that is erected on or adjacent to a building or on a site shall be for the purpose of the identification of the building, its ownership or the major activities carried on within it.

General advertising ('third party advertising') may only be permitted where, having regard to the character of the area in which the sign is to be situated, it can be demonstrated to the Council's satisfaction that the visual quality, amenity and safety of the municipality will be enhanced, or at the very least, not diminished.

In any event, the third part advertising component of any sign should not constitute more than 50% of the total sign area.

Planning Approval is required to permit the erection of all general advertising signs.

7. *The Control and Location of Tethered Signs (Advertising Balloons and Blimps, etc.)*

Objectives

- To ensure that the future location of tethered signs on private property is compatible with the character of surrounding buildings and land use activities;
- To provide an appropriate framework from which planning decisions can be made regarding the location and control of tethered signs.

Policy

In determining an application for a tethered sign, the Council shall have regard to the following:

- Tethered signs shall only be permitted on a private property for the purpose of identifying the use on-site, or for activities associated with that use;
- Tethered signs shall only be permitted on properties where it can be demonstrated that having regard to the character of the area in which they will be situated, they will not adversely affect the visual amenity of the location or adjacent areas. More specifically,
 - tethered signs shall only be permitted on commercial premises where the device will not have a significant detrimental impact on surrounding residential dwellings;
 - particular attention shall be given to preserving the visual amenity of commercial areas characterised by a unique built form, comprising historical and architecturally significant building stock, and other precincts / locations considered by the Council as being of environmental, townscape or landscape value.
- Approval shall be for a maximum period of thirty (30) days only.
- Planning Approval is required to permit the erection of all tethered signs.

Standards

Tethered signs shall:

- be located wholly within the boundaries of the subject lot;
- have a maximum vertical dimension of 0.75m and a maximum area of 2.0 sq.m;
- not be less than 2.75m or greater than 8.0m from ground level;
- be limited to a maximum of one sign per street frontage on any one lot; and
- not be within 10.0m of a pylon sign.

Notwithstanding the provisions of the above clauses, tethered signs which consist of balloon or blimp-type objects shall:

- not exceed 7.0m in diameter or 9.0m in height; and
- not be displayed for more than 30 days in aggregate for any one calendar year.

Furthermore, the advertiser shall supply to the Council prior to erecting such a sign a certificate from a qualified structural engineer certifying that the connection of the balloon or blimp-type object to its ground-based fixture is of a structurally sound design.

8. ***Roof Signs***

Objective

To control the number and type of roof signs permitted in order to protect the visual amenity of those areas in respect of which permission is sought to erect such signs.

Policy

The general policy in respect of the construction of new roof signs or the alteration to the dimensions or content of existing roof signs is as follows:

- No roof signs shall be permitted to be erected on buildings except where such signs may be seen to be designed as an integral part of the design of the building and are for the purposes identification of the building, its ownership or the major activities carried on within it.
- Roof signs other than those identified in the previous paragraph shall only be permitted where it can be demonstrated that having regard to the character of the area in which they are to be situated, they would not adversely affect its amenities or those of other areas.
- An illuminated roof sign will not be permitted if it is likely to adversely affect the amenity of adjoining, overlooking residents due to excessive glare.
- A roof sign must be compatible with the building upon which it is attached in terms of its size and design.
- Roof signs are not permitted on heritage buildings.
- Planning Approval is required to permit all roof signs.
- “Above roof” or “sky signs” are not permitted on private land anywhere within the City of Wanneroo.

9. ***Large Banner Signs***

Objective

To control the location, number, content and duration of display of large banner signs in order to protect the visual amenity of those areas in respect of which permission is sought to erect such signs.

Policy

The Policy in respect of the erection of large banner signs, and the alteration to the dimensions or content of existing large banner signs, is as follows:

Large banner signs on buildings:

- Large banner signs may be permitted only within the Commercial Zone and the Centre Zone.
- Only one large banner sign may be erected on any one building at a time.
- The content of large banner signs may only promote special events, exhibitions or commercial events of interest to the community, or major new commercial activities. The part of the sign occupied by corporate markings, logos, branding or the like shall only occupy a maximum of 5% of the total sign area. Third party advertising shall not be permitted. Sign content and any change of content must be approved by Council.
- Large banner signs will only be permitted to be displayed on a temporary basis, and for the purposes of this Section of the Policy, “temporary” means no more than six (6) months’ duration. No further approval for a large banner sign on the same building will be considered by Council until at least six (6) months have elapsed since a previously approved large banner sign was removed.

- Only four (4) large banner signs shall be permitted to be on display within the municipality of the City of Wanneroo at any one time.

Large banner signs on scaffolding:

- Large banner signs on scaffolding may be permitted only within the Commercial Zone and the Centre Zone.
- Only one large banner sign on scaffolding may be erected on any one building site at a time.
- The scaffolding must be directly associated with a building under construction, or a building undergoing conversion.
- The content of large banner signs on scaffolding may only promote special events, exhibitions or commercial events of interest to the community, or major new commercial activities. The part of the sign occupied by corporate markings, logos, branding, the selling agency or the like shall only occupy a maximum of 5% of the total sign area. Third party advertising shall not be permitted. Sign content and any change of content must be approved by Council.
- Large banner signs on scaffolding will only be permitted to be displayed on a temporary basis, and for the purposes of this Section of the Policy, “temporary” means no more than twelve (12) months, or for the duration the scaffolding is in place, whichever period is the lesser.

Planning approval is required to permit the erection of all large banner signs on buildings and scaffolding.

10. Wall Murals

Wall murals, which do not convey a defined advertising message, can provide colour and interest to blank walls and unattractive structures. They can be informative, humorous, artistic or puzzling, depending upon their content.

Objective

To control the number and type of murals permitted in order to protect the visual amenity of those areas in respect of which permission is sought to erect such signs.

Policy

- Planning approval is required to permit the erection of all wall murals.
- Wall murals shall not be precluded from any part of the City of Wanneroo as a matter of policy, but rather each application for a wall mural shall be treated on its merits, bearing in mind the locational context and content of the proposed wall mural, and the overriding need to protect the character and general amenity of the locality.

11. Animated or “New Technology” Signs – Video Signs

- Video signs are only permitted within the zones nominated in Table 1, and will require the submission and approval of a Signage Strategy.
- A video sign must be compatible with the character of the streetscape within which it is proposed to be erected. A video sign shall not be permitted within a designated heritage area, or on or associated with, a registered heritage place.
- A video sign must be designed as an integral part of a building or structure, but will not generally be approved where it takes the form of a pylon sign.
- The most appropriate locations for video signs include plazas and public spaces where their contents can be viewed by gathered or passing pedestrians, but cannot be viewed by passing motorists who may be distracted in their driving so as to cause a safety hazard. A video sign may be constructed and located as to create a landmark in its immediate locality.
- The contents of a video sign may move but not flash.
- Planning approval is required to permit the erection of all video signs, and the content of a video sign must also receive the approval of Council.

Sign Types Not Listed

In considering innovative design proposals for signs not envisaged by this Policy, or where there are issues of interpretation, the City of Wanneroo will consider the design excellence of the proposed sign, and the degree to which it meets the objectives of this Policy. Planning Approval is required to permit the erection of all “sign types not listed”.

Enforcement & Penalties

AS PER CLAUSE 8.10 OF THE SCHEME.

Situations Where Planning Approval Is Required

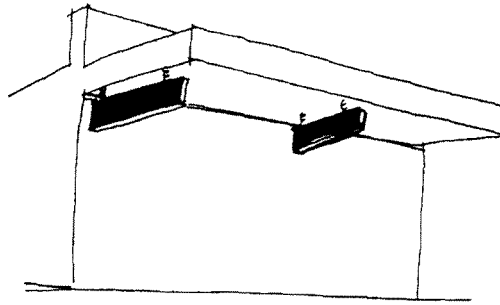
Planning Approval to erect an advertising sign on private land within the City of Wanneroo is required in the following situations :

- When a proposed sign does not comply with this Private Advertising / Signage Policy, or
- When a proposed sign does not comply with a City of Wanneroo Local Law, or
- When the sign type is classified “a” under Table 1 – Signs / Zoning Table of this Policy, or
- When a proposed sign is to be located in an area where other public authorities have some or all responsibility for approving signage, or
- When a proposed sign is considered to be general advertising, or “third party” advertising, or
- When the application is for a tethered sign, or
- When the application is for a roof sign, or
- When the application is for a large banner sign, or
- When the application is for a wall mural, or
- When the application is for a video sign, or
- When the application is for a “sign type not listed”.

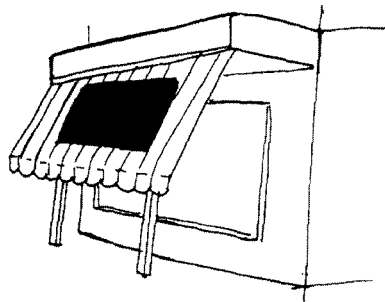
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APPENDIX 1 – Diagrams Illustrating Sign Types

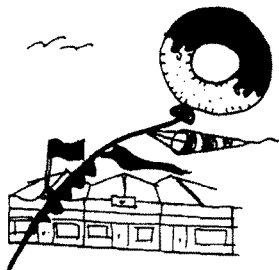
Under Verandah Sign



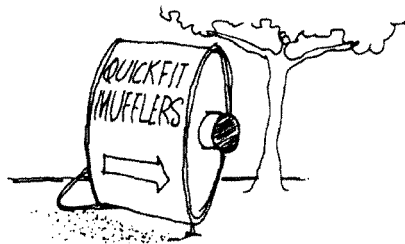
Sun Blind Sign

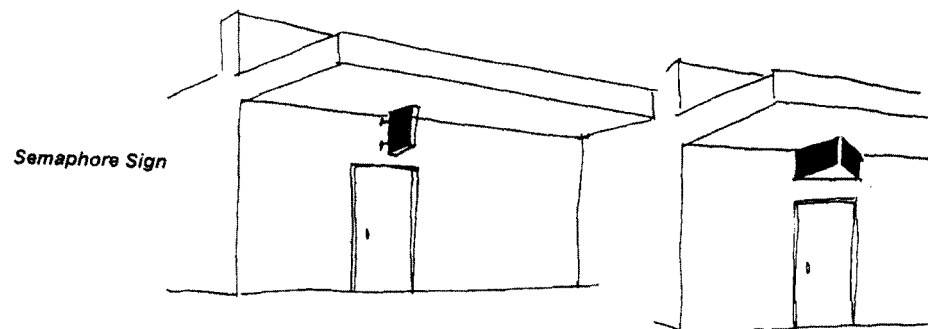
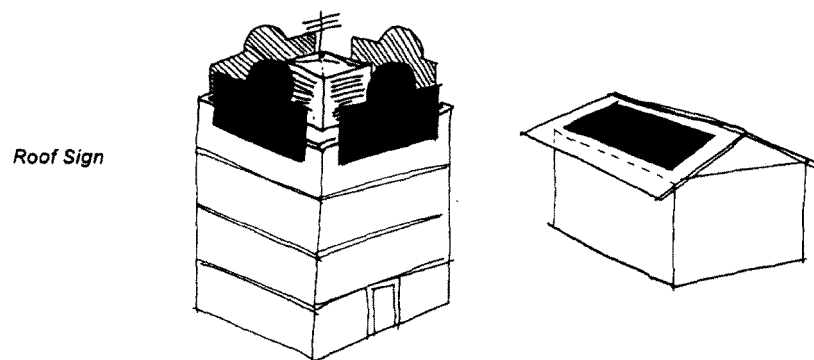
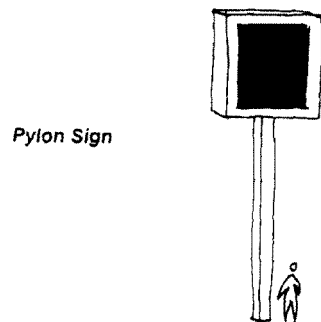
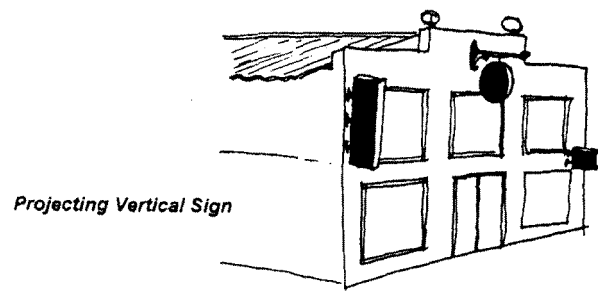


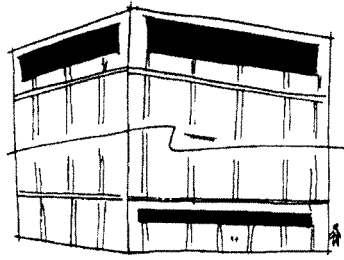
Tethered Sign



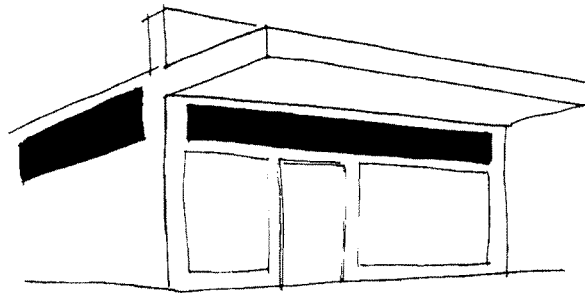
Replica Object / Shape Sign



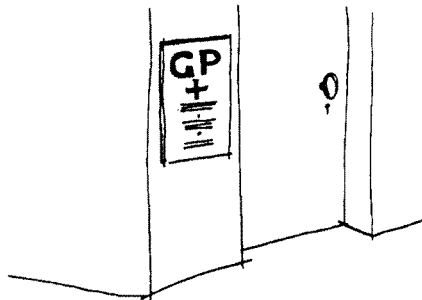




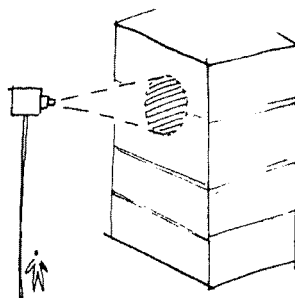
Horizontal Sign



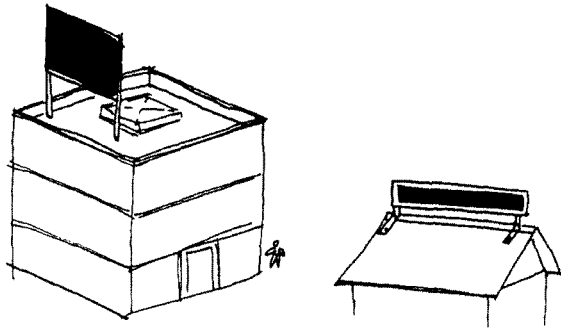
Name Plate



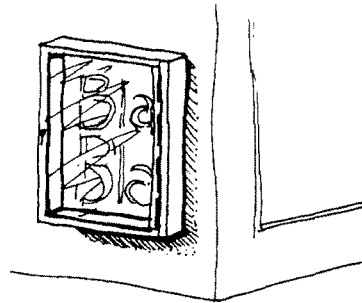
Projected Photographic Sign



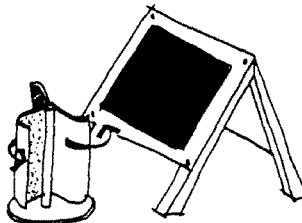
Above Roof or Sky Sign



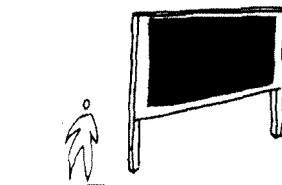
Cabinet Sign



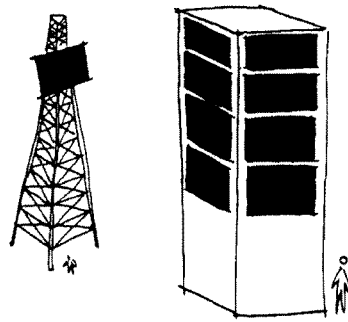
Ground-based Sign



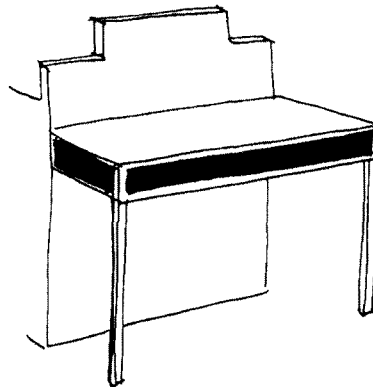
Hoarding Sign



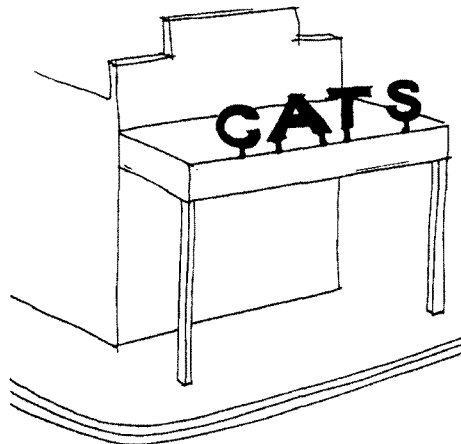
Tower Sign



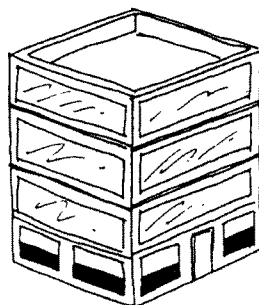
Veranda Fascia Sign



Verandah Sign



Window Sign



(Table 1)

CITY OF
WANNEROO

Signs / Zoning Table

Sign Types	Zones																	
	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs/Recreation	Marina	General Industrial	Service Industrial	Centre	Urban Development	Industrial Development	General Rural	Rural Resource	Special Rural	Special Residential	Special use	Rural Community
Above Roof or Sky Sign	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Animated	x	x	ss	ss	ss	x	x	x	x	ss	na	na	x	x	x	x	x	x
Billboard/ Poster Panel	x	ss	ss	ss	x	x	x	x	x	ss	na	na	x	x	x	x	x	x
Cabinet	x	a	a	a	a	a	a	a	a	a	na	na	na	na	na	na	na	na
Development	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a	a
Ground – Based	x	e	e	e	e	e	e	e	e	e	na	na	e	e	e	e	e	e
Hoarding	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x
Horizontal	x	ss	a	a	a	a	a	a	a	a	na	na	x	x	x	x	x	x
Large Banner	x	x	x	ss	x	x	x	x	x	ss	x	x	x	x	x	x	x	x
Name Plate	e	e	e	e	e	e	e	e	e	e	na	na	e	e	e	e	e	e
Projected Photographic	x	x	x	x	ss	x	x	x	x	ss	x	x	x	x	x	x	x	x
Projecting Vertical	x	ss	ss	ss	ss	ss	ss	a	a	ss	na	na	x	x	x	x	x	x

Key		Limit to Number of Signs Per Land Use	
<i>x ~</i>	<i>Not permitted</i>	<i>Hotel:</i>	<i>Max. of 3 different signs</i>
<i>a ~</i>	<i>Permitted, Application Required</i>	<i>Restaurant:</i>	<i>Max. of 2 different signs</i>
<i>e ~</i>	<i>Permitted, Exempt from Application</i>	<i>Businesses:</i>	<i>Max. of 2 different signs</i>
<i>ss ~</i>	<i>Not Permitted Unless Acceptable Signage Strategy Provided</i>	<i>Service Stations:</i>	<i>Max. of 3 different signs</i>
<i>na ~</i>	<i>Not Applicable</i>	<i>Cinema:</i>	<i>Max. of 3 different signs</i>
		<i>Shop:</i>	<i>Max. of 2 different signs</i>
		<i>Civic Use:</i>	<i>Max. of 2 different signs</i>
		<i>Showroom:</i>	<i>Max. of 3 different signs</i>

Continued Overleaf

(Table 1 Continued)

CITY OF
WANNEROO

Signs / Zoning Table

Sign Types	Zones																
	Residential	Mixed Use	Business	Commercial	Civic & Cultural	Private Clubs/Recreation	Marina	General Industrial	Service Industrial	Centre	Urban Development	Industrial Development	General Rural	Rural Resource	Special Rural	Special Residential	Special use
Property Transaction	e	e	e	e	e	e	e	e	e	e	e	e	e	e	e	e	e
Pylon	x	a	a	a	ss	x	a	a	a	ss	na	na	x	x	x	x	ss
Roof	x	ss	ss	ss	ss	ss	ss	ss	ss	ss	na	ss	ss	na	na	na	na
Rural Producer's	x	na	na	na	na	na	na	na	na	na	na	na	e	e	e	x	e
Semaphore	x	ss	ss	ss	ss	ss	ss	a	a	ss	na	na	x	x	x	x	x
Under Verandah	x	ss	ss	ss	ss	ss	ss	a	a	ss	na	na	x	x	x	x	x
Sun Blind	x	e	e	e	e	e	e	e	e	e	na	na	e	e	e	e	e
Tethered	x	x	ss	ss	ss	ss	x	ss	ss	ss	x	x	x	x	x	x	x
3D-Replica	x	a	a	a	a	a	a	a	a	a	na	na	a	a	a	a	a
Tower	x	x	x	x	x	x	x	ss	ss	ss	x	x	x	x	x	x	x
Verandah Fascia	x	ss	ss	ss	ss	ss	ss	a	a	ss	na	na	x	x	x	x	x
Verandah	x	a	a	ss	ss	a	x	x	x	ss	na	na	x	x	x	x	x
Window	x	e	e	e	e	e	e	e	e	e	na	na	na	na	na	na	na

Key	Limit to Number of Signs Per Land Use
<i>x ~ Not permitted</i>	<i>Hotel: Max. of 3 different signs</i>
<i>a ~ Permitted, Application Required</i>	<i>Restaurant: Max. of 2 different signs</i>
<i>e ~ Permitted, Exempt from Application</i>	<i>Businesses: Max. of 2 different signs</i>
<i>ss ~ Not Permitted Unless Acceptable Signage Strategy Provided</i>	<i>Service Stations: Max. of 3 different signs</i>
<i>na ~ Not Applicable</i>	<i>Cinema: Max. of 3 different signs</i>
	<i>Shop: Max. of 2 different signs</i>
	<i>Civic Use: Max. of 2 different signs</i>
	<i>Showroom: Max. of 3 different signs</i>

Town Planning Schemes and Structure Plans

PD02-12/01 Close of Advertising: Amendment No. 2 to District Planning Scheme 2

File Ref:	70395
Responsible Officer:	Acting Director, Planning and Development
Disclosure of Interest:	Nil
Attachments	2

Issue

Consideration of submissions received following the close of advertising of Amendment No.2 to District Planning Scheme No.2 (DPS2).

Applicant	BSD Consultants
Owner	Masterkey Properties
Location	Lot 179 East Road, Hocking
Site Area	3339m ²
DPS 2 Zoning	Commercial

Background

Lot 179 is located at the corner of East Road and Manchester Drive, Hocking (refer **Attachment 1**). Amendment No.2 is a text amendment to modify Schedule 3 of DPS2 to increase the maximum Net Lettable Area (NLA) of the Hocking Local Centre from 500m² to 700m². A development approval for the subject centre was previously issued by the City. The additional 200m² is proposed to be accommodated in the eastern most portion of the building which was previously approved as an office (refer **Attachment 2**).

Council considered Amendment No.2 at its meeting of September 25th 2001 (Report no. PD11-09/01), and resolved to seek authority from the Western Australian Planning Commission (WAPC) to allow a reduced advertising period of 21 days, following consideration of the proposal by the Environmental Protection Authority (EPA).

Detail

The EPA advised the City on 29 October 2001 that the Scheme Amendment did not warrant an environmental assessment, thereby allowing the amendment to be advertised. The WAPC advised the City on 1 November 2001 that a reduced public advertising period of 21 days could be initiated, given the relatively minor nature of the amendment.

Consultation

A 21-day public advertising period was carried out between 13 November 2001 and 4 December 2001. Pursuant to the Town Planning Regulations, this consultation involved:

- a) A sign being erected on site, advising of the proposed amendment;

- b) The proposed amendment being advertised in 'The West Australian' (14th November) and 'The Wanneroo Times' (13 November);
- c) Landowners within a 100-metre radius of Lot 179 being informed by letter of the proposed amendment.

Comment

The City has received no submissions in relation to the proposed amendment. Accordingly, it is recommended that Council resolve to adopt the amendment without modification and forward it to the WAPC for final approval and gazettal.

Statutory Compliance

The advertising process has complied with the requirements of the Town Planning Regulations.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

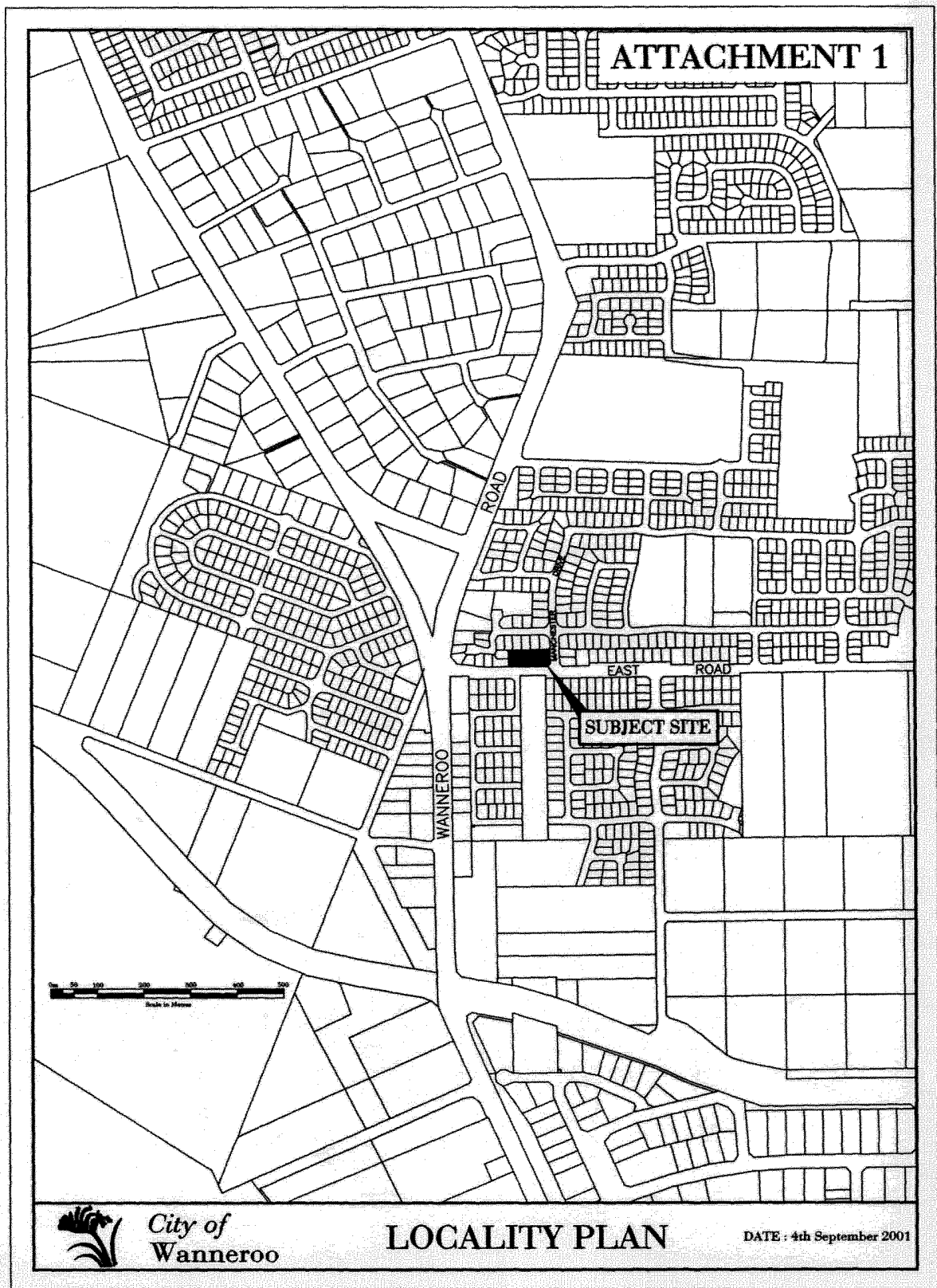
Voting Requirements

Simple Majority.

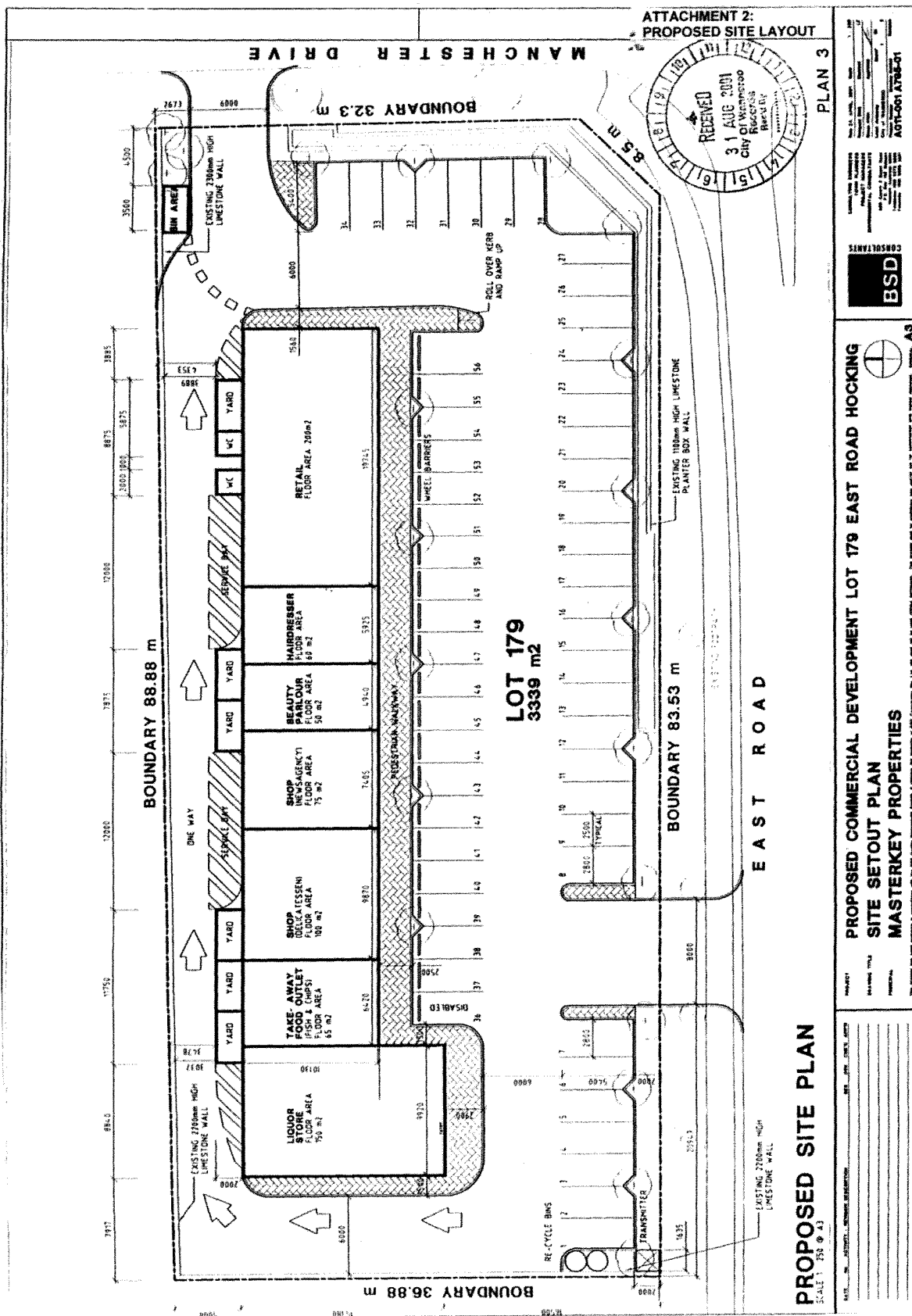
Recommendation

That Council:

- 1. Pursuant to Town Planning Regulation 17(2) ADOPTS, without modification, Amendment No.2 to the City of Wanneroo District Planning Scheme No.2 to modify Schedule 3, increasing the net lettable area of the Hocking Local Centre from 500m² to 700m²;**
- 2. Pursuant to Town Planning Regulations 22 and 25.(1)(g), AUTHORISES the affixing of the common seal to, and endorses the signing of, the amendment documentation.**



ATTACHMENT 2



PD03-12/01 Proposed Amendment No. 5 to the City's District Planning Scheme No. 2 To Rezone Part Lot 9004, Tapping Way, Quinns Rocks

File Ref: 45005
 Responsible Officer: Acting Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 3

Issue

Consideration of a proposed draft Local Structure Plan and associated Amendment No. 5 to the City's District Planning Scheme No.2 (DPS2) to rezone Part Lot 9004 Tapping Way, Quinns Rocks from Centre to Residential Zone.

Applicant	ERM Australia Pty Ltd
Owner	Silverton Pty Ltd
Location	Part Lot 462, Santa Barbara Parade, Quinns Rocks
Site Area	3.6408 hectares
DPS 2 Zoning	Centre

Background

ERM Australia Pty Ltd has requested an amendment to the City's District Planning Scheme No2 (DPS2) to rezone Part Lot 9004, Tapping Way, Quinns Rocks from Centre to Residential Zone. A proposed draft Local Structure Plan (LSP) has also been submitted for the landholding for assessment under Part 9 of the City's District Planning Scheme No.2.

Based on the original Structure Plan for the parent landholding, this site has been adopted and listed in Schedule 3 of the City's District Planning Scheme No.2 as a Neighbourhood Centre of 3500 m² Nett Leasable Area (NLA). The applicant has advised that retail studies undertaken for this locality identified an oversupply of floor space and unviability of this site as a Centre.

Detail

The site is situated at the north-eastern corner of Santa Barbara Parade and Belhaven Terrace (refer **Attachment 1**).

The key features of the draft LSP are as follows (refer **Attachment 2**).

- The proposal makes provision for 51 residential lots varying between 495 to 769 m²;
- A centrally located public open space (POS) of 1509 m². This POS does not represent 10% of the total area. The applicant has advised that in view of sufficient large open space areas in the vicinity of this site, a small POS area has been proposed. The applicant has suggested a cash-in-lieu payment or development of the subject POS to the value of the 2131m² shortfall; and

- The internal road network is designed in such a way to discourage any through traffic.

Consultation

Under the provisions of the recently amended Town Planning Regulations, consent to advertise from the WAPC is not required if an amendment is consistent with the MRS or other planning policies and strategies. In this instance the proposal is considered consistent with the MRS zoning and the WAPC has advised that the consent of the WAPC is not necessary. The amendment proposal will be advertised under the provisions of Regulation 15 of the Town Planning Regulations 1967.

The draft LSP will be required to be advertised under the provisions of Clause 9.5 of the City's District Planning Scheme No.2.

Comment

Rezoning

Since the Quinns Neighbourhood Centre was first zoned, planning in the Clarkson/Butler area has changed significantly. The location and size of this site was determined in accordance with the planning principles prevalent in the mid 1990s. The recently concluded Butler Charette organised by the Department for Planning and Infrastructure (DPI) and the City has proposed a centre of about 3000 m² NLA within the Brighton structure plan area (refer **Attachment 3**). This site is located about 1.0 km away from the subject land. The applicant has suggested the viability of a Centre on the subject land would be significantly compromised as it would be competing against a more substantive Brighton Centre whose retail offering would be much greater.

The City's Centre Strategy makes provision for 3 500 m² NLA at the subject land. It also makes provision for 2 250 m² NLA at the Brighton Centre. Although the Centres Strategy recommends a minimum spacing of 1.5 km between centres, as indicated, these two centres are spaced barely 1.0 km apart. The Centre Strategy also notes that the commercial structures within the Clarkson, Butler and Alkimos area (of which the subject site forms a part) should be regarded as flexible. Consequently, the DPI and the City are actively promoting a revision to the strategy.

The applicant did consider the option of promoting a smaller Local Centre of 500 m² NLA, but noted that it was also doubtful if this Local Centre will be viable.

In view of the above, it is considered reasonable that this site be rezoned to a land use compatible with the surrounding area.

Local Structure Plan

Ordinarily, the City would not require an LSP for such a small site. In this case however, the current Centre Zoning of the site precludes development without an approved LSP being in place. Although a Centre Zone would ordinarily promote a retail/commercial type land use, residential is not precluded. Accordingly, the applicant has prepared an LSP to facilitate residential subdivision in the short term. The rezoning is largely being undertaken to provide for a more appropriate long term zoning for the site.

In assessing LSPs, the City would normally assess the plan against employment and sustainability, heritage and environment and other planning matters. In this instance, only 51 residential lots are being created which will essentially become a minor extension to the previously adopted Structure Plan for Quinns Rocks and a subdivision application area approved by the Western Australian Planning Commission in 1998.

Statutory Compliance

The amendment proposal is considered under Section 7 of the Town Planning and Development (TPD) Act 1928 (as amended).

Strategic Implications

Nil.

Policy Implications

Council's Centres Planning Policy will be required to be amended.

Financial Implications

Nil.

Voting Requirements

Simple Majority.

Recommendation

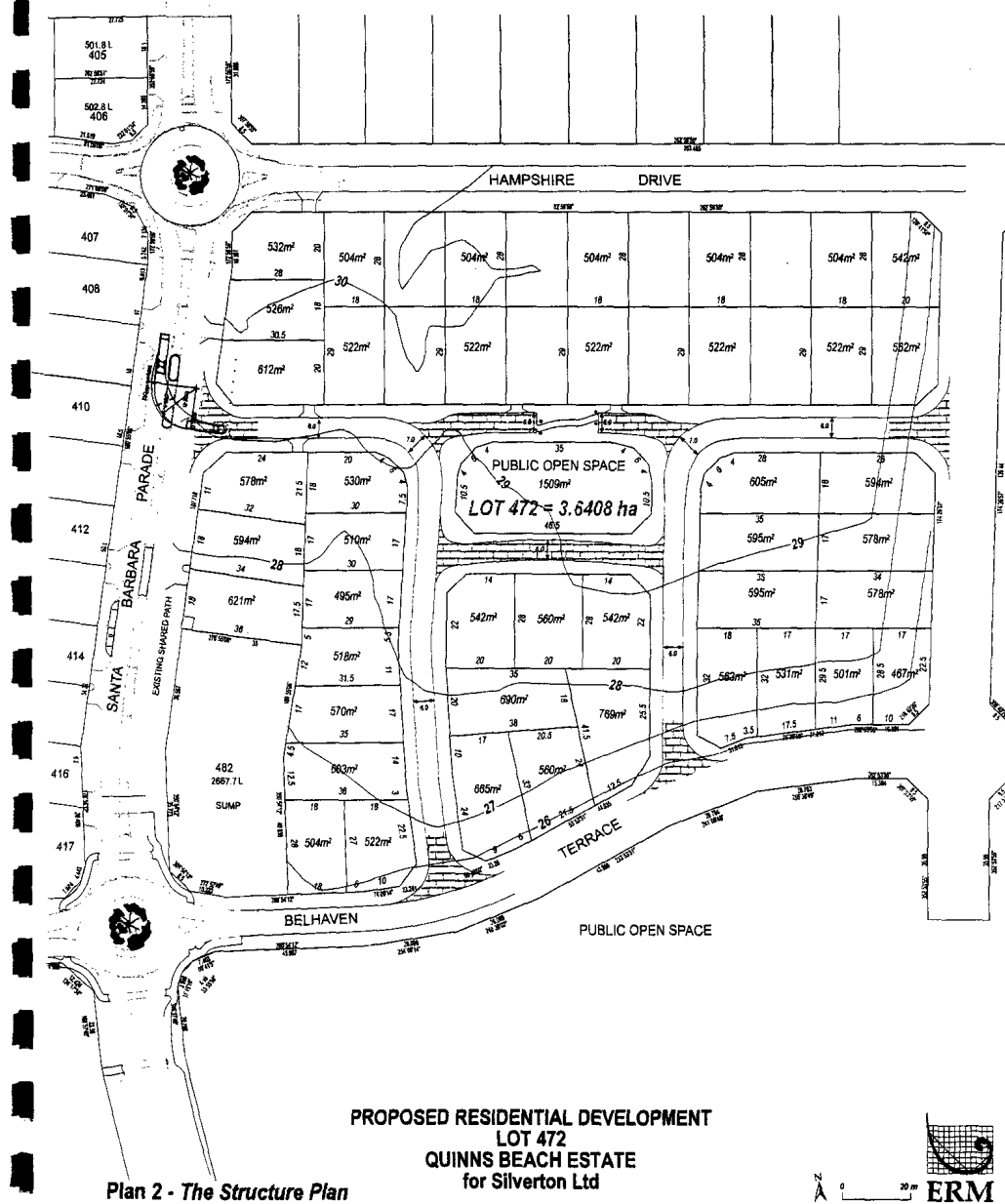
That Council:-

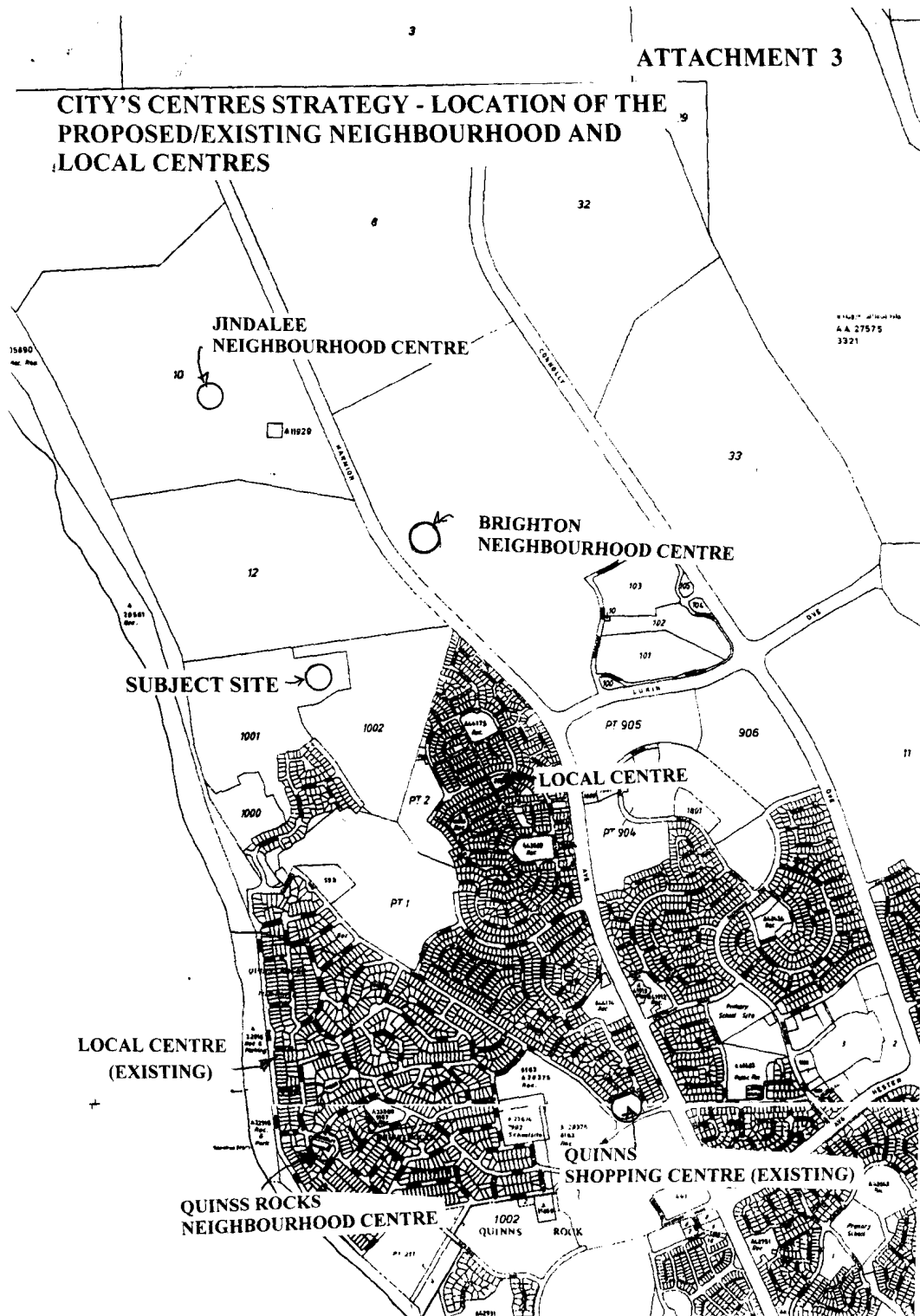
- 1. Pursuant to Section 7 of the Town Planning and Development Act 1928 (as amended) PREPARES Amendment No.5 to the City of Wanneroo District Planning Scheme No.2 to:**
 - (a) REZONE Part Lot 9004 Santa Barbara Parade, Quinns Rocks from Centre Zone to Residential Zone; and**
 - (b) AMEND Schedule 3 of District Planning Scheme No.2 to delete reference to the Quinns Rocks Neighbourhood Centre;**
- 2. REFERS Amendment No.5 to the City's District Planning Scheme No.2 to the Environmental Protection Authority pursuant to Section 7A1 of the Town Planning and Development Act 1928 (as amended);**
- 3. SUBMITS a copy of Amendment No. 5 to District Planning Scheme No. 2 to the Western Australian Planning Commission;**

4. Pursuant to Clause 8.11 of the City of Wanneroo District Planning Scheme No.2 PREPARES an amendment to Council's Centres Planning Policy to exclude the Neighbourhood Centre of 3 500 m² Nett Leasable Area on Part Lot 9004 Tapping Way, Quinns Rocks;
5. Pursuant to Clause 9.4.1 of the City of Wanneroo District Planning Scheme No.2 DETERMINES that the draft Local Structure Plan for Part Lot 9004 Tapping Way, Quinns Rocks is satisfactory and advertises it for public comment for a period of 42 days.



ATTACHMENT 2





PD04-12/01 Proposed Amendment No.7 to District Planning Scheme No. 2 - Lot 10 (275) Flynn Drive, Carramar - Proposed Rezoning From Special Rural To Urban Development Zone

File Ref: 39197
 Responsible Officer: Acting Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 3

Issue

Consideration of an amendment to the City's District Planning Scheme No.2 (DPS2) to rezone Lot 10 (275) Flynn Drive, Carramar from Special Rural to Urban Development Zone.

Applicant	Mitchell Goff & Associates
Owner	H Hoffman, H Atlas, C R Guenzl, D Breckler & J Berinso
Location	Lot 10 (275) Flynn Drive, Carramar
Site Area	20.2374 Hectares
DPS 2 Zoning	Special Rural

Background

At its meeting of 9 February 1999, the Commissioners of the former City of Wanneroo resolved to initiate Amendment 858 to the City's Town Planning Scheme No.1 (TPS1) to rezone Lot 10 Flynn Drive, Carramar from Special Rural to Urban Development Zone (SW10-08/99) (refer **Attachment 1**). The Commissioners also resolved to request the North West District Planning Committee to amend the Metropolitan Region Scheme (MRS) to rezone the land from Rural to Urban.

The TPS1 amendment proposal was advertised inviting public comments. At its meeting of 10 August 1999, the new City of Wanneroo considered the amendment proposal in light of the submissions received and resolved to adopt the amendment (W228-08/99).

It should be noted that while granting approval to advertise the amendment, the Western Australian Planning Commission (WAPC) advised that the amendment could not be finalised until such time the land was suitably zoned in the MRS. As the land was ultimately zoned "Urban Deferred" rather than 'Urban' in the MRS the amendment was not adopted by the WAPC.

The reason for the Urban Deferred zoning rather than Urban Zone were,

1. The need for the consideration of the northern portion of the land (about 7.0 hectares) which had some significant vegetation and possible Bush Forever site; and
2. Incompatibility of the proposed Residential Development on the subject land with the proposed Industrial Development to the north of Flynn Drive.

The Bush Forever document was released in December 2000 and this strategy indicated the northern portion of the subject land as a Bush Forever site. Accordingly the applicant has suggested that the rezoning can now be considered, as this site will act as a buffer between the Industrial Development and the proposed Residential Development within the subject land.

Detail

Lot 10 is situated about 3 km to the east of Wanneroo Road and is 20.2326 hectares. The Carramar Estate Special Rural Zone, is situated to the south and west of this land and the Flynn Drive Industrial Estate is situated to the north of the subject land. The land to the east is owned by Landstart which is zoned Urban Development in DSP2.

To support the proposed rezoning, the applicant has submitted a draft Structure Plan for this land to demonstrate how the land may be developed (refer **Attachment 2**). The Structure Plan makes provision for 15 R5 Special Residential lots of a minimum size of 2000 m², 99 R20 residential lots of an average size of 600 m², a public open space area of 3600 m² and a 7.0 ha Bush Forever site. The 2000 m² lots are proposed as transition lots between the residential lots and Carramar Estate. As the WAPC would not support access to the subject land through the Bush Forever site, the plan depicts access to this area via the proposed subdivisional roads within the Landstart land as depicted in Landstart's draft Banksia Grove LSP (refer **Attachment 3**). The Structure Plan also depicts possible road connections to Carramar Estate should Carramar Estate be urbanised in the future, however this is something that ultimately might not be required.

It is anticipated that a formal Local Structure Plan application will be lodged by the applicant early next year.

Consultation

Under the provisions of the recently amended Town Planning Regulations, the consent of the WAPC for advertising is not required in most circumstances if an amendment proposal is consistent with the MRS. In this instance officers of the Department for Planning and Infrastructure have advised that the consent of the WAPC is not necessary.

Under the provisions of Section 7A1 of the Town Planning and Development Act 1928 (as amended) this proposal will be required to be referred to the Environmental Protection Authority for its comments.

Comment

Support to the rezoning of this lot from Special Rural to Urban Development is based on the following key issues.

1. Historically this lot was proposed as a private school however had no road links to the adjoining Special Rural area. Instead it is a stand-alone lot on the periphery of the Special Rural Zone.
2. The lot immediately abuts the Banksia Grove Local Structure Plan area and therefore can be serviced and integrated into the adjoining development.

In regard to the Draft Structure Plan submitted by the applicant, it is noted that this plan is only conceptual at this stage and is only included with the amendment to indicate how the site could be developed. It is therefore not subject to Council's formal consideration. Should the land be rezoned to Urban Development Zone, an Agreed Structure Plan assessed in accordance with Part 9 of DPS2 will be required prior to subdivision and development of the lot.

The Structure Plan makes provision for transition lots of a minimum 2000 m² between the residential lots and the Special Rural Zone. Council has previously required such lots to be 5000 m². However, as 30% of the subject land is affected by the Bush Forever site, the Bush Forever Office of DPI has negotiated a reduced lot size in 'compensation'. Notwithstanding this, it is considered that there may be some merit to reduce the area of these lots as the abutting Special Rural lots already have significant separation between the existing houses and those proposed in this area.

In any case, this matter is being assessed by Council staff in conjunction with the applicant and will be detailed and addressed in the Local Structure Plan report when presented to Council.

Statutory Compliance

The proposal is considered consistent with the future intentions for this land. As this lot forms part of the Development Guide Plan for Special Rural Zone No.1, DPS2 will be required to be amended to remove the subject lot from the Development Guide Plan.

The amendment will follow the statutory processes outlined in the Town Planning Regulations which includes a public consultation process.

In view of the Urban Deferred zoning of the land under the MRS, Council will note that the change to Urban does not require a formal rezoning but rather, a resolution of the WAPC to simply lift the Deferred status of the land.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

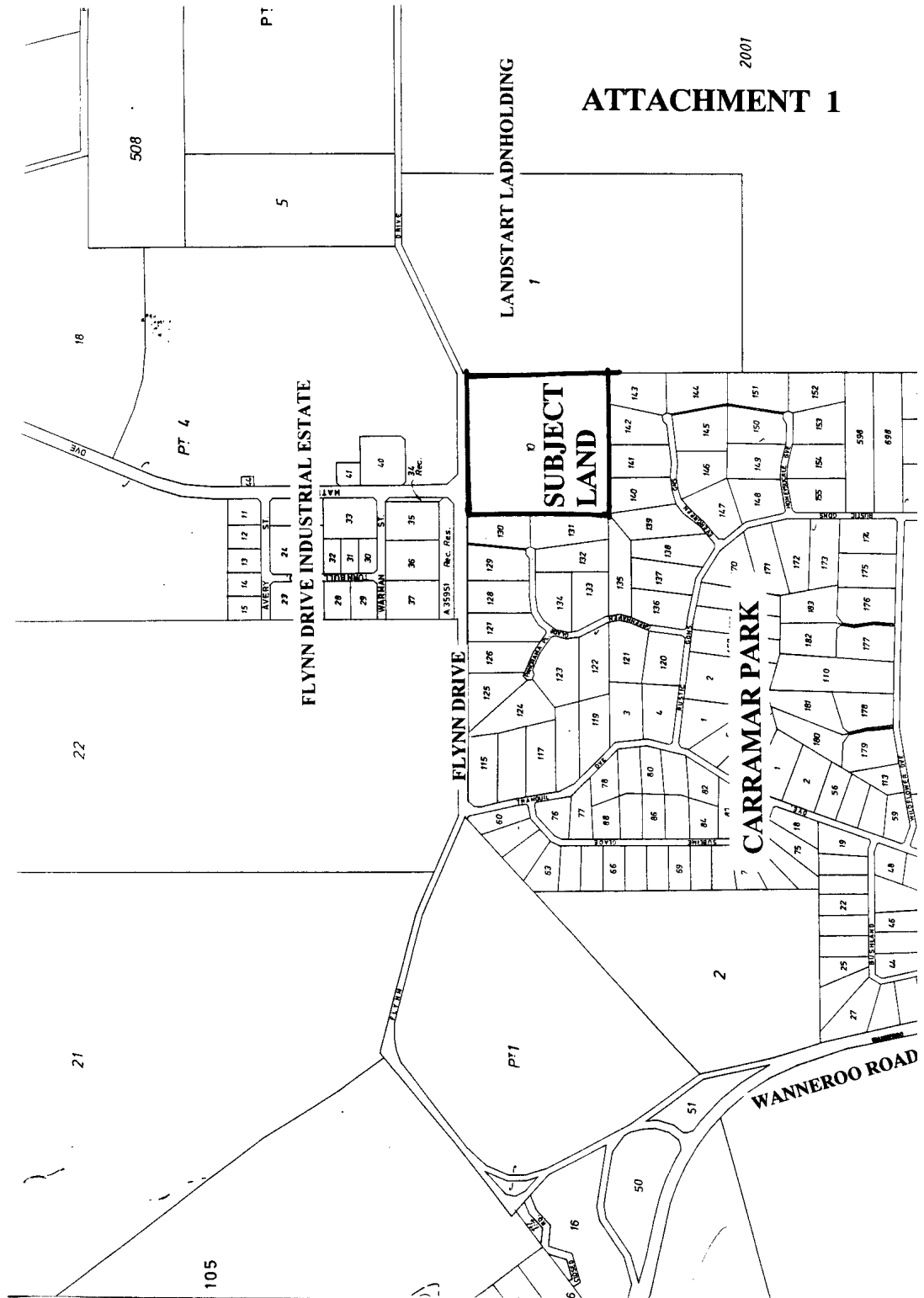
Voting Requirements

Simple Majority

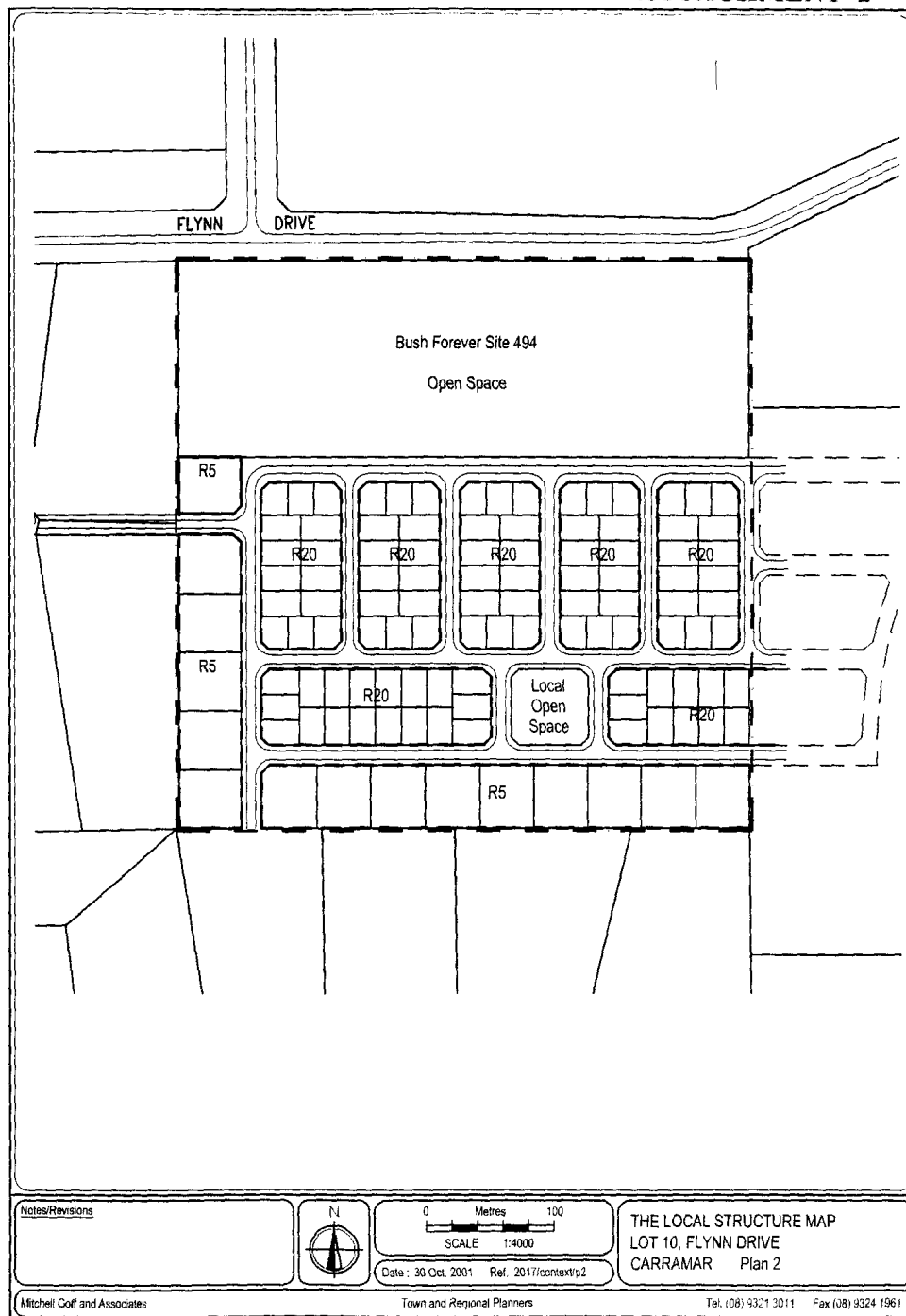
Recommendation

That Council

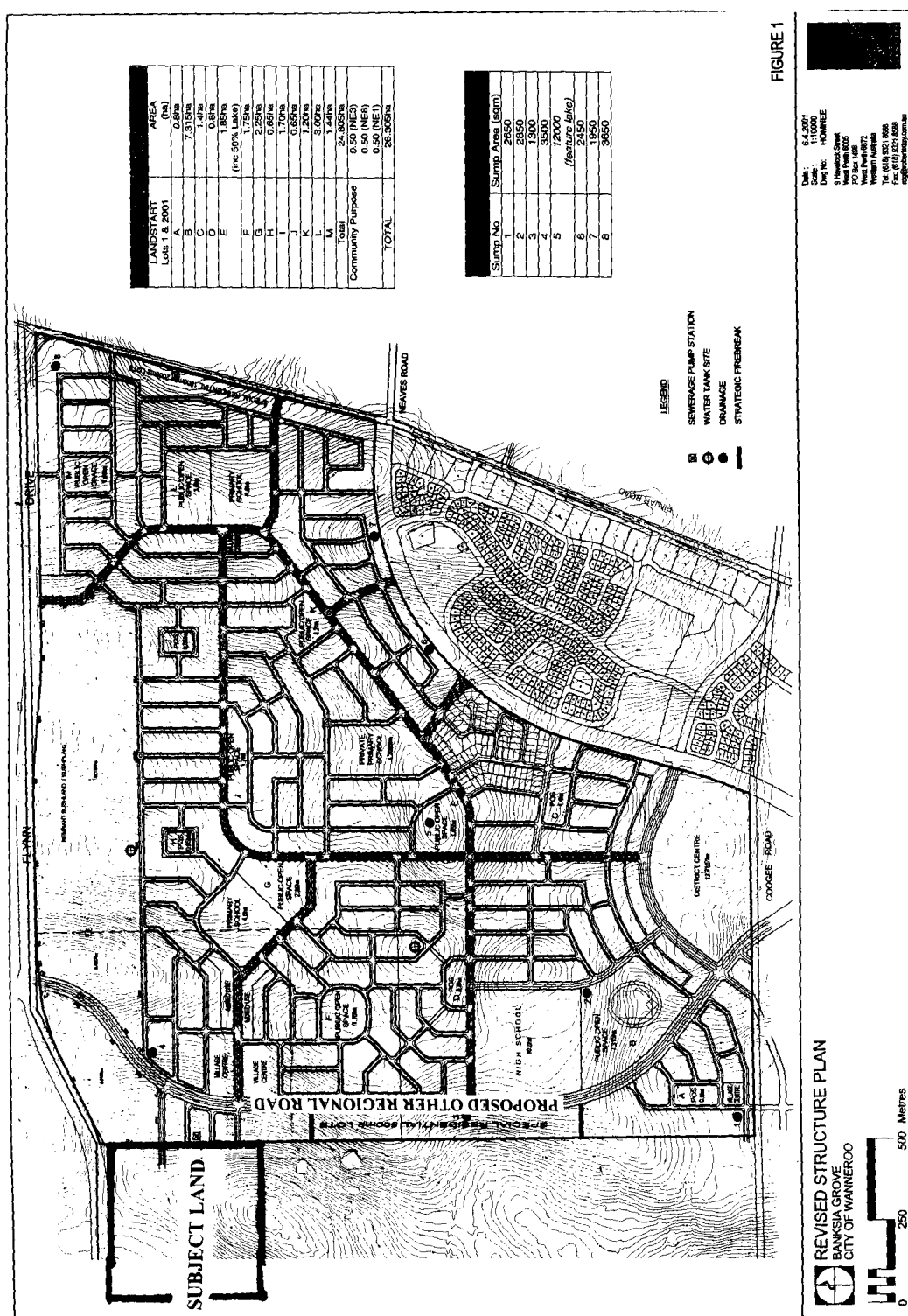
- 1. In pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended) PREPARES Amendment No.7 to the City of Wanneroo District Planning Scheme No 2 to:**
 - (a) rezone Lot 10 (275) Flynn Drive, Carramar, from Special Rural Zone to Urban Development Zone;**
 - (b) modify the Development Guide Plan for Special Rural Zone No.1 by deleting Lot 10;**
- 2. SUBMITS Amendment No 7 to the City's District Planning Scheme No.2 to the Western Australian Planning Commission;**
- 3. REFERS Amendment No.7 to the City's District Planning Scheme No.2 to the Environmental Protection Authority pursuant to Section 7A1 of the Town Planning and Development Act 1928 (as amended).**



ATTACHMENT 2



ATTACHMENT 3



PD05-12/01 **Reconsideration of East Wanneroo Cell 1 Local Structure Plan**

File Ref: 01358
 Responsible Officer: Acting Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 8

Issue

Adoption of the Revised East Wanneroo Cell 1 Local Structure Plan (Ashby/Tapping) incorporating modifications requested by the Western Australian Planning Commission (WAPC) and other minor changes.

Applicant	N/A
Owner	Multiple
Location	bounded by Clarkson Avenue, Pinjar Road and Wanneroo Road
Site Area	339.91 hectares
DPS 2 Zoning	Urban Development

Background

The preparation and on going assessment of the East Wanneroo Cells 1-8 Local Structure Plans has a considerable history and background. The plans were originally prepared by BSD Consultants in 1997 and have been modified and advertised on two occasions previously.

The Council of the former City of Wanneroo at its meeting of 28 September 1999 (W361-09/99) considered the East Wanneroo Local Structure Plans (LSP) in respect of Cells 1 to 8 and resolved to endorse the structure plans with modifications and submit them to the WAPC for its adoption. The WAPC considered the LSP for Cell 1 (Refer **Attachment 1**) and resolved to adopt Part 1 of the structure plan subject to modifications (Refer **Attachment 2**).

Detail

The modifications that have been incorporated into the revised LSP are a result of requested changes by the WAPC, subdivision approvals granted by the WAPC and road and landuse rationalisation by City administration.

The modifications requested by the WAPC are discussed below:

Revisions to Land Valuation

New independent valuation advice is required regarding the current values of the land required for acquisition. This will lead to revised and more accurate infrastructure costs per lot (ICPL) for Cell 1.

Amendments to the Zoning Map

There is a need to include the land within Cell 1 within the 500-metre buffer zone of the poultry farm on Lot 39 Pinjar Road, Mariginiup and on Location 1665 Wanneroo Road, Sinagra and removal of the R20 code from the legend.

The inclusion of Environmental Provisions and consideration of Bush Forever Sites

The WAPC requested that environmental provisions relating to former Town Planning Scheme No 1 Amendment's No 773 and 787 be included (where appropriate) within the LSP. The former considerations relate to issues of soil contamination and remediation while the latter refers to the identification and protection of Karstic Landform. A request that Bush Forever Sites be identified on the structure plan was also made.

Modifications to the LSP design addressing

- The road design to improve permeability and legibility of the street network for motorists, cyclists and pedestrians;
- Modifying street blocks to provide for appropriate lot sizes;
- Inclusion of several additional R30 and R40 sites;
- Reduction of the primary school site to 3.5 hectare (ha) from 4.00 ha, where the schools are co-located with public open space (POS)'
- Inclusion of a small POS area (pocket park) in the southern portion of the Cell;
- Consideration being given to the inclusion of a corner store; and
- Consistency with recent subdivision approvals.

Given changes to land use requirements and adjoining structure planning since Council last considered the plan, the following additional modifications were also considered appropriate by the City's officers:

- a) Integration of the LSP with the Carramar South/Taping North Agreed Structure Plan for the landholding adjoining the northern boundary of Cell 1;
- b) Reconsideration of the status of the proposed High School site in view of the Bush Forever Site 164, which affects the High School site;
- c) Reconsideration of the number of Primary Schools required within Cell 1;
- d) Deletion of the proposed extension of Conti Road as it would affect the Bush Forever Site;
- e) Redistribution of the POS areas;
- f) Modification to the Pinjar Road alignment;
- g) Inclusion of the Park Home park within the LSP as previously approved by Council.

Consultation

The LSP has been modified largely as a result of the request of the WAPC. In most cases, the changes have been minor. However, as certain changes relating to conversion of a 4-hectare Primary School site into a 6-Hectare Middle School, and modifications to the alignment of Pinjar Road are likely to have a more significant impact, the City notified the affected owners and sought their comments.

Comment

Attachment No. 3 includes the modified Cell 1 LSP.

Revisions to Land Valuation

The Cell costs contained in the Draft Cell 1 LSP were based on valuations undertaken in 1996/97.

The City commissioned the independent licensed valuation firm of Egan National Valuers (WA), to undertake a current fair market valuation of selected parcels of land required for cell works.

The valuation of these parcels on a frontal englobo basis provides a range values from which an average value per hectare can be deduced. This average value when applied to the aggregate area of land for cell works that is still to be acquired is included in the estimate of cell costs for the purpose of establishing the infrastructure cost per lot.

The valuations advised for the individual land holdings that comprise the selected public open space sites and road widening range between \$240,000 per hectare and \$305,000 per hectare. An average rate of \$275,000 per hectare is indicated.

The average per hectare value should be increased by a margin of 10% to provide for claims of solatium. Solatium is the allowance made in the compensation process to avoid disadvantage to an owner whose land is required for a public work who, as a consequence, has lost the opportunity to deal with the land on the open market in the same manner as other land owners.

If \$275,000 is adopted as the base rate per hectare, and a solatium allowance of 10%, (\$27,500) is applied, the estimated net value per hectare for the cell purpose land is \$302,500 per hectare.

The total estimated value of the public open land in the cell is \$6,867,631, which equates to \$2,457.99 per new lot. The total estimated value of the road widening land is \$2,236,416.

When factored into the overall cell costs, the total cell cost estimate is \$11,911,477, and an infrastructure cost per lot (ICPL) of \$4,263.23.

Amendments to the Zoning Map

The Zoning Map for Cell 1 has been revised to depict a buffer zone around the Poultry farm on Lot 39 Pinjar Road, Mariginiup (Refer **Attachment 4**). This poultry farm only affects a small portion of the POS (which also contains a wetland) proposed at the north eastern corner of the Cell

The other significant modification to the Zoning Map is the new location of the Neighbourhood Centre for the Cell. The Centre has been relocated in accordance with the overall changes to the LSP.

The inclusion of Environmental Provisions and consideration of Bush Forever Sites

The WAPC requested that environmental provisions relating to former Town Planning Scheme No 1 Amendment's No 773 and 787 be included (where appropriate) within the LSP. Amendment 773 relates to issues of soil contamination and remediation and Amendment 787 to the identification and protection of Karstic Landform. A request that Bush Forever Sites be identified on the structure plan was also made.

The environmental conditions proposed by the WAPC relate to Soil Contamination assessment and management and identification and management of karstic land form. The latter reflects the potential for karstic landform features within Cell 1. It is considered appropriate that relevant conditions be included in the statutory component of the LSP to address this matter.

The Bush Forever document released by the Government of WA in December 2000 includes a Bush Forever Site within Cell 1 (Refer **Attachment 5**). This site comprises Lot 9 Wanneroo Road, Crown Reserve 27071 Ashley Road and a closed road adjoining this reserve and parts of Crown Reserves 834 and 27366 Wanneroo Road and part of Crown Reserve 8121 Conti Road.

While Crown Reserves 834, 27366 and 8121 have been deducted from the calculation of the nett developable land in Cell 1, the implications of this Bush Forever Site on Lot 9 Wanneroo Road and Crown Reserve 27071 are discussed in relation to the school sites and POS distribution.

Modifications to the LSP design

a) Modifications to the road design

The Modified LSP depicts a road network, which is proposed to achieve improved permeability and legibility for motorists, cyclists and pedestrians (refer **Attachment No 3**). These modifications were required for the following reasons.

- (i) The road layout of the original Cell 1 LSP was based on the draft Carramar South/Tapping North Local Structure Plan in respect of the landholding to the north of Cell 1. At the time of finalising the Carramar South/Tapping North LSP, the road pattern adjoining Cell 1 was altered to be consistent with the subdivisions approved in this area. In order to integrate with the final road pattern of the Carramar North/Tapping South Agreed Structure Plan, the Cell 1 LSP has been modified.
- (ii) Conti Road off Pinjar Road is currently a dead-end road. The original LSP depicted an extension to this road through Bush Forever Site 164, linking with Wanneroo Road. Since the WAPC does not favour disturbance to Bush Forever Sites, the proposed extension to Conti Road has been deleted.
- (iii) In the absence of the Conti Road west-west link, it is now proposed to extend Ashley Road, which is currently a dead-end, to connect to Pinjar Road.

- b) Spacing between street blocks to provide for appropriate lot sizes;

The base residential density of this Cell is R20, which is in line with the overall density of the City. The average lot size at this density is 500 m², and has a minimum lot depth of 30 metres with the street blocks of a minimum depth of 60 metres. The LSP has been modified to reflect this preferred design.

- c) Inclusion of additional R30 and R40 sites

Attachment 3 includes additional R40 density codings proposed for lots fronting POS areas, in order to provide passive surveillance. Efforts are being made to introduce higher densities at points of difference within the residential areas, which may be conducive to medium and higher density living.

The proponents of the Park Home Park have requested that about 3518 m² of the land situated at the northwestern corner of the development be coded R30 in order to create Aged and Dependent Persons dwellings (Refer **Attachment 6**). This site currently contains a dwelling and gains access from Wanneroo Road. As per the WAPC's subdivision approval relating to the Park Home Park land, this site will eventually gain access via the internal road system of the park home park.

- d) Changes to High School and Primary School sites

The original LSP had made provision for a high school of 10 hectares (ha) at the south-eastern corner of Wanneroo Road and Ashley Road. The affected lots were Lots 3 and 10 Ashley Road and Lot 9 Wanneroo Road.

As Bush forever Site No.164, which includes the whole of Lot 9 Wanneroo Road, partly affected the high school site, the Education Department of WA (EDWA) advised that it required an alternative school site within Cell 1. Based on the catchment areas of the proposed high school at Carramar/Banksia Grove and the existing one at Wanneroo, the EDWA advised that a third high school within these catchment areas may not be necessary. However, it was indicated that a Middle School might be required.

In assessing the catchment areas of the proposed Primary Schools within Cell 1, EDWA also suggested that Cell 1 will require only one primary school rather than two. Of the two primary school sites depicted on the original LSP, EDWA has requested retention of the southern site only and conversion of the northern one to a Middle School site of 7 ha. As both are proposed to be co-located with a POS area, they have been identified as 3.5 ha and 6 ha respectively.

At the conclusion of the comment period, the City had received 1 submission from landowners affected by the proposed Middle School. Their main concern was whether EDWA would be compensating them immediately or would they be forced to wait indefinitely until acquisition suited EDWA.

This is an important issue that requires further consideration by Council. To date, EDWA's strategy toward the future acquisition of school sites in East Wanneroo has been very ad hoc. Rather than forward planning for the acquisition of these sites, to date, EDWA has regarded landowners with school sites as a 'land-bank'.

That is, it has repeatedly suggested that due to lack of funding, landowners should be prepared to wait until EDWA determines that it is ready to acquire a site. This is considered very unsatisfactory as it provides no certainty for those landowners affected by school sites who have limited opportunity to otherwise dispose of their land.

It is, therefore, believed that the City should approach the State Government to seek a satisfactory outcome to this situation on behalf of those owners affected by school sites in East Wanneroo. The State should either negotiate with owners as to when acquisition is likely to occur or, alternatively, provide for an appropriate mechanism for owners to be paid compensation similar to that provided for under the Metropolitan Regional Town Planning Scheme Act 1959.

- e) Inclusion of a small POS area (pocket park) in the southern portion of the Cell;

The original LSP depicted a small pocket park at the junction of Wanneroo Road and the realigned Pinjar Road. Since this POS was not centrally located it has been relocated.

The following additional matters have been noted on the overall distribution of the POS areas within Cell 1.

- (i) Due to the changes in the school sites, the nett developable area of the Cell has increased. Consequently, the total extent of POS has increased from 28.0563 ha to 28.4586 ha.
- (ii) The POS areas have been generally located on original sites except for POS 1B (see **Attachment 1**). Because of slope considerations and the potential for use as residential, this POS area has been redistributed and relocated. Portions have been redistributed to other POS areas as well as a larger 2.1 ha site on the northern boundary of the Cell.
- (iii) It is noted that the 5000 m² Community Purpose site proposed adjoining the Neighbourhood Centre would form part of the overall POS requirement within Cell 1. The City's Community Services Directorate is of the view that this Community Purpose site could be utilised for a possible Adult Day Care similar to the one provided at Gumblossom Recreation Centre at Quinns Rocks.
- (iv) It is noted that Reserve 27071 which forms a part of the POS requirement of this Cell is also a part of the Bush Forever Site 164. The Bush Forever document notes that regionally significant vegetation will generally be secured for conservation over and above the normal 10% POS requirement which is usually a recreation component. In this regard it is noted that this reserve was originally created as POS in an historic subdivision and therefore the landowners of this historic subdivision are eligible for a credit. Hence, it is considered appropriate to treat this reserve as part of the Cell 1 POS requirement. However, it is recommended that this POS be retained in its natural state.

Due to its location, the adjoining road reserve which also forms part of the Bush Forever site has been included as part of the POS consideration.

- f) Consideration being given to the inclusion of a corner store

Originally the LSP made provision for a centrally located Neighbourhood Centre at the intersection of Conti Road and the north-south Local Distributor Road. Now that Ashley Road is proposed as the major east-west link road in place of Conti Road, the Neighbourhood Centre was relocated to the intersection of Ashley Road and the proposed north-south road. This location is considered the best to ensure critical exposure to significant passing traffic volumes. As per the City's Centres Strategy endorsed by the WA Planning Commission, the nett leasable area (nla) of this Neighbourhood Centre is expected to remain at 2 200 m²

While most of the future residents in the northern part of Cell 1 would be well served by the above Centre, the residents to the south and those at the Park Home Park would be forced to travel a longer distance. In view of this, it is suggested that a local store be proposed on the site depicted on Attachment 3 close to the Park Home Park. As required by the City's policy on Local Stores, this store will be attached to a residential dwelling.

- g) Consistency with subdivision approvals

To date, the City under delegated authority has considered only one subdivision application referred to by the WAPC for a portion of land situated at the southern portion of the LSP area. The modified LSP depicts the proposed road layout of this subdivision.

Modifications to Pinjar Road re-alignment

In the Metropolitan Region Scheme and the City's District Planning Scheme No2, Pinjar Road has been reserved as Other Regional Roads Reservations. The re-aligned Pinjar Road intersects Vincent Road and Caporn Street. In order to control the traffic at the junctions of these roads, roundabouts have been proposed. Since the terrain of the road at the junction of Pinjar Road and Vincent Road has a 5% gradient (which is not suitable to construct the roundabout) the junction was moved northwards by about 70 metres. This modification will affect the MRS reservation thus requiring an amendment to the Metropolitan Region Scheme.

Additionally the future Pinjar Road plans have been further modified between Clarkson Avenue and Wanneroo Road depicting changes to the Pinjar Road alignment and a new service road to serve the residents of the Mariginiup Town Site to avoid future direct vehicular access to Pinjar Road. This modification will also require an amendment to the MRS.

These changes are shown on **Attachments 7 and 8**.

Statutory Compliance

Under the provisions of Sub Clause 9.6.3 (c), the City shall make the modifications requested by the WAPC and resubmit the LSP to the WAPC.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The revision to the ICPL as a result of the revised land valuations and Pinjar Road changes will filter into the Cell Costings and financial modelling for Cell 1. This revision and its implications will not impact on any other aspect of the City's operations.

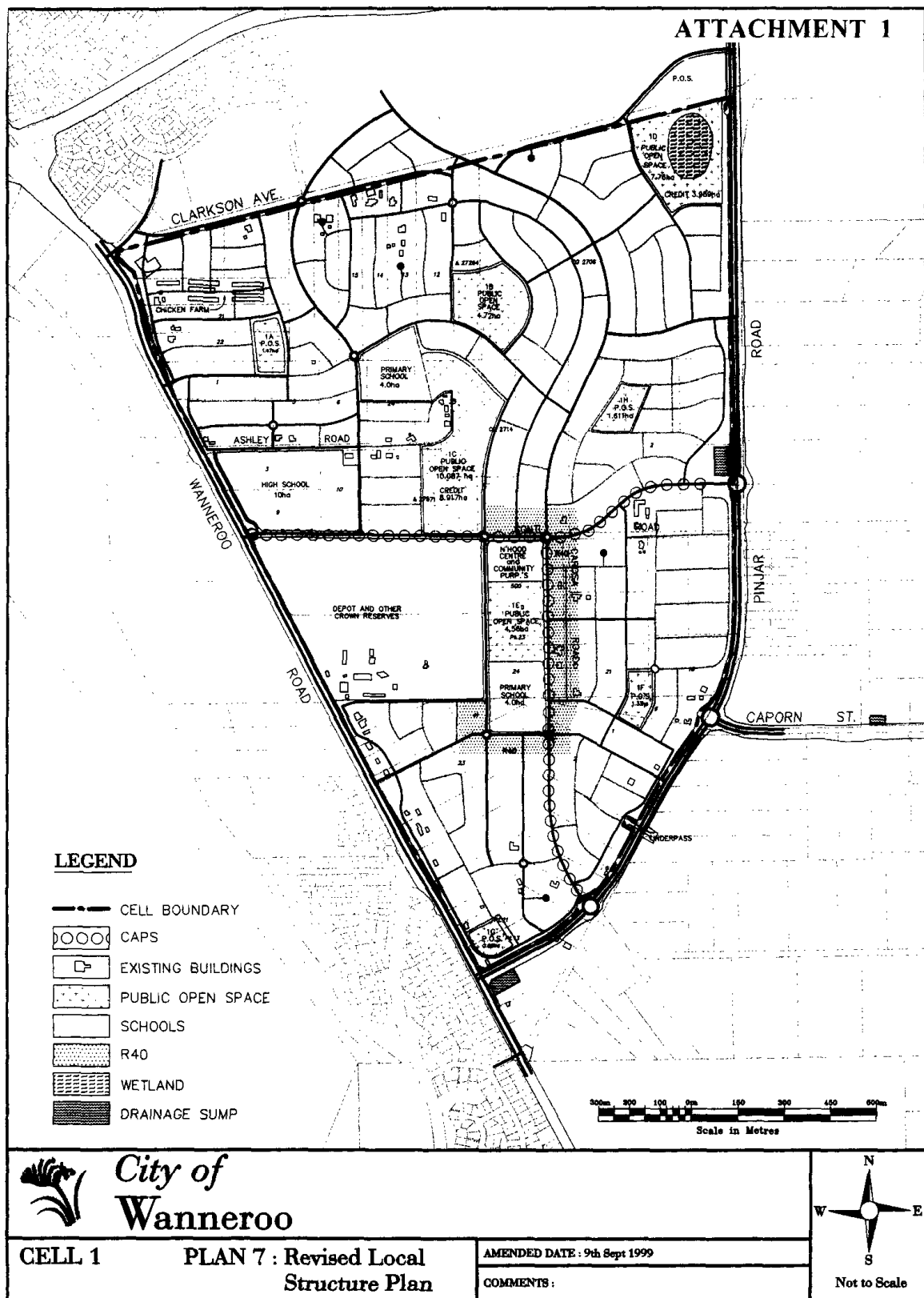
Voting Requirements

Simple Majority.

Recommendation

That Council:

- 1. Pursuant to Clause 9.6 of the City's District Planning Scheme No.2, ADOPTS, SIGNS and SEALS the East Wanneroo Cell 1 Local Structure Plan;**
- 2. FORWARDS a copy of the adopted East Wanneroo Cell 1 Local Structure Plan to the Western Australian Planning Commission;**
- 3. ADOPTS the figure of \$11,911,477 as the current Estimated Cell Costs and \$4,263.23 as the current Infrastructure Cost Per Lot to be applied in East Wanneroo Development Area Cell 1;**
- 4. AUTHORISES notification of the current Estimated Cell Costs for Cell 1 in a newspaper pursuant to Clause 10.11 of District Planning Scheme No. 2;**
- 5. ADVISES the Education Department of Western Australia and the Western Australian Planning Commission that it considers the current approach toward school sites acquisitions in East Wanneroo to be unacceptable and requests that landowners affected by such sites are provided with certainty over the timing of acquisition.**
- 6. NOTES the location of the middle school site is subject to change until the Education Department of Western Australia can confirm the need for the school or alternatively can negotiate with Cell owners for an alternative suitable location.**



ATTACHMENT 2**Page 1****SCHEDULE OF MODIFICATIONS****CELL NO. 1 - STRUCTURE PLAN NO. 3**

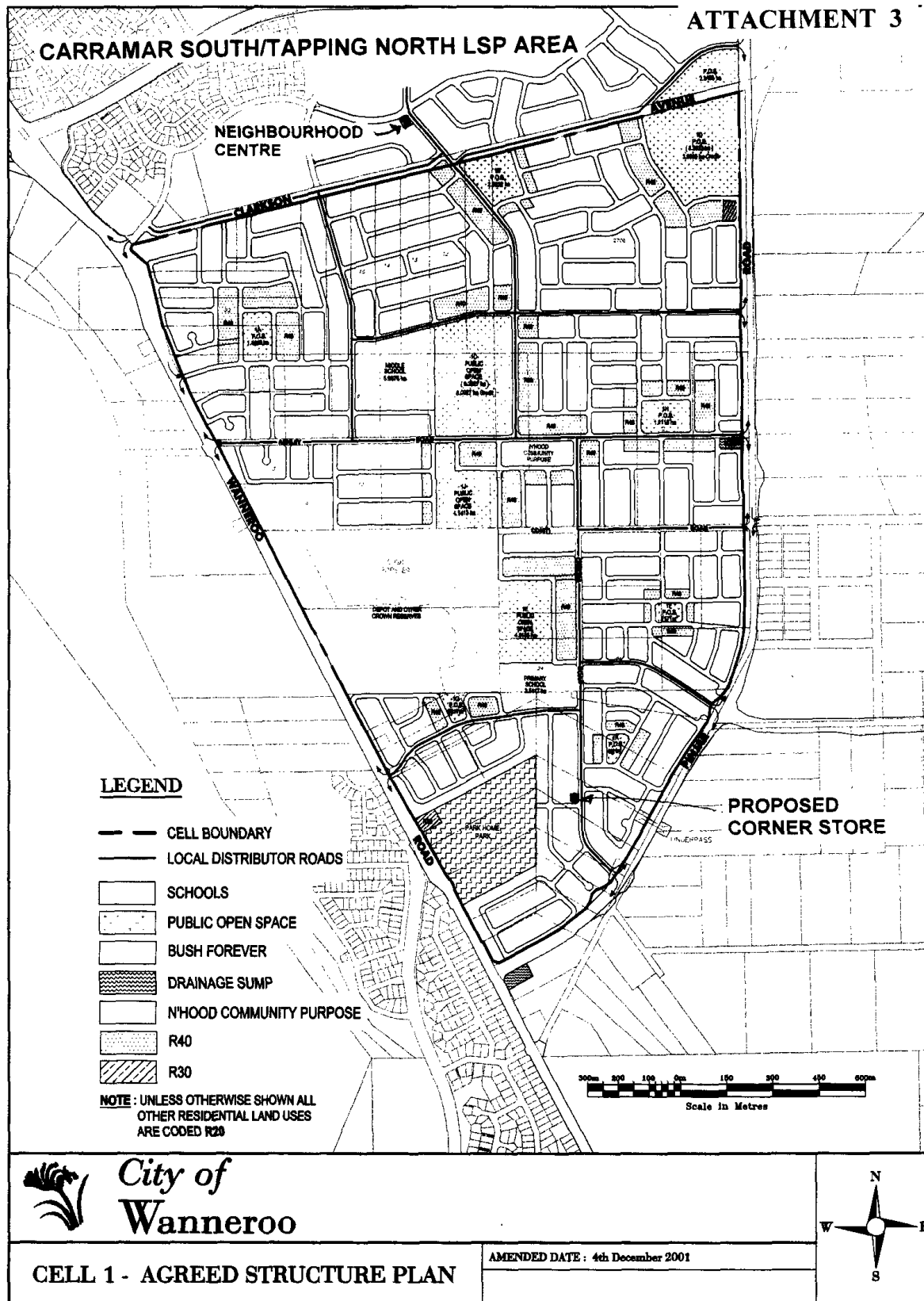
- (i) The City seeking new independent valuation advice regarding the current values of the land required for acquisition within Cell No. 1 in accordance with Amendment No. 816 to the City of Wanneroo TPS No. 1 (or Part 10 of District Planning Scheme No.2). The Infrastructure Contributions included in Part 1 of the Structure Plan being modified to include the revised land acquisition costs.
 - (ii) The Zoning Plan in the Structure Plan being modified as follows:
 - a) To include the land within 500 metres of the poultry farm sheds on Lot 39 Pinjar Road, Mariginiup and Location 1665 Wanneroo Road, Sinagra within the Buffer Precinct on the Zoning Plan.
 - b) Remove the R20 Code from the Legend on the Zoning Plan, as the R-Codes are applied by the Local Structure Plan (Plan 7) and the provisions for the Residential Precinct.
 - (iii) The following modifications being undertaken to the Structure Plan Map (Plan 7);
 - a) The word '*Revised*' being replaced with the word '*Agreed*' in the title of the Structure Plan Map.
 - b) The Structure Plan (including R-Codes) being modified to be consistent with the subdivision approvals, development approvals and any new existing houses within the Cell.
 - c) The Structure Plan being modified to be consistent with the Commission's Policies, in respect of road design, footpaths and dual use paths and the spacing between street blocks being modified to provide for appropriate lot sizes, where required. The road design should be modified to improve the permeability and legibility of the street network for motorists, cyclists and pedestrians.
 - d) The R-Codes on the Structure Plan being modified to include several additional R30 and R40 sites.
 - e) The primary school sites being modified to be 3.5 hectares in size, in accordance with Commission Policy No. DC 2.4 (Section 3.3.4), where the primary school site is co-located with public open space (i.e. an oval), that open space is fully utilised by the school and arrangements are made to provide for the management of the open space.
 - f) A small POS area (pocket park) being included in the southern portion of the Cell to provide for a more appropriate distribution of POS and greater access for future residents.
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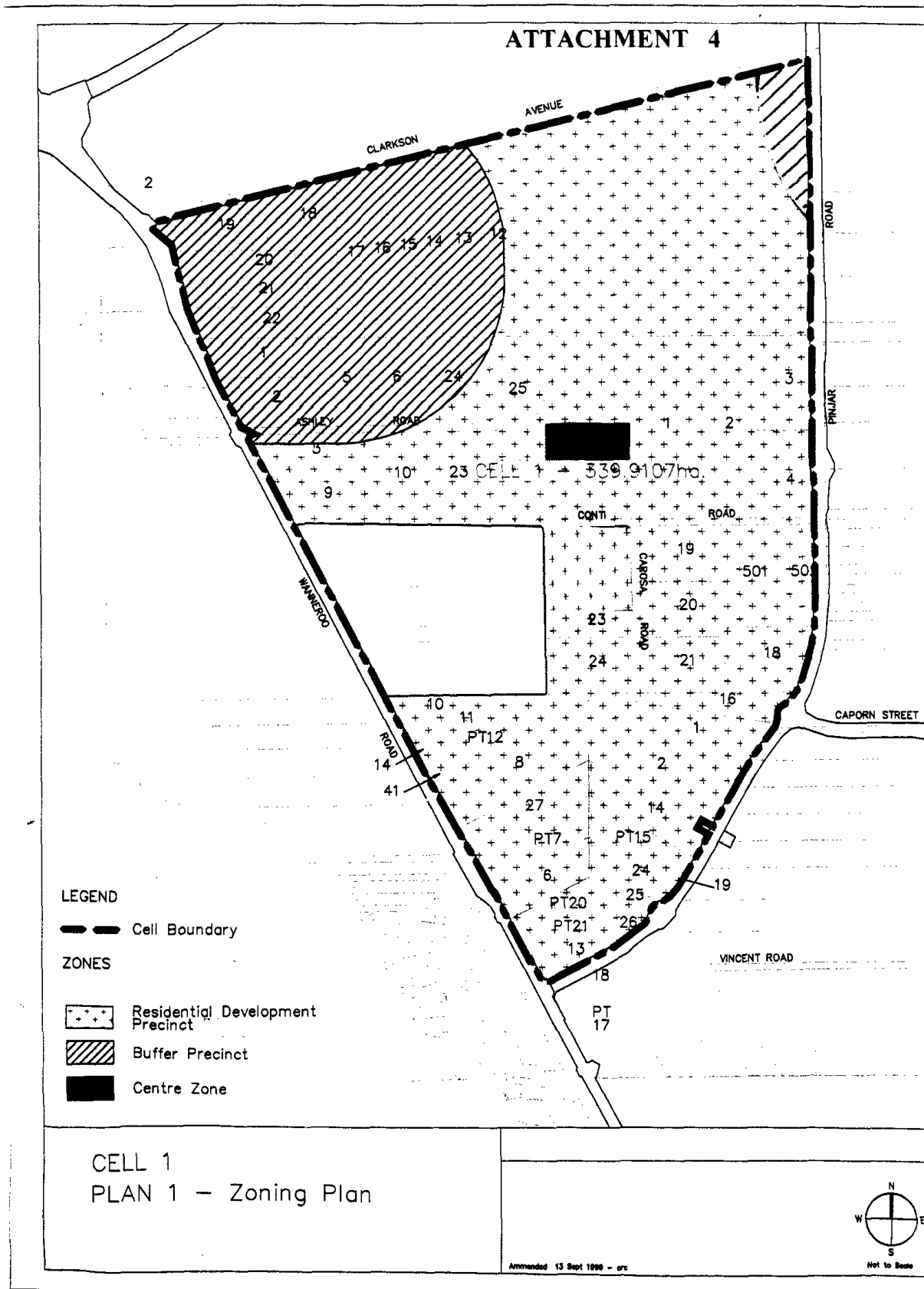
ATTACHMENT 2

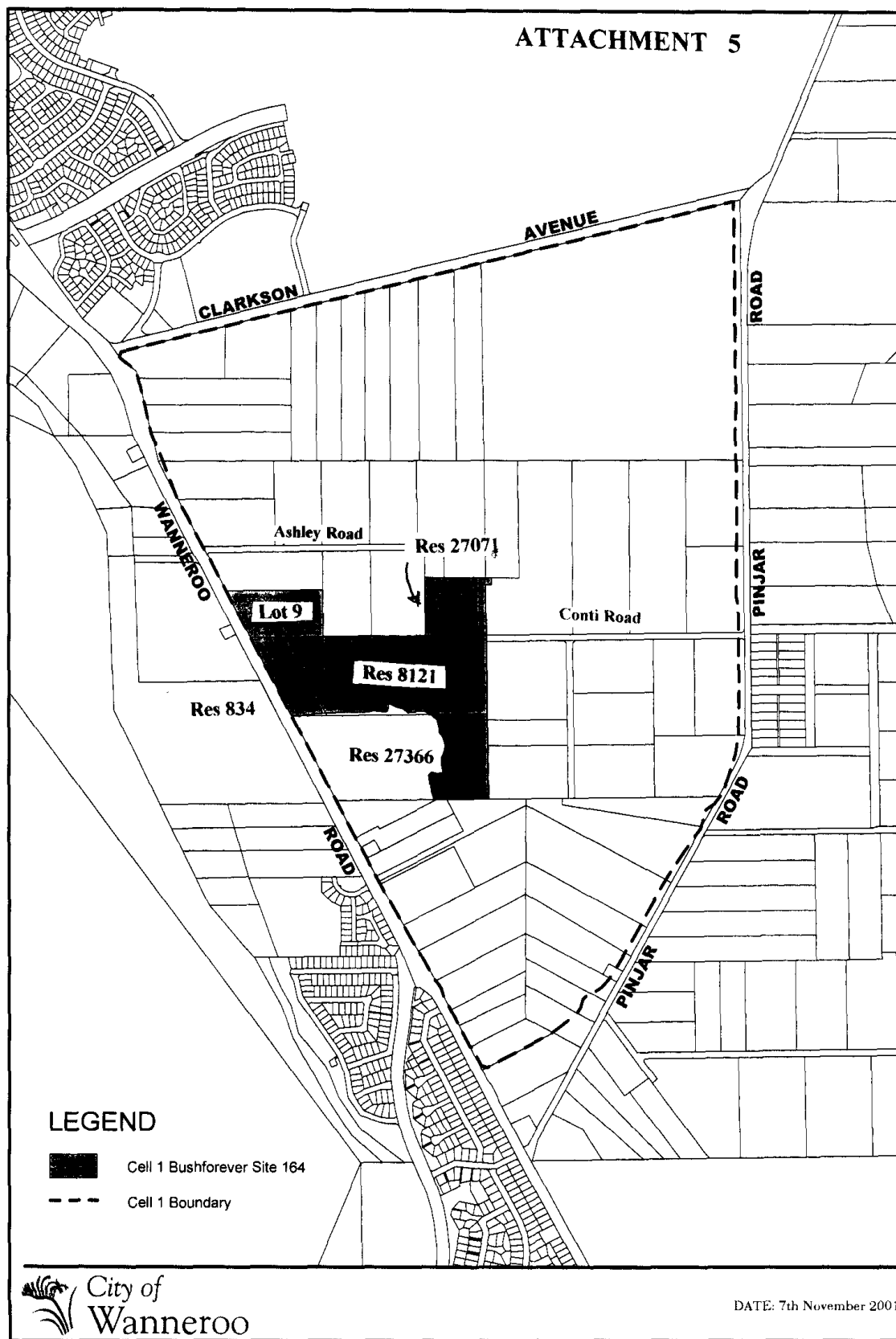
Page 2

- g) Further consideration being given to the inclusion of a corner store within the Cell.
- (iv) Modify the Buffer Precinct provisions to refer to the Commission's Statement of Planning Policy No. 5 - Poultry Farms and details of the use requiring the buffer (i.e. Poultry (Egg) Farm - Lot 45 Wanneroo Road, Madeley).
- (v) The Centre Zone Provision (4.3) being modified by inserting the words *'for the land included in the Centre Zone'* between the words 'a Structure Plan' and 'has been prepared'.
- (vi) The following environmental provisions being inserted in the Structure Plan to address the environmental issues identified in the EPA's consideration of Amendment No. 773 to the City's TPS No. 1 :
 - a) *'Prior to undertaking any earthworks or development of the land identified on Plan No., the landowners shall undertake a Soil Contamination Assessment of the land, at the landowner's cost, to determine the presence or absence of soil contamination to the satisfaction of the Department of Environmental Protection.'*
 - b) *'Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared at the landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowner's cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the Department of Environmental Protection, prior to undertaking any earthworks or development of the land.'*
 - c) The Bush Forever Sites within Cell boundaries being identified on the Structure Plan.
 - d) The inclusion of environmental provisions, similar to the environmental conditions for the Two Rocks/Yanchep area included in Amendment No. 787, for the identification and protection, where appropriate of karst formations.

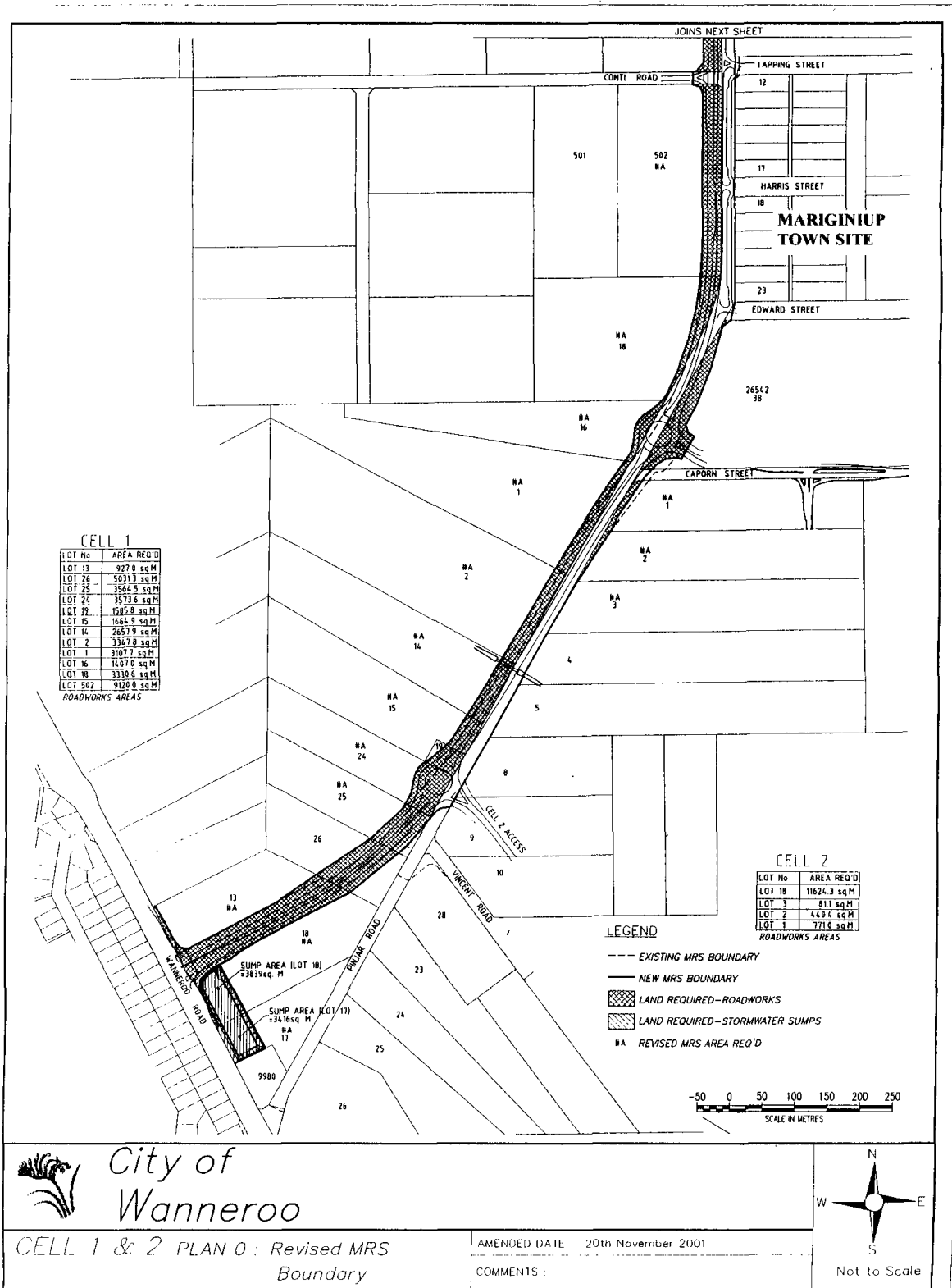
With respect to Modification (iii)(c), (d) & (f) above, officers of the City should liaise with officers of the Ministry for Planning to discuss this modification further and to clarify the Commission's requirements.



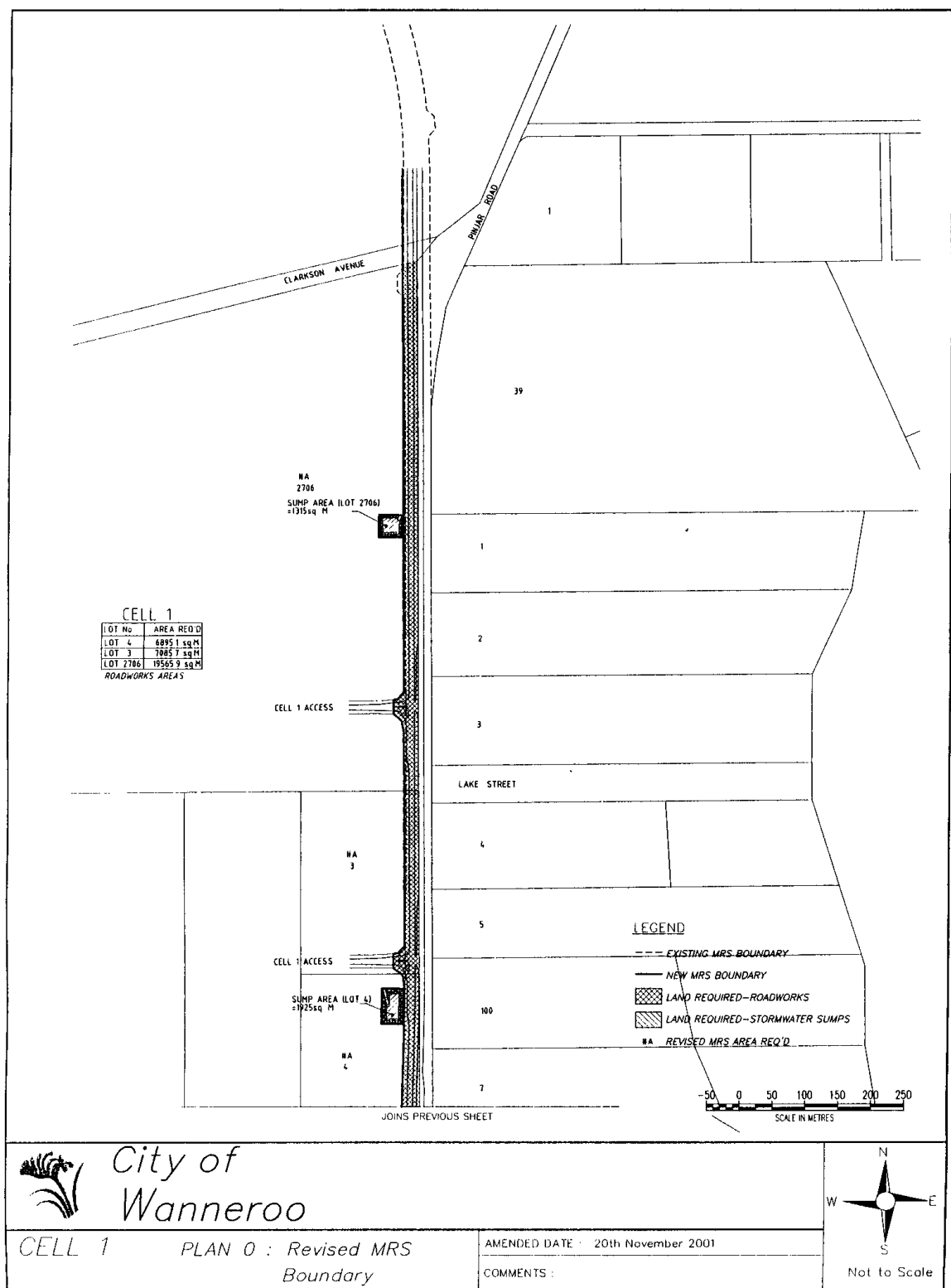




ATTACHMENT 7



ATTACHMENT 8



PD06-12/01 Adoption of East Wanneroo Cell 6 Local Structure Plan

File Ref: 02373
 Responsible Officer: Acting Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 4

Issue

Adoption of the Revised East Wanneroo Cell 6 Local Structure Plan (Madeley/Darch) incorporating modifications requested by the Western Australian Planning Commission (WAPC) and other minor changes.

Applicant	N/A
Owner	Multiple
Location	Bounded by Wanneroo Road, Gnangara Road, Hepburn Avenue (future) and Mirrabooka Avenue (future)
Site Area	160 hectares (approximately)
DPS 2 Zoning	Predominately Urban Development

Background

The preparation and ongoing assessment of the East Wanneroo Cells 1-8 Local Structure Plans has a considerable history and background. The plans were originally prepared by BSD Consultants in 1997 and have been modified and advertised on two previous occasions. The Council of the former City of Wanneroo at its meeting of the 28 September 1999 (W361-09/99) considered the East Wanneroo Local Structure Plans (LSP) in respect of Cells 1-8 and resolved to endorse the structure plans with modifications and submit them to the WAPC for its adoption. The WAPC has subsequently considered the LSP for Cell 6 (refer **Attachment 1**) and resolved to adopt Part 1 of the structure plan subject to modifications (refer **Attachment 2**).

Detail

The modifications that have been incorporated into the revised LSP are a result of requested changes by the WAPC, subdivision approvals granted by the WAPC and road and landuse rationalisation by City administration.

The modifications required by the WAPC can be summarised as follows:

Revisions to Land Valuation

New independent valuation advice is required regarding the current values of the land required for acquisition. This will lead to revised and more accurate infrastructure costs per lot (ICPL) for Cell 6.

Amendments to the Zoning Map

There is a need to remove the Buffer Precinct on the zoning plan around the former piggery on Lot 24 Kingsway and the former poultry farm on Lot 18 Kingsway which have ceased operating. The modifications of the 'Buffer Precinct' as it relates to Lot 45 Wanneroo Road is also required to reflect the reduction granted by the WAPC via the subdivision approval dated 13 January 2000 (WAPC reference 112034).

The inclusion of Environmental Provisions and Consideration of Bush Forever Sites

The WAPC requested that environmental provisions relating to former Town Planning Scheme No 1 Amendment No 773 be included where appropriate within the LSP. These former considerations relate to issues of soil contamination and remediation.

The WAPC has also sought the inclusion of an environmental provision relating to the appropriate disposal of surface water drainage within the Cell and to minimise any impacts on water quality on nearby significant wetlands, including potential surface water contamination.

Modifications to the LSP design

- The word '*Revised*' being replaced with the word '*Agreed*' in the title of the structure plan map.
- The Structure Plan (including R-Codes) being modified to be consistent with subdivision approvals issued for the area and any new houses within the Cell.
- The Structure Plan being modified to be consistent with the Commission's Policies, in respect of road design, footpaths and dual use paths and the spacing between street blocks being modified to provide for appropriate lot sizes, where required.
- The R-Codes on the Structure Plan being modified to include several additional R30 and R40 sites.
- The primary school sites being modified to be 3.5 hectares in accordance with Commission Policy No. DC 2.4 (Section 3.3.4), where the primary school site is co-located with public open space (i.e. an oval), that open space is fully utilised by the school and arrangements are made for the management of the open space.
- A small POS area (pocket park) being included within the residential area bounded by Skeit Road, Hepburn Avenue, Evansdale Road and Landsdale Road, Darch.
- The Structure Plan Cell boundaries between Cell Nos. 6 and 8 being modified to include the land zoned Industrial in the MRS in Cell No. 6 within the Structure Plan Cell boundary of Cell No. 8.
- Modify the Buffer Precinct provisions to refer to the Commissions Statement of Planning Policy No. 5- Poultry Farms and details of the use requiring the buffer (i.e. Poultry (Egg) Farm – Lot 45 Wanneroo Road, Madeley).

Given the changes to land use requirements and associated structure planning since Council last considered the LSP, the following additional modifications were also considered appropriate by City officers:

Relocation of the proposed High School Site

The relocation of the future High School site from the position previously advertised in the LSP over portions of Lots 20-22, 47, 48 and 24 Kingsway to Location 1441 Driver Road.

Introduction of additional POS within the Cell.

The introduction of three small pocket parks in portions of the LSP where there was an absence of POS within an efficient walkable catchment.

Reduction in the size of the neighbourhood centre (west)

The western neighbourhood centre being reduced from 2.4 hectares down to 0.5 hectares.

Modifications to Regional Road Alignments

The City is currently reviewing the construction details for the Regional Roads associated with this Cell. Although some minor changes may be required, the construction detail and alignment of the future road reserves will have only minor implications on land acquisition requirements and the associated costs of construction.

Consultation

The LSP has been modified largely as a result of the request by the WAPC. There has also been minor adjustments made as result of subdivision approvals granted by the WAPC. Other variations have generally been made in consultation with landowners. On this basis, it is appropriate that the proposal be considered as a 'minor modification' and public advertising be waived in this instance in accordance with Part 9.4.1 (a) of the Scheme.

Comment

Attachment 3 reflects the modified Cell 6 LSP. The proposed modifications are discussed below. Where relevant, the modifications suggested by the City officers are considered along with the modifications required by the WAPC.

Revisions to Land Valuation

The cell costs contained in the Draft Cell 6 LSP were based on valuations undertaken in 1996/97 and therefore have required review. The City commissioned the independent licensed valuation firm of Property Valuation and Consultancy Services, to undertake a current fair market valuation of selected parcels of land required for cell works.

The valuation of these parcels on a frontal englobo basis provides a range of values from which an average value per hectare can be established. This average value when applied to the aggregate area of land for cell works that is still to be acquired is included in the estimate of cell costs for the purpose of establishing the infrastructure cost per lot.

The valuations advised for the individual land holdings that comprise the selected public open space sites and road widening, range between \$353,000 per hectare and \$401,000 per hectare. An average rate of \$370,000 per hectare has been recommended.

The average per hectare value should be increased by a margin of 10% to provide for claims of solatium. Solatium is the allowance made in the compensation process to avoid disadvantage to an owner whose land is required for a public work who, as a consequence, has lost the opportunity to deal with the land on the open market in the same manner as other land owners.

If \$370,000 is adopted as the base rate per hectare, and a solatium allowance of 10%, (\$37,000) is applied, the estimated net value per hectare for the cell purpose land is \$407,000 per hectare.

The total estimated value of the public open land in the cell is \$13,332,824, which equates to \$2,915.07 per new lot. The total estimated value of the road widening land is \$6,224,322, which equates to \$1,360.88, per new lot.

When factored into the overall cell costs, the total cell cost estimate is \$26,971,523, and an infrastructure cost per lot (ICPL) of \$5,897.01.

Amendments to the Zoning Map

The zoning map for Cell 6 has been modified at the request of the WAPC. The Piggery at Lot 24 Kingsway and Poultry Farm at Lot 18 Kingsway have ceased operation and as such, the deletion of these buffers and the introduction of the 'Residential Precinct' is appropriate. Also, as requested by the WAPC, the Buffer Precinct associated with the existing Egg Farm on Lot 45 Wanneroo Road Madeley has been reduced to reflect the subdivision approval issued for the land to the south (WAPC 112034). In this regard the applicant has received endorsement by the Department of Environmental Protection to reduce the buffer down to the 2.5 Odour Unit Percentile Contour, where the impact of this operation is considered to be minimal. The Buffer Precinct (which is incorporated in to the LSP Zoning Map) has been modified to reflect this approval and introduce the 'Residential Precinct' over the balance land (refer **Attachment 4**).

The 'Centre Zones' have been modified to reflect the changes to the Neighbourhood Centres identified in the LSP.

The land identified as 'Industrial' under the Metropolitan Region Scheme and was previously identified with Cell 6 LSP has been removed from the Cell 6 LSP and Zoning Map and incorporated into the Cell 8 LSP. Infrastructure calculations associated with adjusted land areas have been incorporated into the Cell Costings.

The inclusion of Environmental Provisions and Consideration of Bush Forever Sites

The environmental conditions proposed by the WAPC relate to Soil Contamination assessment/management and surface water runoff disposal to minimise water quality impacts on near by significant wetlands. The suggested provisions have been incorporated into the 'Part 1' text of the modified LSP to ensure developers are required to undertake assessment prior to any earthworks or development occurring on the site, remediation of any contamination to the satisfaction of the DEP and water sensitive storm water disposal as part of the subdivisional works.

It should be noted that several 'Bush Forever' sites have been identified within the LSP area. These sites are situated with the future Hepburn Avenue road reserve and an existing reserve adjoining the Landsdale Farm School (Reserve No. 24794 – Bush Forever Sites 328 & 199). These sites do not require further consideration or modification to the LSP, as Crown ownership will ensure appropriate consideration and management.

Modifications to the LSP Design

a) Renaming of LSP

The LSP has been modified to reflect the title of 'Agreed LSP' and not 'Revised LSP' as previously identified in the advertised LSP.

b) *Inclusion of Additional R30 and R40 Sites*

Additional R30 and R40 sites have been incorporated for lots fronting POS areas to promote overlooking and surveillance of these recreational areas. Efforts have been made to introduce higher densities at points of difference within the residential areas, which may be conducive of medium and higher density living.

c) *Modification to Road Design*

The Structure Plan has been modified to be consistent with the Commission's Policies, in respect of road design, footpaths and dual use paths and the spacing between street blocks being modified to provide for appropriate lot sizes, where required. The modified LSP depicts a road network, which would achieve improved permeability and legibility for motorists, cyclists and pedestrians. The modifications were required primarily to achieve more efficient lot module depth between subdivisional roads and to reflect /integrate with approved subdivisions (which represents approximately 25% of the Cells developable area):

d) *Modifications to Primary School Sites*

The Cell 6 LSP promotes two primary school sites with both adjoining areas of POS. The primary school sites have been modified to be approximately 3.5 hectares in accordance with Commission Policy No. DC 2.4 (Section 3.3.4), where a primary school site is co-located with public open space (i.e. an oval).

e) *A small POS area (pocket park) being included within the residential area bounded by Skeit Road, Hepburn Avenue, Evansdale Road and Landsdale Road, Darch.*

The original LSP did not promote an area of POS within the land bounded by Skeit, Landsdale, Hepburn Evandale Roads. Whilst the WAPC provided no explanation for this requirement it has been assumed that the provision of POS was requested to promote POS within walkable catchments and to provide a central identity to the relatively isolated area.

As part of this requirement Council Administration has written to the affected landowners where no response was received.

Further areas for consideration which have been predominately initiated by Council administration can be summarised as follows;

Relocation of the proposed High School Site

The Education Department of Western Australian (EDWA) requires a 10 hectare parcel of land to be set aside for a high school site to service the future needs of the Landsdale, Madely and Darch areas. The previously advertised LSP identified the future school site over portions of Lots 20-22, 47, 48 and 24 Kingsway, Darch. This site was first identified in 1996/97 and appeared in this location on both occasions that the Draft LSP was advertised. Despite repeated objections from the affected residents, the Council did not remove the school from this location as it was generally well located and moreover EDWA advised that it was happy to maintain that particular location.

Since 1999 however, the City has become aware of landowner frustrations as EDWA has on several occasions advised landowners that it was examining the relocation of the high school site. Some 2 ½ years later, enquiries by the City revealed that in fact EDWA had done very little other than to raise the expectations of those land owners affected.

On this basis, the City initiated discussion between EDWA and the owners of Location 1441 Driver Road to explore the possibility of relocating the location of the future high school site to this site.

After lengthy negotiations, EDWA has indicated that the alternative location of the High School site onto Location 1441 Driver Road is considered to be generally acceptable. The proposed location is considered to be central to the catchment that includes the Darch, Madeley and Landsdale areas, and provides better opportunity to service future development east of Landsdale to Alexander Drive.

However EDWA has raised concern in regard to the ultimate suitability of the site given its ongoing use for sand extraction/landfill. Given that the site identified for school purposes is predominately unfilled, the geotechnical implications for this portion of the site relate directly to any future proposals to use this land for land fill. EDWA has engaged Golders and Associates to investigate the existing constraints on the land and develop a management plan that could ultimately result in the geotechnical certification of the subject site to a an acceptable standard.

The owners and EDWA have indicated that they are prepared to enter into negotiations for the ultimate acquisition of this site based on resolution of the geotechnical issues. The owners have indicated that the land fill operations on the site could occur over many years (subject to market forces) allowing suitable time for acquisition by EDWA. Conversely, it should be noted that the owners of Lots 20-22, 47, 48 and 24 Kingsway who are effected by the original High School site have indicated their desire to develop or on-sell their land in the short term.

This is an important issue that requires further consideration by Council. To date, EDWA's strategy toward the future acquisition of school sites in East Wanneroo has been very ad hoc. Rather than forward planning for the acquisition of these sites, to date (with one exception) EDWA has regarded landowners with school sites as a 'land-bank'. That is, it has repeatedly suggested that due to lack of funding, landowners should be prepared to wait indefinitely until EDWA determines that it is ready to acquire a site. This is considered completely unsatisfactory as it provides no certainty for those affected by school sites who have limited opportunity to otherwise dispose of their land.

It is therefore believed that the City should approach the State Government to seek a satisfactory outcome to this situation on behalf of those owners affected by school sites in East Wanneroo. The State should either negotiate with owners as to when acquisition is likely to occur or alternatively, provide for an appropriate mechanism for owners to be paid compensation similar to that provided for under the Metropolitan Regional Town Planning Scheme Act.

Council will note that EDWA has not provided the City with absolute agreement to the relocation of the High School site, however, in view of the City's investigations, it is reasonable to promote the relocation given the opportunity for negotiations currently before the two parties.

The suitability of the site primarily relates to ongoing fill on the land and as such it is important that the EDWA finalise agreements with the landowner for appropriate management and monitoring of the fill operation.

Introduction of additional POS within the Cell.

The introduction of three small pocket parks in portions of the LSP where there was an absence of POS within an efficient walkable catchment.

Aside from several minor reductions in POS across the Cell, the only variations to the previously advertised LSP in relation to POS distribution relates to the introduction of three small pocket parks. These pocket parks have been positioned and designed to promote areas for passive recreation in portions of the LSP where there was seen to be an absence of POS within an efficient walkable catchment. The size of the new areas of POS were minimised to ensure that the area of POS would not raise significant objection by the landowners and in most cases did not exceed the 10% obligation. City officers have recently written to the affected landowners of these proposed POS areas seeking comments in regard to the location of POS on their land. No comments were received.

It should be noted that the City did not consult the owners affected by a new pocket park between Susan Road and Wanneroo Road in the north-west of the Cell. The size of this POS area is only 4363 m² and shared amongst 4 individual landowners. This area only represents approximately 5 % of the total land area of each lot and is considered to be a minor and acceptable variation without landowner consultation

Reduction of the neighbourhood centre (west)

The western neighbourhood centre was identified as being 2.4 hectares and having a net lettable area for retail use of 3,300 m². Given the proximity of the Kingsway District Centre, the ultimate viability of this neighbourhood centre was of concern. Therefore the LSP has now reduced this site to approximately 0.5 hectares or 1200m² NLA.

The modification has been made in consultation with the affected landowners and the reduction in retail floorspace is agreeable to them. The requirement for a 0.5 hectare community purposes site has also been removed from this neighbourhood centre as these types of facilities can be adequately accommodated within the Kingsway District Centre, located approximately 1 kilometre to the south.

Modifications to the Mirrabooka Avenue and Gnangara Road Regional Road Alignments

In the Metropolitan Region Scheme and the City's District Planning Scheme Number 2, Gnangara Road, Hepburn Avenue, Skeit Road and Mirrabooka Avenue have been reserved as Other Regional Roads.

The City is currently reviewing the detail of construction for these Regional Roads and although some changes may ultimately be required, it is anticipated that these changes will be of a minor nature and have minimal implications on future land requirements and the associated infrastructure costs.

Statutory Compliance

Under the provisions of Sub Clause 9.6.3 (c) of DPS Number 2, the City is required to make the modifications requested by the WAPC and resubmit the LSP to the WAPC.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The revision to the ICPL as a result of the revised land valuations will filter into the Cell Costings and financial modelling for Cell 6. This revision and its implications will not impact on any other aspect of the City's operation.

Voting Requirements

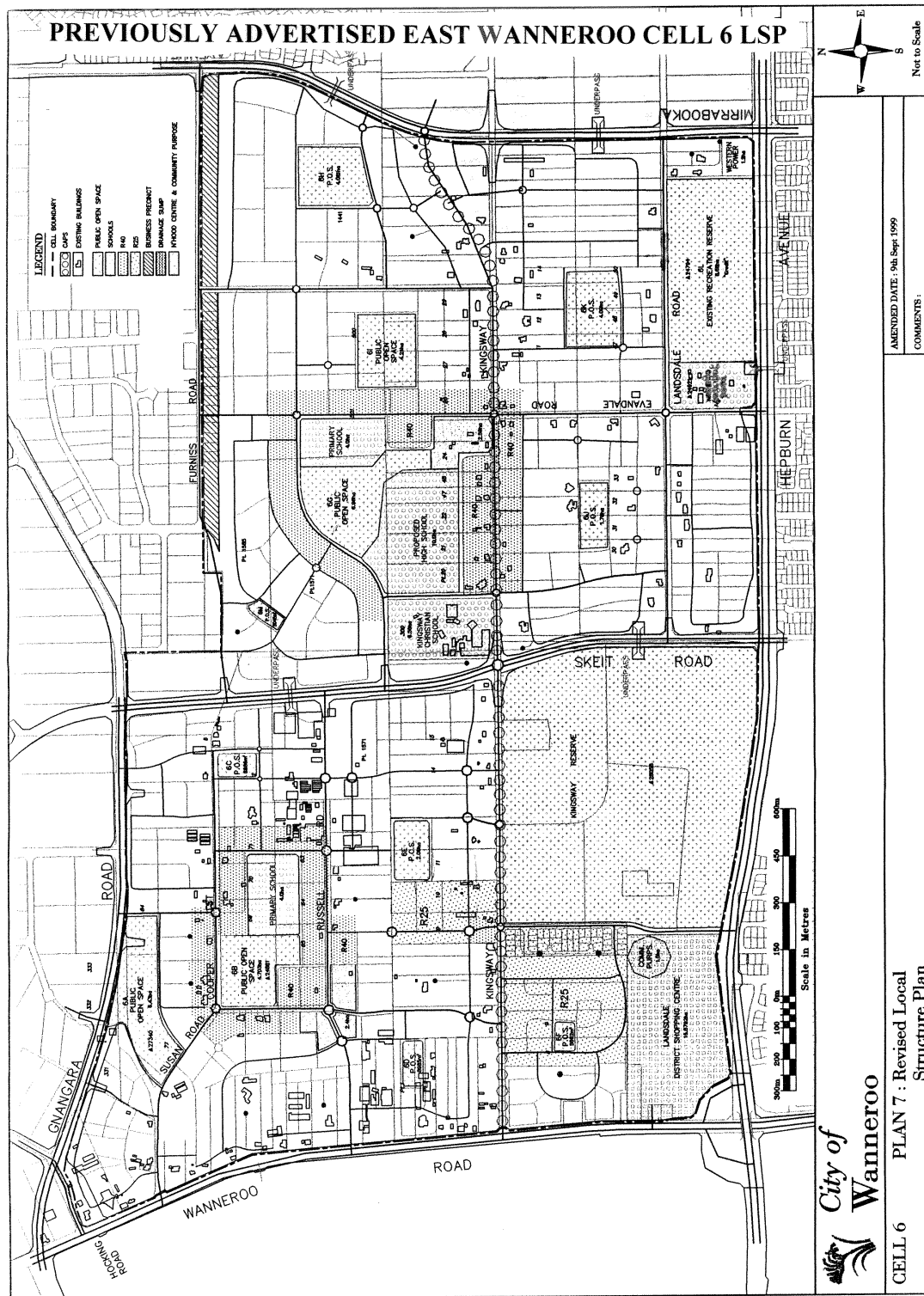
Simple Majority

Recommendation

That Council:

- 1. Pursuant to Clause 9.6 of District Planning Scheme No. 2 ADOPTS, SIGNS and SEALS the modified East Wanneroo Cell 6 Local Structure Plan;**
- 2. FORWARDS a copy of the adopted Local Structure Plan for Cell 6 to the Western Australian Planning Commission;**
- 3. ADOPTS the figure of \$26,971,523 as the current Estimated Cell Costs and \$5,897.01 as the current Infrastructure Cost Per Lot to be applied in East Wanneroo Development Cell 6 No.;**
- 4. AUTHORISES notification of the current Estimated Cell Costs for Cell 6 in a newspaper pursuant to Clause 10.11 of District Planning Scheme No. 2;**
- 5. ADVISES the Education Department of Western Australia and the Western Australian Planning Commission that it considers the current approach toward school sites acquisitions in East Wanneroo to be unacceptable and requests that landowners affected by such sites are provided with certainty over the timing of acquisition.**

ATTACHMENT 1



WAPC REQUIRED MODIFICATIONS**ATTACHMENT 2****SCHEDULE OF MODIFICATIONS****CELL NO. 6 - STRUCTURE PLAN NO. 8**

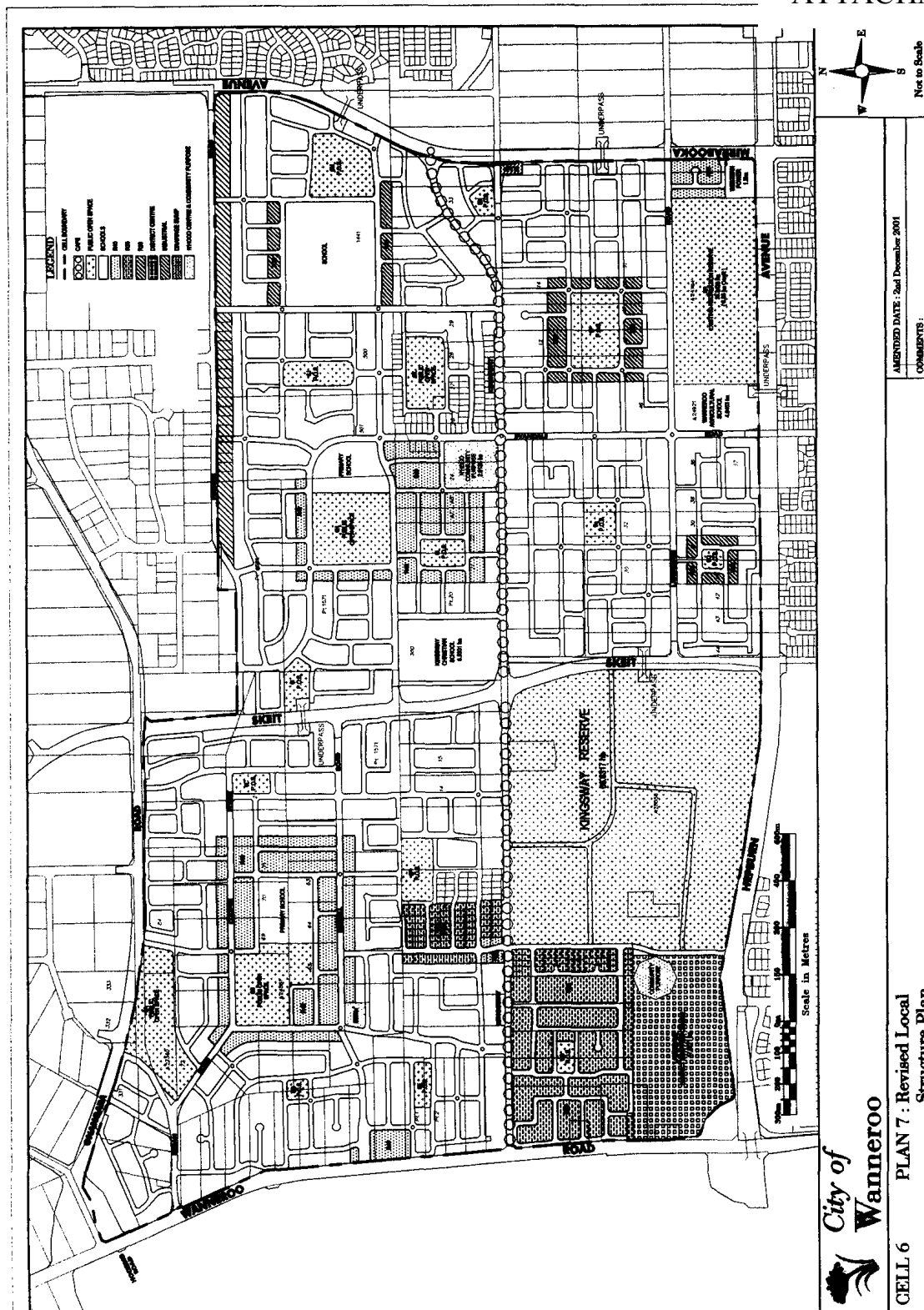
- (i) The City modifying the land acquisition plans and infrastructure contributions to reflect the amendments to the Primary Regional Roads and Other Regional Roads reservations in the Metropolitan Region Scheme included in the North-West Districts Omnibus MRS Amendment No. 4.
- (ii) The City seeking new independent valuation advice regarding the current values of the land required for acquisition within Cell No. 6 in accordance with Amendment No. 816 to the City of Wanneroo TPS No. 1. The Infrastructure Contributions included in Part 1 of the Structure Plan being modified to include the revised land acquisition costs.
- (iii) The Zoning Plan in the Structure Plan being modified as follows:
 - a) Delete the Buffer Precinct on the Zoning Plan around the former piggery on Lot 24 Kingsway (which has ceased operating and the building/structures have been removed) and the former poultry farm on Lot 18 Kingsway, as it only contains a single shed and hasn't operated for several years.
 - b) Modify the Buffer Precinct on the Zoning Plan around the poultry farm on Lot 45 Wanneroo Road, so that it is consistent with the subdivision approval 112034.
- (iv) The following modifications being undertaken to the Structure Plan Map (Plan 5);
 - a) The word '*Revised*' being replaced with the word '*Agreed*' in the title of the Structure Plan Map.
 - b) The Structure Plan (including R-Codes) being modified to be consistent with the subdivision approvals and any new existing houses within the Cell.
 - c) The Structure Plan being modified to be consistent with the Commission's Policies, in respect of road design, footpaths and dual use paths and the spacing between street blocks being modified to provide for appropriate lot sizes, where required.
 - d) The R-Codes on the Structure Plan being modified to include several additional R30 and R40 sites.
 - e) The primary school sites being modified to be 3.5 hectares in size, in accordance with Commission Policy No. DC 2.4 (Section 3.3.4), where the primary school site is co-located with public open space (i.e. an oval), that open space is fully utilised by the school and arrangements are made to provide for the management of the open space.

WAPC REQUIRED MODIFICATIONS

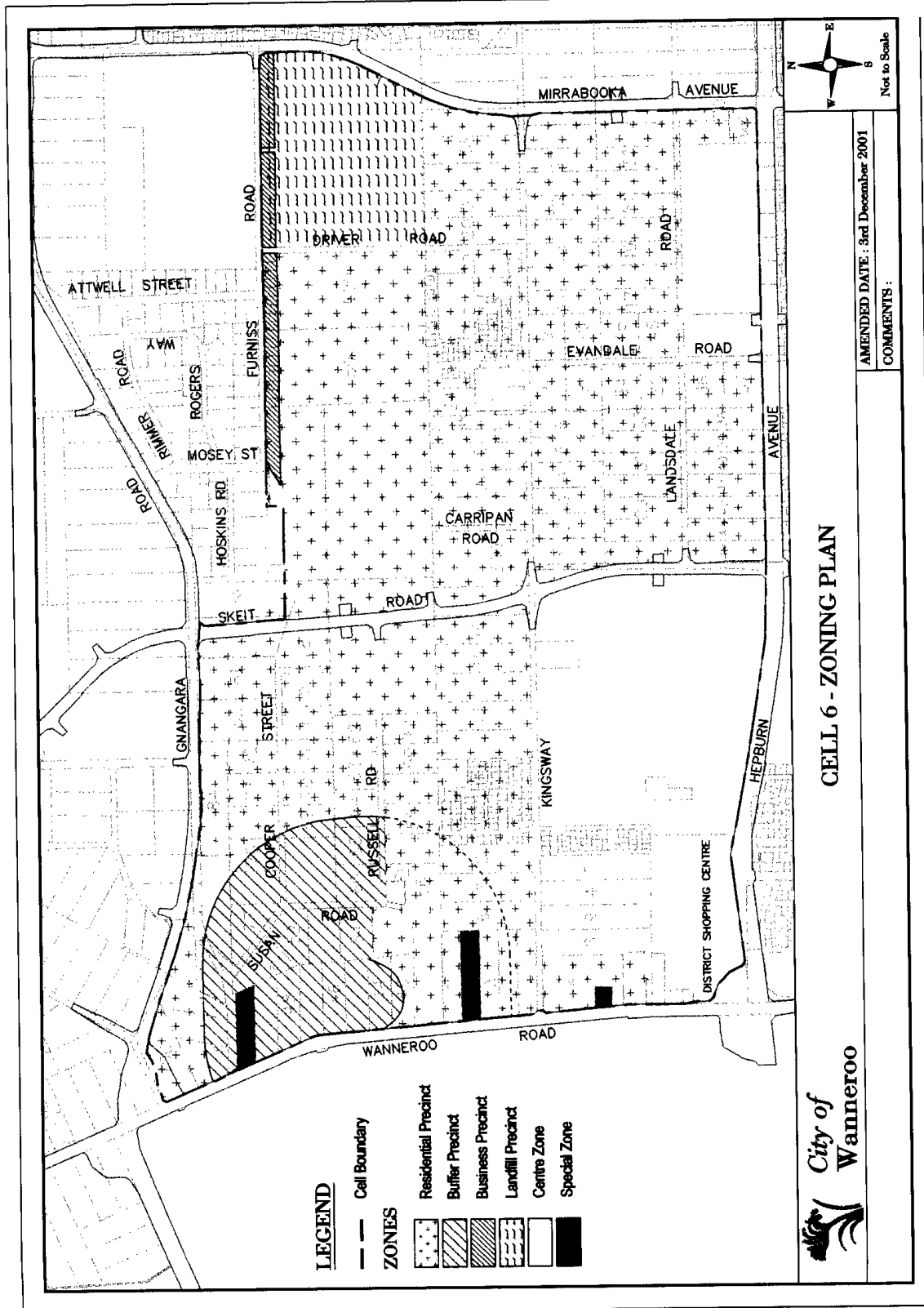
- f) A small POS area (pocket park) being included within the residential area bounded by Skeit Road, Hepburn Avenue, Evansdale Road and Landsdale Road, Darch.
- (v) Modify the Buffer Precinct provisions to refer to the Commission's Statement of Planning Policy No. 5 - Poultry Farms and details of the use requiring the buffer (i.e. Poultry (Egg) Farm - Lot 45 Wanneroo Road, Madeley).
- (vi) The Structure Plan Cell boundaries between Cell Nos. 6 and 8 being modified to include the land zoned Industrial in the MRS in Cell No. 6 within the Structure Plan Cell boundary of Cell No.8.
- (vii) The following environmental provisions being inserted in the Structure Plan to address the environmental issues identified in the EPA's consideration of Amendment No. 773 to the City's TPS No. 1 :
 - a) *'Prior to undertaking any earthworks or development of the land identified on Plan No...., the landowners shall undertake a Soil Contamination Assessment of the land, at the landowner's cost, to determine the presence or absence of soil contamination to the satisfaction of the Department of Environmental Protection.'*
 - b) *'Should any soil contamination be identified in the soil contamination assessment, a Site Remediation and Validation Report for the subject land shall be prepared at the landowner's cost by the developer/subdivider and remediation works shall be undertaken at the landowner's cost for all identified contamination and should be validated as being free of contamination above acceptance guidelines to the satisfaction of the Department of Environmental Protection, prior to undertaking any earthworks or development of the land.'*
 - c) The inclusion of environmental provisions to provide for the appropriate disposal of surface water drainage within the Cell and to minimise any impacts on water quality in nearby significant wetlands, including potential surface water contamination.

With respect to Modification (iv)(c) & (d) above, officers of the City should liaise with officers of the Ministry for Planning to discuss this modification further and to clarify the Commission's requirements.

ATTACHMENT 3



ATTACHMENT 4



PD07-12/01 Proposed Draft Local Structure Plan - Lot 12 Jindalee

File Ref: 70321
 Responsible Officer: Acting Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 3

Issue

Consideration of the draft Local Structure Plan (LSP) for Lot 12 Marmion Avenue, Jindalee lodged pursuant to Part 9 of the City's District Planning Scheme No.2 (DPS2).

Applicant	Chappell & Lambert Town Planning Urban Design
Owner	Carine Nominees Pty Ltd
Location	Lot 12, Marmion Avenue, Jindalee
Site Area	77.5797 hectares
DPS 2 Zoning	Commercial Zone, Urban Development Zone, Special Zone - Additional Use (Corner Store) and Parks and Recreation Reserve

Background

Chappell and Lambert Town Planning Urban Design has submitted the draft Lot 12 Jindalee Local Structure Plan (LSP) for consideration (refer **Attachment 1**). Given its zoning and proximity to the existing developments and infrastructure adjacent to the site, the applicant is of the view that the land is ready for development.

In 1991, the former City of Wannon had adopted a LSP the subject land (refer **Attachment 2**) in support of a rezoning application to rezone the subject land from Rural to Residential Development, Commercial and Special Zone (Additional Use). Although the rezoning of the City's Town Planning Scheme No.1 took effect, the developer did not initiate development of the land in accordance to the adopted LSP.

Detail

The subject land is bounded by Marmion Avenue in the east and Foreshore Reserves (Crown Reserves 20561 and 35890) in the west (refer **Attachment 3**). While the land to the north is vacant the land to the south is extensively developed. The land to the east of Marmion Avenue is also currently being developed as Brighton Estate.

The applicant has requested that the LSP be considered as a Liveable Neighbourhood application. The Key features of the draft LSP are as follows.

Residential and Special Residential Precincts.

The proposal makes provision for a diversity of lots sizes as indicated below.

- Around 650 R20 lots between 450 to 800 m²;

- About 30 laneway R30 lots of 350 to 420 m² overlooking the public open space (POS) areas;
- 12 to 15 R30 laneway lots of 350 to 420 m² which will provide limited opportunity for residential mixed use where home based business can be encouraged; and
- 34 R12.5 Special Housing lots between 800 to 1200 m². These lots are located on a significant ridge and in order to retain the natural landscape features of the area and minimise earthwork, larger lot sizes are proposed in this precinct.

The high-density lots are proposed facing the POS areas in order to provide better surveillance. High density lots are also proposed fronting the east-west road, Santa Barbara Parade extension and the north-south coastal road.

Retail Floorspace/Mixed Use Zones

The draft LSP makes provision for Mixed Uses on the foreshore front and Business/Mixed Uses fronting Marmion Avenue. The applicant advised that the Mixed Use and Business components are likely to contain some retail floor space, however, details have not been provided.

Community Facilities

No provision is made for schools in this area. A primary school exists at Quinns Rocks close to the subject land, and there is a proposal for a Primary School on Lot 10 Marmion Avenue, Jindalee to the north of the subject land. The draft LSP also does not depict a Community Purpose site. However, it should be noted that the developers of Brighton Estate are making provision for a Community site and facilities, which will also cater to the needs of the residents of the subject proposal.

Road/Transport Network

The central east-west road is a 25 metre wide Neighbourhood Connector connecting Marmion Avenue and the foreshore. This road is estimated to carry a maximum volume of 7000 vehicles per day at Marmion Avenue end. Santa Barbara Parade from Quinns Rocks will intersect this road. A north-south coastal road is proposed to run north off the east-west road. Santa Barbara Parade extension and the north-south coastal road are proposed to have a road reserve width of 25 metres. The proposed road network is considered to be legible and permeable for the movement of motorists, cyclists and pedestrians.

Public Open Space (POS)/Drainage

The draft LSP makes provision for 8% POS, which include portions of the subject land which forms part of the foreshore Parks and Recreation (P&R) reserve adjoining the subject land. Additionally the draft LSP also makes provision for about 5400 m² of POS at the south-western corner of the subject land which would further add to the P&R reserve.

A central Major Open Space of 2.7 hectares is proposed at the corner of the east-west road and Santa Barbara Parade extension. This open space will be developed as a recreational oval for active pursuits. A few other local POS areas are also proposed.

The applicant has submitted only an indicative Foreshore Management Plan for the abutting foreshore reserve and therefore does not seek endorsement of this Foreshore Management Plan. The applicant has also advised that a subdivision application will be lodged with the WAPC shortly and has suggested that preparation of a Foreshore Management Plan be requested as a subdivision condition.

In respect of drainage, general runoff from individual lots will be managed through on-site infiltration from soakwells. Runoff from roadways and public areas will be via gullies/side entry pits and piped drainage system to infiltration sumps and basins located within the low area of the landholding. The draft LSP depicts drainage sumps within Lot 12 immediately abutting the Foreshore Reserve. It is understood that the applicant will pursue the feasibility of drainage of stormwater into the Foreshore with the City, the Western Australian Planning Commission and the Department of Environmental Protection. The drainage would form part of an integrated landscape and management arrangement in association with Community Infrastructure, eg carparking, pathways, etc. City officers have advised that such arrangements are generally not supported. However, the applicant was also advised that it may wish to demonstrate the merits of this proposal further by highlighting the community benefit that would result.

Utilities

The applicant indicates that serving authorities have indicated that underground electricity, gas and telephone services can all be provided to service this development via the extension of the existing systems and networks in Marmion Avenue and Santa Barbara Parade.

Consultation

Pursuant to Clause 9.5 of the DPS2, the draft LSP will be required to be advertised seeking comments for a period of 42 days. This will include referral of the draft LSP to the relevant State government agencies.

Comment

DPS2 currently identifies two pockets of land within the subject landholding as zoned Commercial and Special Zone Additional use (Corner Store) respectively. The applicant has advised that a separate amendment application will be submitted in due course to rezone these areas to Urban Development Zone in order to be in conformity to the overall zoning of the subject land.

The following comments are made in relation to the draft LSP:

Residential & Special Housing Precincts

The proposed residential lots are generally oriented either north-south or east-west, to facilitate siting of dwellings and private open space areas taking advantage of solar access.

The proposed westernmost coastal road does not run along the western boundary of the site thus resulting in some lots adjoining the P&R reserve. Since it is desirable to provide a road interface between the residential lots and the P&R reserve to maintain continuous coastal access in this area it is considered appropriate that the coastal road be extended northwards ensuring that no residential lots abut the P&R reserve.

This is consistent with the City's position on the coastal roadways in the past where, in principle, a road interface between private lots and the public foreshore reserve has been sought.

As suggested by City officers, the applicant has proposed a Special Housing Precinct taking advantage of the landform. The integrity of the slope will be retained throughout these lots to encourage more innovative building forms and provide landscape interest and relief.

Retail Floorspace and Mixed Use Zones

The draft LSP makes provision for some laneway lots adjacent to the Business/Mixed Uses fronting Marmion Avenue. While the Business/Mixed Uses are, in the main, denied access from Marmion Avenue, they would gain access via the laneways. Noting that laneways are generally only 6.0 metres wide and in light of the types of vehicles that may access these lots from the rear, it is recommended that the LSP be modified to suitably address access to the Business/Mixed Uses to ensure conflicts around the laneway lots is eliminated.

Road/Transport Network

The road serving the laneway lots fronting the northern semi-circular POS is depicted as a disconnected road with no turning area. It is not clear why this road has been proposed as a disconnected road. Since laneway lots are provided with visitors parking bays on the primary road, in the absence of a turning area, the motorists will be required to reverse which is not desirable. In view of this, and given the estimated volume of traffic on this road to be less than 2000 vehicles per day, it is recommended that this road be designated as a continuous road.

Public Open Space/Drainage

The applicant has not provided a schedule or description of the proposed POS areas.

The POS fronting Marmion Avenue contains two Water and Rivers Commission (WRC) Priority 3 Water Resource bores. These facilities are steel and concrete structures enclosed within chain-link fencing. Hence it is recommended that each WRC reserve should be excluded from the POS contribution and suitable alternative POS area be provided.

The northern semi-circular POS is proposed to be set aside for bushland retention. However, it is recommended that the surrounding road geometry and size of the POS area be suitably designed to facilitate the future option at this site for a rectangular senior soccer field.

The south-western corner of the subject land abuts a POS area proposed in the subdivision approval for the land to the immediate south of the subject land. Except for a small POS area, the draft LSP depicts a few residential lots backing on to this POS. These lots and the POS are located on a site, which contains a high ridge. Accordingly, they will most likely require extensive retaining walls on the rear boundary and would disturb the character of the POS area. To ensure that the high ridge will be retained in its natural state, it is considered appropriate that the residential lots be deleted to enlarge the POS area. This may ultimately require a reduction of POS elsewhere to maintain the 8% POS as required under Liveable Neighbourhoods. It is acknowledged however that the applicant can provide in excess of this amount.

Aboriginal and European Heritage

The City's Municipal Inventory does not contain any European Heritage site or building within the subject area. Since the applicant has not provided any information on Aboriginal Heritage site(s), an Aboriginal Heritage Survey will be required.

Foreshore Management Plan

Although the applicant has not submitted a formal Foreshore Management Plan for assessment, it is considered appropriate that such a plan be assessed in conjunction the subject LSP. Therefore the applicant is requested to submit a formal Foreshore Management Plan for assessment prior to the adoption of the LSP.

Environment

A vegetation and flora survey has been conducted by the applicant for the subject land and has not revealed any vegetation of significance. The vegetation is mostly typical of near-coastal environments in the North-west Corridor. No Bush Forever site has been identified within the subject land, however it is noted that the adjacent foreshore reserve includes Bush Forever Site 397.

Employment and Sustainability

The City believes that a key issue in the preparation of structure plans and any other new development is the need to consider and address local employment opportunities. As part of its ongoing commitment to this issue the City engaged Derek Kemp to prepare a draft employment policy for the City. This is currently in a working draft format and is the subject of another report on this Agenda. Despite this, and in view of the work undertaken in light of the Butler Charette, it is recommended that the applicant is encouraged to address employment initiatives as part of this Local Structure Plan.

Statutory Compliance

Section 3.14 of DPS2 states that the objectives of the 'Urban Development Zone' are to:

- a) designate land for future urban development;
- b) provide for the orderly planning of large areas of land for residential and associated purposes through a comprehensive structure planning process;
- c) enable planning to be flexible and responsive to changing circumstances throughout the development stages of the area.

To meet these objectives, DPS2 requires that, prior to any subdivision approvals being granted, an Agreed Structure Plan is prepared and adopted under Part 9 of the Scheme.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

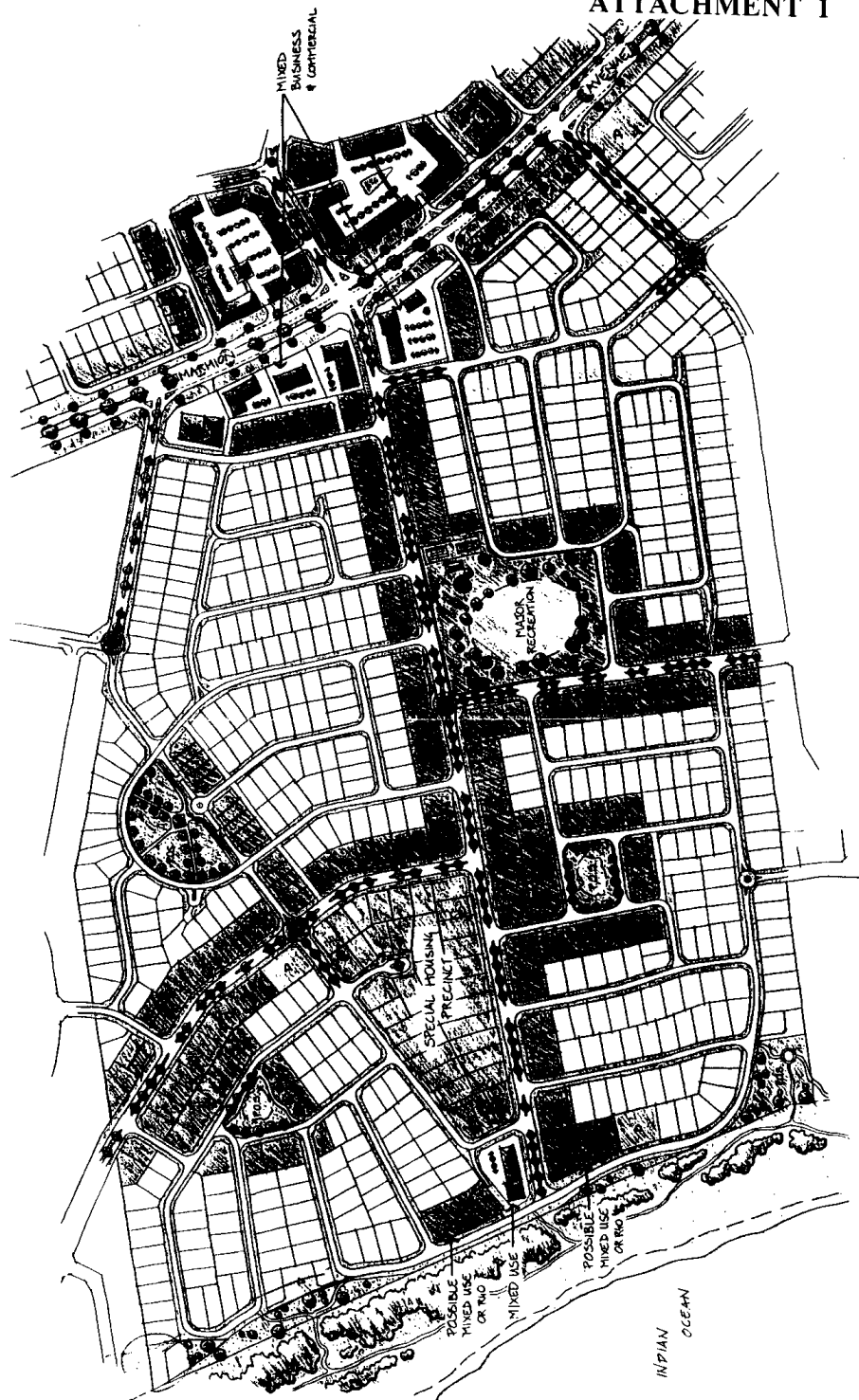
That Council:-

- 1. Pursuant to Clause 9.4.1 of the City's District Planning Scheme No.2 DETERMINES that the draft Local Structure Plan for Lot 12 Marmion Avenue, Jindalee is satisfactory and makes it available for public advertising for a period of 42 days SUBJECT to the following modifications:**
 - a. Provision of an access to the Business/Mixed Uses fronting Marmion Avenue independent of that to the adjoining laneway lots;**
 - b. Modification of the road to the south of the northern semi-circular Public Open Space (POS) as a continuous road and rationalisation of this POS to accommodate a possible future soccer field;**
 - c. Deletion of the POS fronting Marmion Avenue containing two Water and Rivers Commission (WRC) Priority 3 Water Resource bores from the POS contribution and provision of a suitable alternative POS area;**
 - d. Deletion of the residential lots proposed at the south-western corner of the subject land backing on to the POS area of the adjoining landholding and inclusion of this area as part of the POS contribution; and**
 - e. Extension of the coastal road northwards ensuring that no residential lots abut the Foreshore Parks and Recreation Reserve;**
- 2. ADVISES Chappell & Lambert that prior to final adoption of the draft Local Structure Plan for Lot 12 Marmion Avenue, Jindalee it will require resolution of the following regional/district and local level planning issues to the satisfaction of Council.**
 - a. Finalisation and incorporation of an 'Economic and Employment Initiatives Report' to address the provision of employment throughout the structure plan area;**

- b. An ethnographic and archaeological survey of the site being undertaken to determine whether there are sites of Aboriginal significance located on the subject land;**
- c. Formal submission of a Foreshore Management Plan for the foreshore adjoining the subject land;**
- d. Justification/rationale being provided for the retail floor space which is being proposed for the mixed use and business zones fronting Marmion Avenue.**

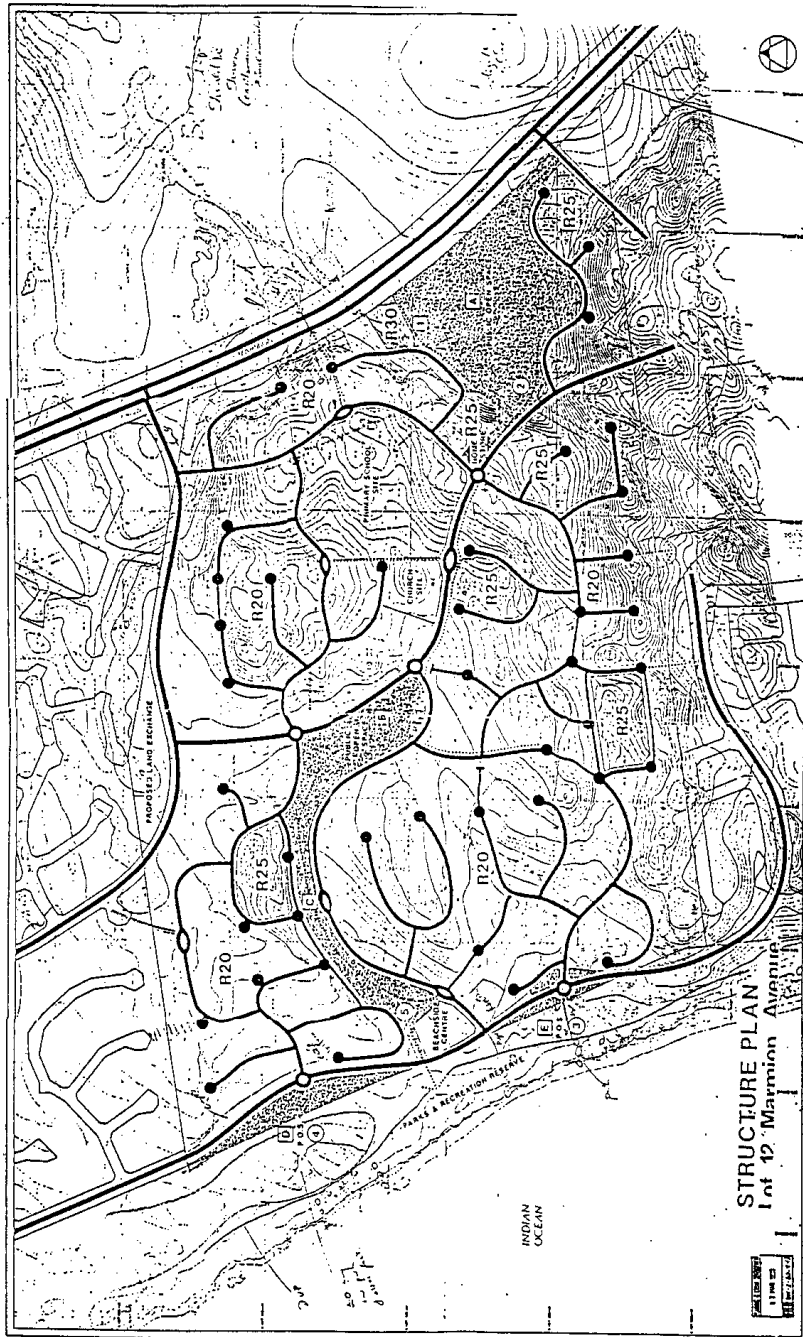
CHAPPELL
SOLAMBER
TOWN PLANNING
URBAN DESIGN

ATTACHMENT 1

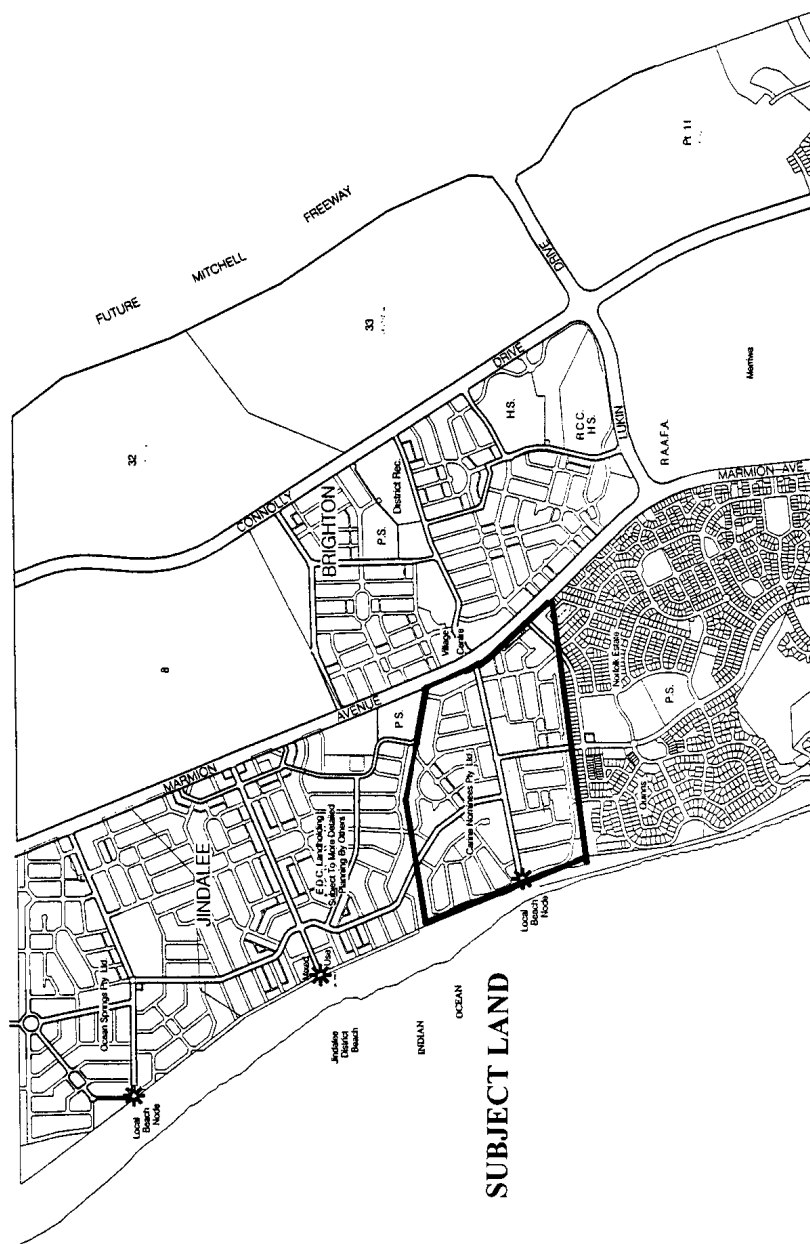


DEVELOPMENT CONCEPT PLAN
FIGURE 5

ATTACHMENT 2



ATTACHMENT 3

JINDALEE - BRIGHTON DISTRICT CONTEXT PLAN
FIGURE 6

PD08-12/01 Adoption of the Draft Butler (Brighton) Local Structure Plan – Lots 7, 8, 11, 31 to 33, Butler

File Ref: 68615
 Responsible Officer: Acting Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 6

Issue

Adoption of the Butler (Brighton) Local Structure Plan for Lots 7, 8, 11, 31 to 33 Butler.

Applicant	Chappell & Lambert Town Planning Urban Design
Owner	Ministry of Housing, Quinns Development Pty Ltd and Butler Land Company Pty Ltd.
Location	Lots 7, 8, 11, 31 to 33, Butler
Site Area	584.0 hectares
DPS 2 Zoning	Residential and Urban Development

Background

Council at its meeting of 6 February 2001 considered the draft Butler (Brighton) Local Structure Plan (LSP) and resolved, inter alia, to advertise it seeking public comments subject to the applicant carrying out certain modifications (Refer **Attachment 1**) (W01-02/01).

Detail

Council may recall that the BJV as part of its original structure plan application had sought to introduce a number of R-Code variations particularly for setbacks which would constitute ‘as of right’ R-Code variations for building applications and development approvals. The basis for BJV’s proposal was an emphasis on residential design addressing solar access and associated benefits. In addition, reductions in private open space areas were also encouraged as it was also felt that with changing lifestyles residents would benefit from larger internal space.

Although Council supported the solar access initiative, it required that the provisions requested by BJV be modified to remove many of the setback provisions requested. The resulting table reflected the provisions as advertised and applied only to cottage lots. In regard to all traditional lots, variations to R-codes were not supported.

Front Setback	Open Space Minimum Total Percentage of site
<ul style="list-style-type: none"> 1.5 metre minimum 3.0 metre minimum average 6.0 metre maximum Garage/Car Port – 4.5 metre minimum 	40% with an outdoor living area of at least 30m ² with a minimum dimension of 4.0 metre and accessible from an indoor living room

Consultation

The closing date for receiving submissions for the draft LSP was 26 October 2001.

The City received seven submissions. A schedule of these submissions and responses to them are detailed on **Attachment 2**. One of these submissions did not provide any comments. Of the remaining six submissions, one was made by Chappell & Lambert Pty Ltd (the Applicant) on behalf of the Butler Joint Venture (BJV). This submission primarily focused on the provisions applicable to residential development. The other submissions were from various professional associations including Satterley Property Group supporting this submission.

The applicant has proposed a number of R-code variations to the R25 cottage lots of 425 m² and below and R20 traditional lots of over 425 m², contrary to the variations included in the advertised LSP.

Attachment 3 shows are the proposed R-code variations suggested by the Applicant. They can be summarised as follows:

- A reduced front setback for all dwellings (cottage and traditional lots)
- A Zero lot line (ZLL) side setback at the southern or western boundary,
- A 2.0 metre minimum northern side setback excepting minor incursions such as a fire place applicable to ground floor;
- 30% minimum open space for cottage lots and 40% for traditional lots;
- Minimum dimension of outdoor living area to be 2 metres.

Comment

In line with the new urbanist principles of the Liveable Neighbourhoods, the applicant has proposed R-code variations to achieve siting of the dwellings and private open space areas to take advantage of winter solar access and summer sun deflection.

In general the City Administration supports the principles espoused by the applicant but differ in respect to how best to achieve the preferred result. City officers are cognisant that any provisions introduced to the structure plan should not in the first instance, conflict with the DPS2 or R-Codes and must also be capable of achieving the stated objectives. As such, officers have met with the BJV representatives to discuss the basis of the submission and to endeavour to negotiate on a suitable outcome. While there are still points of difference (and these are discussed below) it is considered appropriate to support certain provisions to increase the amount of variation but that these variations should be permitted only where a series of integrated performance criteria have been met by the proponent. Each of these variations should not be assessed independently but rather respective elements such as front and side setback variations open space variations, lot orientation and garage setbacks should be considered together against the performance criteria with the key objective being better solar access to the dwellings.

Although the applicant has requested R-code variations to cottage lots and all traditional lots, the Satterley Property Group on behalf of BJV clarified that in addition to the cottage lots, the R-code variations were proposed only in respect to those traditional lots between 425 and 550 m² and not for those traditional lots greater than 550 m².

For easy reference the traditional lots between 425 and 550 m² are denoted as ‘A-Type’ traditional lots.

The following comments about the main elements of the submission are made where they differ from those proposed in the draft LSP.

Front Setback

In regard to ‘A –Type’ traditional lots, the submitter has proposed a minimum 3 metre front setback with an average of 4.5 metres as against the 6.0 metre average required under the R-codes. As the minimum front setback conforms to the R-code provision, it is noted that a reduction in average setback is unlikely to affect the streetscape of the locality. Hence this variation is supported

The R-Codes provide that with the approval of Council the front setback for garages/carports may be reduced to 4.5 metres. The applicant during discussions with the City officers proposed that the garage/carport be allowed to within a 1.5 metre front setback. It is noted that if such a setback were to be provided, any car parked in tandem will obstruct the adjoining footpath. Therefore, it is recommended not to support a 1.5 metre front setback for garages/carports.

Side Setbacks

The applicant proposed a minimum 2.0 metre side setback on the northern or easternmost boundary, to maximise solar access by promoting more open space on the northern side of lots.

The City supports this variation on the basis that this requirement only applies to habitable rooms with major openings to achieve solar access. It is not considered appropriate to require this setback for non-habitable rooms such as toilets, bathrooms, etc. as solar access to such rooms are not considered necessary.

Minimum Open Space

While the R-codes require a minimum 50% open space for R20 and R25 residential lots, the applicant has suggested 30% for cottage lots and 40% for traditional lots.

Previously the City recommended a 40% minimum open space for cottage lots and no variation to the traditional lots. However, the applicant has again suggested that 30% minimum open space for cottage lots be considered provided the following performance criteria are satisfied.

1. the home is situated on the nominated mandatory ZLL boundary;
2. a courtyard is provided adjacent to the northern most lot boundary of a minimum of 30m² and a minimum width of 4 metres; and
3. the courtyard opens out from an internal living area.

The City is of the view that design and setback variations must be supported by the above performance criteria and on that basis a 30% open space provision is supported. In satisfying these performance criteria it should be ensured that quality open space is provided and not be used for clothes drying facilities etc.

Based on the above discussions the proposed R-code variations to cottage and 'A Type' traditional lots are indicated in **Attachment 4**.

Additional Modifications

The LSP provided details of the subdivision application area as previously approved by the WAPC in its approval 114669. The remaining areas were noted as 'Subject to future Structure Planning'.

Council at its meeting of 16 October 2001 considered two subdivisional applications for portions of land falling within the 'Future Structure Planning Area' subject to modifications (PD01-10/01) (Refer **Attachments 5 & 6**). The modifications include deletion of the northern District Open Space and the abutting Primary School site. It is suggested that the draft LSP be modified to reflect the WAPC approval.

Distribution of Cottage Lot Precincts and 'A Type' Traditional lots

The applicant opposed the distribution of the cottage lot precincts as detailed in the advertised LSP around the Public Open Space and opposite Mixed Use/Business Use sites. The applicant argued that the distribution of these cottage lots need not be concentrated at these locations but rather should be located more widely to maximise opportunity.

It is suggested that the R-Code Map of the subject LSP denotes both Cottage Lot Precincts and 'A Type' traditional lots, as requested.

Statutory Compliance

Under the provisions of Clause 9.6 of DPS2, Council is required to consider all submissions received within sixty (60) days of the date specified in the notice given under Clause 9.5 of DPS2.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

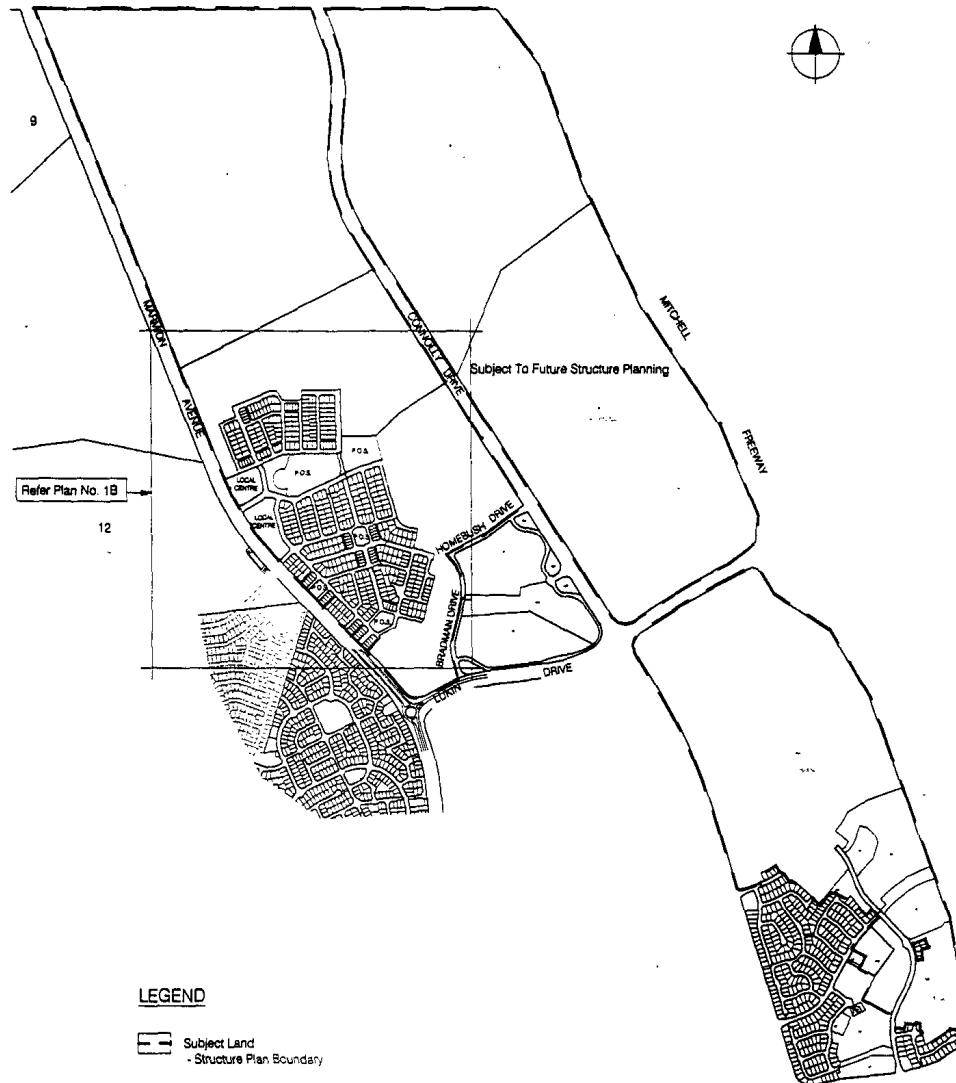
Simple Majority.

Recommendation

That Council:-

- 1. Pursuant to Clause 9.6 of the City's District Planning Scheme No.2, ADOPTS, SIGNS and SEALS the draft Butler (Brighton) Local Structure Plan for Lots 7, 8, 11, 31 to 33, Butler submitted by Chappell & Lambert Pty Ltd on behalf of the Butler Joint Venture subject to the Local Structure Plan being modified to:**
 - a. Include the revised R-Code variation for Cottage lots less than 425 m² and Traditional lots between 425 and 550 m² as detailed in Attachment 4 of this report;**
 - b. Amend the Local Structure Plan to include the subdivision application areas as approved by the Western Australian Planning Commission in its reference Nos. 117372 and 117373; and**
 - c. Indicate the Cottage Lot Precincts and Traditional lots between 425 and 550 m² in the R-code Map;**
- 2. FORWARDS three copies of the modified Butler (Brighton) Local Structure Plan to the Western Australian Planning Commission for its adoption and certification.**

ATTACHMENT 1



BRIGHTON

PLAN No. 1A - LOCAL STRUCTURE PLAN



ATTACHMENT 2

No.	Name of the submittor	Nature of Submission	Council's Response
1	Chappell & Lambert Pty Ltd on behalf of Butler Joint Venture	As indicated in Attachment 3 of this report	As indicated in Attachment 4 of this report.
2	Satterly Property Group	Same as the submission made by Chappell & Lambert Pty Ltd	-ditto-
3	Homebuyers Centre	Supports the submission made by Satterley Property Group	-ditto-
4	J Corp	Supports the submission made by Satterley Property Group	-ditto-
5	Housing Industry Association	Supports the submission made by Satterley Property Group	-ditto-
6	Dale Alcock Homes	Supports the submission made by Satterley Property Group	-ditto-
7	Northern Corridor Development Ltd	In principle no objection to the draft Butler Local Structure Plan	Noted

ATTACHMENT 3

BRIGHTON DESIGN STANDARDS – R CODE VARIATIONS PERMITTED

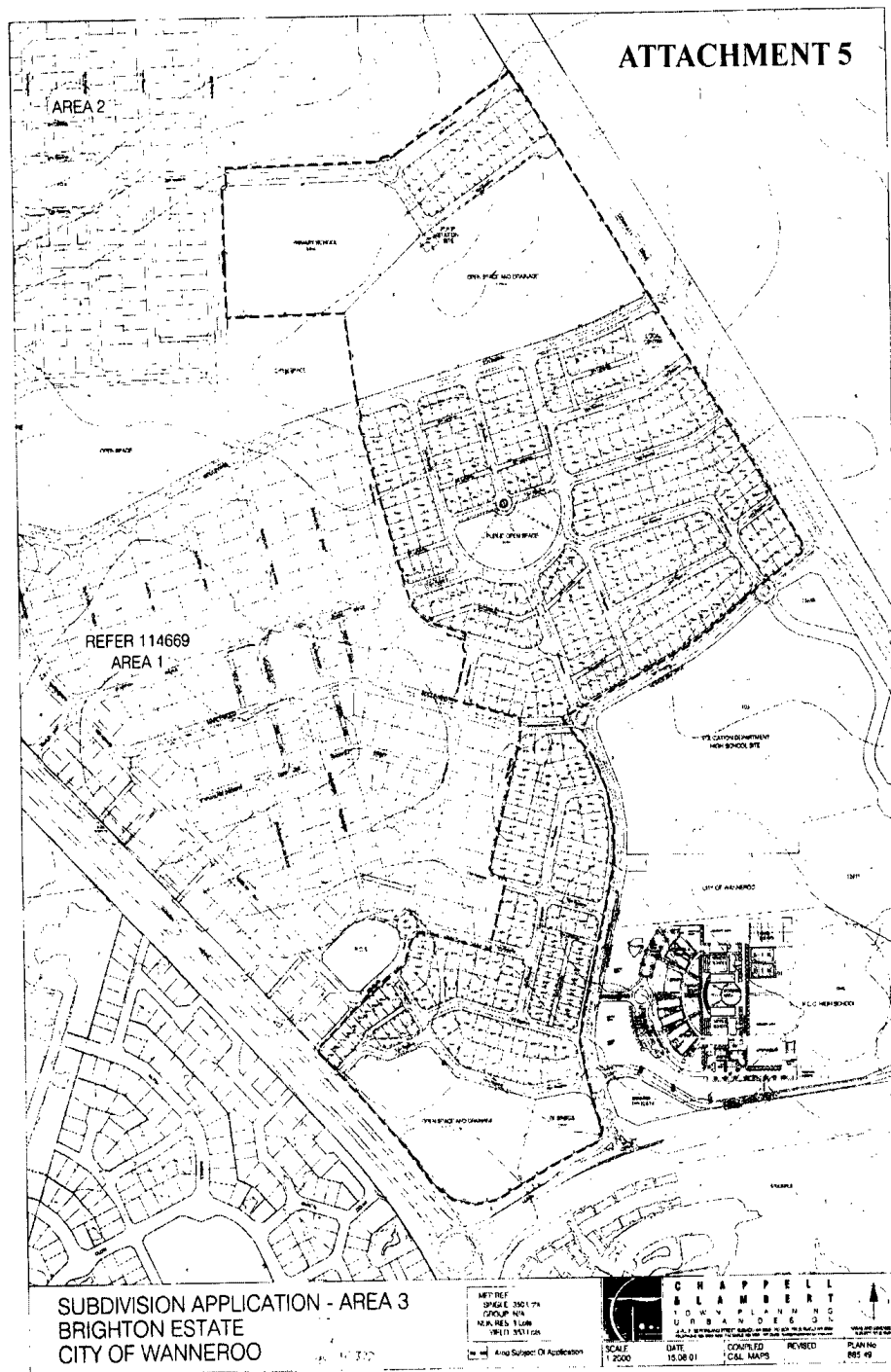
FRONT SETBACKS	REAR SETBACK	SIDE SETBACK GROUND FLOOR (Refer also to Other column)	SIDE SETBACK TWO STOREY	OPEN SPACE MINIMUM TOTAL OF SITE	OTHER
COTTAGE LOTS (R25 Lots $\leq 425m^2$) <ul style="list-style-type: none"> 1.5m min 3.0m av 	<ul style="list-style-type: none"> R Codes and Scheme apply 	<ul style="list-style-type: none"> Nil min to nominated south or westernmost boundary (ZLL) as indicated on the Detailed Area Plan. 2.0m min to northernmost boundary as indicated on the Detailed Area Plan (excluding minor incursions) All garage and carports to be developed in the locations shown on the DAP. An alternative location may be approved by Council 	Council Planning Approval is required for all two storey construction on the nominated zero lot line and must comply with the R Codes.	COTTAGE LOTS 30% TRADITIONAL LOTS 40%	(i) Council Planning Approval is required for any single storey development where the height of any retaining wall plus the height of the dwelling wall constructed on the ZLL is greater than 3.0 metres. (ii) Development to the nominated ZLL boundary is mandatory for all cottage lots.
TRADITIONAL LOTS (R20 Lots $> 425m^2$) <ul style="list-style-type: none"> 3.0m min 4.5m av 					

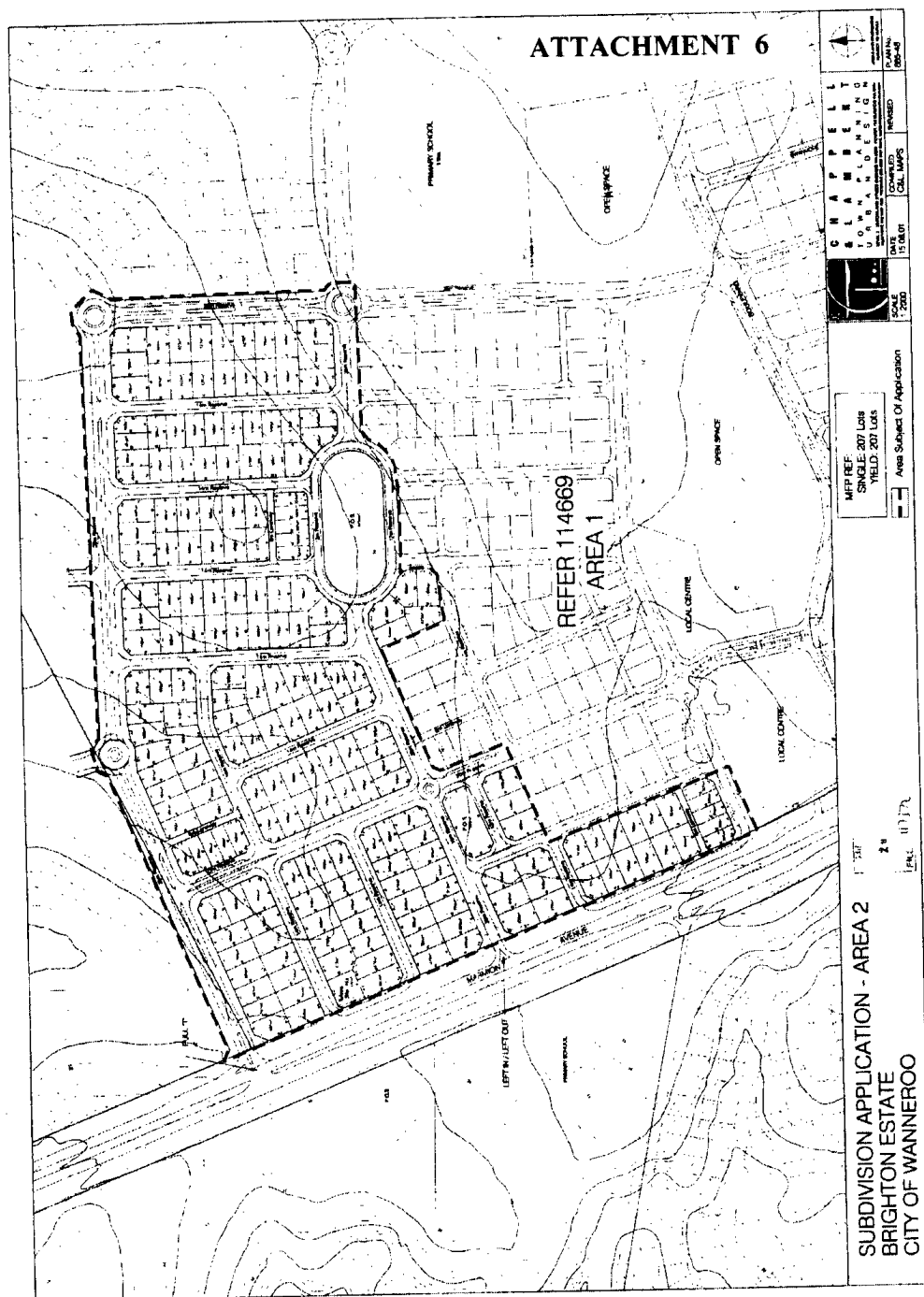
- Notes:
- 1) The requirements of the R-Codes and Town Planning Scheme shall be satisfied in all other matters.
 - 2) The requirement to consult with adjoining or other owners to achieve any of the variations to the R-Codes included in this table, unless a requirement of the Planning Approval process as specified.
 - 3) A Detailed Area Plan provided for every lot in the Estate.

ATTACHMENT 4**R CODE VARIATION TABLE**

(When applying these provisions all other standard R-Code requirements will still apply.)

FRONT SETBACK	SIDE SETBACK	OPEN SPACE MINIMUM TOTAL PERCENTAGE OF SITE
COTTAGE LOTS (Less than 425 m ²) <ul style="list-style-type: none"> • 1.5 metre minimum • 3.0 metre average TRADITIONAL LOTS – A - TYPE (Between 425 and 550m ²) <ul style="list-style-type: none"> • 3.0 metre minimum • 4.5 metre average 	COTTAGE LOTS AND TRADITIONAL LOTS – A - TYPE Minimum 2.0 metre side boundary setback on the northern or easternmost boundary to habitable rooms with major openings facing north.	COTTAGE LOTS – 30% subject to the following performance criteria <ol style="list-style-type: none"> 1. The dwelling is situated on a nominated mandatory zero lot line; 2. Provision of a quality courtyard, opening from an internal living area of minimum 30 m² and minimum width of 4.0 metre on the northern lot boundary. 3. The courtyard not to be used for any services e.g. clothes drying facilities.





PD09-12/01 Proposed Amendment to the Mindarie Keys Agreed Structure Plan and Amendment Number 8 To District Planning Scheme No. 2 To Rezone Part Lot 962 Anchorage Drive, Mindarie

File Ref: 70627
 Responsible Officer: Acting Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments 4

Issue

Consideration of proposed modifications to the Mindarie Keys Agreed Local Structure Plan (ALSP) and the associated Town Planning Scheme Amendment Number 8 to rezone Part Lot 962 Anchorage Drive, Mindarie.

Applicant	Chappell and Lambert Pty Ltd
Owner	The Mindarie Keys Joint Venture
Location	Part Lot 962 and Part Lot 965 Anchorage Drive, Mindarie
Site Area	1.2925 hectares and 4.4978 hectares
DPS 2 Zoning	Residential, Business, Commercial, Civic and Cultural (Part Lot 962); Residential (Part Lot 965)

Background

The Mindarie Keys ALSP was adopted by the Western Australian Planning Commission (WAPC) in November 1998, and has formed the statutory basis for ongoing subdivision and development in this locality. The ALSP designates Pt Lot 962 Anchorage Drive as a Local Centre, inclusive of a proposed community purposes site (5549 m² in area), and Pt Lot 965 as an Upper High School site (refer **Attachment 1**).

A subdivision application for Pt Lot 962 was lodged with the WAPC in June 2000, and subsequently referred to the City for its comments (WAPC Ref 114121). The submitted plan proposed to subdivide Pt Lot 962 for residential use (refer **Attachment 2**). The City did not support the application, as it was considered to be inconsistent with the ALSP. The City also resolved to advise the WAPC that it would not support any such proposals until a modification to the ALSP had been formally considered. In July 2000, the WAPC resolved to defer the application until the modification of the ALSP had been assessed and consideration given to an alternative location for the community purposes site.

In this regard, it should be noted that whilst 'single residential' is a discretionary use in the 'Business' and 'Commercial' zones, it cannot be accommodated within the 'Civic' zone, and as such, the re-zoning of the land to a more appropriate zone would also be required.

A subdivision application for Pt Lot 965 was lodged with the WAPC in August 2001 and subsequently referred to the City for its comments (WAPC Ref 117289). The submitted plan proposed to subdivide the whole of Pt Lot 965 into 65 residential lots.

As this lot was designated for an Upper High School in the ALSP, the City did not support the proposal. Again, the City advised the WAPC that it would not support any such proposals until a modification was made to the ALSP. A revised subdivision plan for Pt Lot 965 was lodged with the WAPC in September 2001, and subsequently referred to the City for comments. This revised plan proposed that the southern 3.23 ha of the site be developed as the Upper High School, while the northern 1.3 ha would be subdivided into 18 residential lots (refer **Attachment 3**). Given that the proposal was still inconsistent with the ALSP, the WAPC resolved in November 2001 to defer the subdivision application until the modification to the ALSP had been considered.

Detail

The City has received an application from Chappell and Lambert on behalf of the Mindarie Keys Joint Venture to modify the ALSP over Pt Lot 962 and Pt Lot 965 Anchorage Drive, Mindarie (refer **Attachment 4**). The Lots are 1.2925 hectares and 4.4978 hectares in size, respectively. The proponent seeks to designate Pt Lot 962 for residential use, and reduce the extent of Pt Lot 965 required for the Upper High School, allowing the remaining area to be designated for residential use.

The proposal as it relates to Pt Lot 962, will also require an Amendment to the Scheme to rezone the land from Business, Commercial and Civic Zone to Residential Zone (Amendment Number 8 to DPS 2).

Consultation

Under Section 9.7 of District Planning Scheme No.2 (DPS2), Council may, subject to the approval of the Western Australian Planning Commission (WAPC), resolve to amend a Structure Plan. Where Council considers that public advertising is necessary, the following consultation shall be undertaken:

- a) An advertisement being placed one or more times in a newspaper circulating in the district, advising of Council's intention to consider the amendment;
- b) A sign being erected on-site, advising of the development;
- c) Written notice being given to residents who are likely to be affected by approval of the amendment;

The proposed modifications are considered to vary significantly from the ALSP, and as such, it is considered necessary to advertise the proposals for a period of 28 days, in accordance with the process outlined above.

The Town Planning Regulations provide for a statutory period of public consultation for scheme amendments. Should a proposed scheme amendment be consistent with the criteria set out by the Regulations in respect to things such as relevant State plans and policies, the MRS, etc, then the local government concerned may proceed to advertise the proposed amendment for submissions. As this matter is considered to be a variation from the ALSP, it is proposed that consent of the Western Australian Planning Commission to advertise this amendment is required.

Comment

1 Proposed Modifications to the ALSP for Part Lot 962

Under the Mindarie Keys ALSP, Pt Lot 962 is designated as a Local Centre, with provision for community purpose site of 5549 m². Under DPS 2, there are numerous zones over the Local Centre, including Residential, Business, Civic and Cultural and Commercial. The applicants propose to subdivide Pt Lot 962 to create 8 single residential lots and an 8000m² aged care facility. In this instance, it is considered appropriate to locate aged care facilities and additional single residential lots in close proximity to the commercial centre to promote good accessibility and utility of the existing services and facilities.

Alternative Location for Community Facility at Lot 211 Quinns Rocks

A multi-purpose community facility has been identified on the Local Structure Plan (LSP) for Lot 211 Quinns Road, located approximately 1.2km west of Pt Lot 962. This Council facility is intended to serve the recreational and community needs for the locality including a meeting/activity place and an appropriate facility to cater for the Mindarie Surf Life Saving Club. The site is immediately opposite a popular beach and is well located within an important recreational node. The WAPC has recently advised the City that it is willing to adopt the LSP for Lot 211 Quinns Road, subject to a number of minor changes being made, therefore resolving the issue of an alternative location for the community facility being provided. The design and development of the community facility is further considered as part of a separate report to Council in this agenda and includes consideration of the Mindarie Keys Joint Venture cash-in-lieu offer in lieu of ceding the proposed community facility at Pt Lot 962 to the City.

Retail Considerations

The City of Wanneroo Centres Strategy and Schedule 4 of DPS 2 specify a Net Lettable Area of 500m² (maximum retail floorspace) for the Mindarie North local centre. Over 1.4 hectares of land adjoining Pt Lot 962 has been developed for commercial purposes and comprises the Mindarie Central Commercial Centre, a café, fast food restaurants and a service station / convenience store. With consideration for these existing facilities, and given the close proximity of the area to Quinns Village, Clarkson Shopping Centre and Ocean Keys, the deletion of the requirement for additional commercial facilities on this undeveloped parcel of land is considered acceptable.

Amendment to DPS2

Under DPS2, Pt Lot 962 contains a number of different zones including Commercial, Business, Residential and Civic and Cultural. Single residential and grouped housing developments are 'Discretionary' uses in Commercial and Business zoned land (requiring the City's assessment of a development application), and 'Permitted' uses on Residential zoned land. However, single residential and grouped housing developments are not permitted uses on land zoned Civic and Cultural.

While the proposed modification to the ALSP will designate Pt Lot 962 for residential use, Section 9.8.3(f) of DPS2 states that where there is an inconsistency or conflict between a provision or requirement of an Agreed Structure Plan, and a provision or requirement of the Scheme, the Scheme shall prevail. An amendment to DPS2 is therefore required to ensure consistency between the Scheme and the modified Structure Plan (Town Planning Scheme Number 8).

2. Proposed Modifications to the ALSP for Part Lot 965

Under the ALSP, the whole of Pt Lot 965 (4.5ha) is designated as an Upper High School site. The Education Department has recently advised that this site is too large for its requirements and that it may be reduced down to a 3.23ha site. Based on this, the Education Department has entered into a Contract of Sale with the MKJV to acquire a 3.23 hectare portion of Lot 965 for school purposes.

The Education Department has also recently lodged a development application with Council for the Upper High School, which City officers have supported and forwarded to the WAPC for their determination (as required by the provisions of the Town Planning and Development Act). The development proposal clearly demonstrated to the City that the proposed Upper High School would meet the necessary development requirements within the reduced land area, including access, car parking and setbacks.

The MKJV are proposing to subdivide the balance of Pt Lot 965 (1.3ha) into 18 single residential lots ranging in size between 500-650m². The proposal is considered to have merit, as it will effectively utilise the surplus land, not required by the Education Department, in a manner consistent with the existing Residential zoning of the land. The proposed modification to the ALSP would allow the subdivision application over Lot 965 to proceed.

It should be noted that this land is currently zoned Residential and does not require rezoning under DPS 2 to accommodate the proposed residential subdivision.

Public Open Space Schedule

The original public open space (POS) schedule in the Mindarie Keys ALSP reflected a 1.2099ha open space excess. The schedule included deductions for schools, local centres and other non-residential land uses. In consideration of the proposed modifications to the LSP, and other modifications being made to more accurately reflect vested POS areas, it has been demonstrated that there is still a public open space excess of 5004m².

Statutory Compliance

Clause 9.7 of DPS2 states that an agreed Structure Plan can be varied subject to the approval of the WAPC.

The Amendment will follow the statutory processes outlined in the Town Planning Regulations.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority.

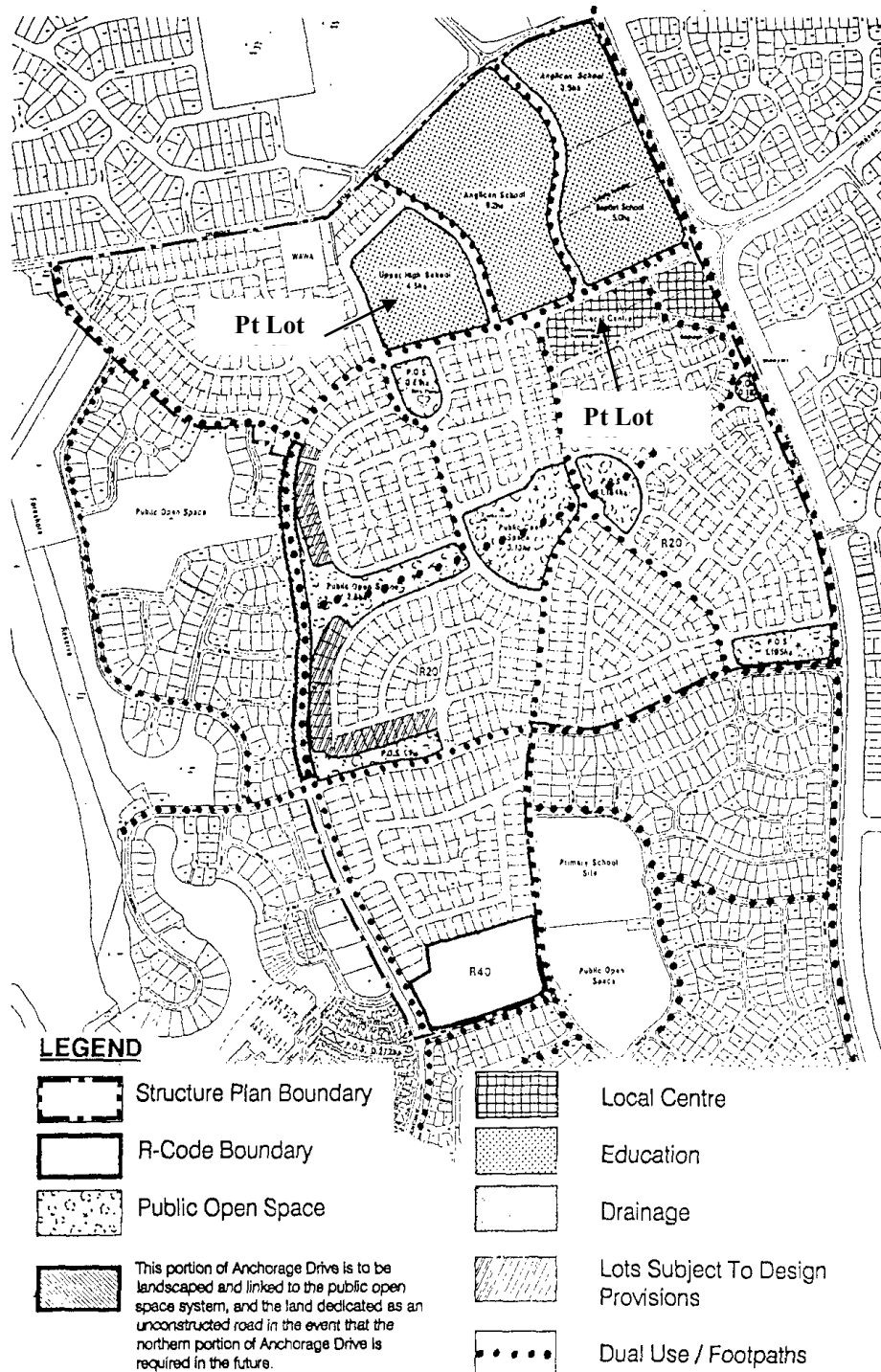
Recommendation

That Council:

- 1. Pursuant to Section 7 of the Town Planning and Development Act 1928 (as amended) PREPARES Amendment No. 8 to the City of Wanneroo District Planning Scheme No.2 to:**
 - (a) REZONE Part Lot 962 Anchorage Drive, Mindarie from Commercial, Business and Civic and Cultural to Residential Zone; and**
 - (b) AMEND Schedule 3 of District Planning Scheme No.2 to delete reference to the Mindarie Centre located on Part Lot 962;**
- 2. REFERS Amendment No. 8 to the City's District Planning Scheme No. 2 to the Environmental Protection Authority pursuant to Section 7A1 of the Town Planning and Development Act 1928 (as amended);**
- 3. SUBMITS a copy of Amendment No. 8 to District Planning Scheme No. 2 to the Western Australian Planning Commission for consent to advertise for public submissions;**
- 4. Pursuant to Clause 8.11 of the City of Wanneroo District Planning Scheme No.2 PREPARES an amendment to Council's Centres Planning Policy to exclude that portion of the Mindarie Neighbourhood Centre of 500m² Nett Leasable Area on Part Lot 962 Anchorage Drive, Mindarie;**
- 5. Pursuant to Clause 9.7 of the City of Wanneroo District Planning Scheme No. 2, DETERMINES that the proposed modifications to the Mindarie Keys Agreed Structure Plan are satisfactory and make it available for public advertising for a period of 28 days.**

ATTACHMENT 1

CHAPPELL
& LAMBERT
PLANNING CONSULTANTS

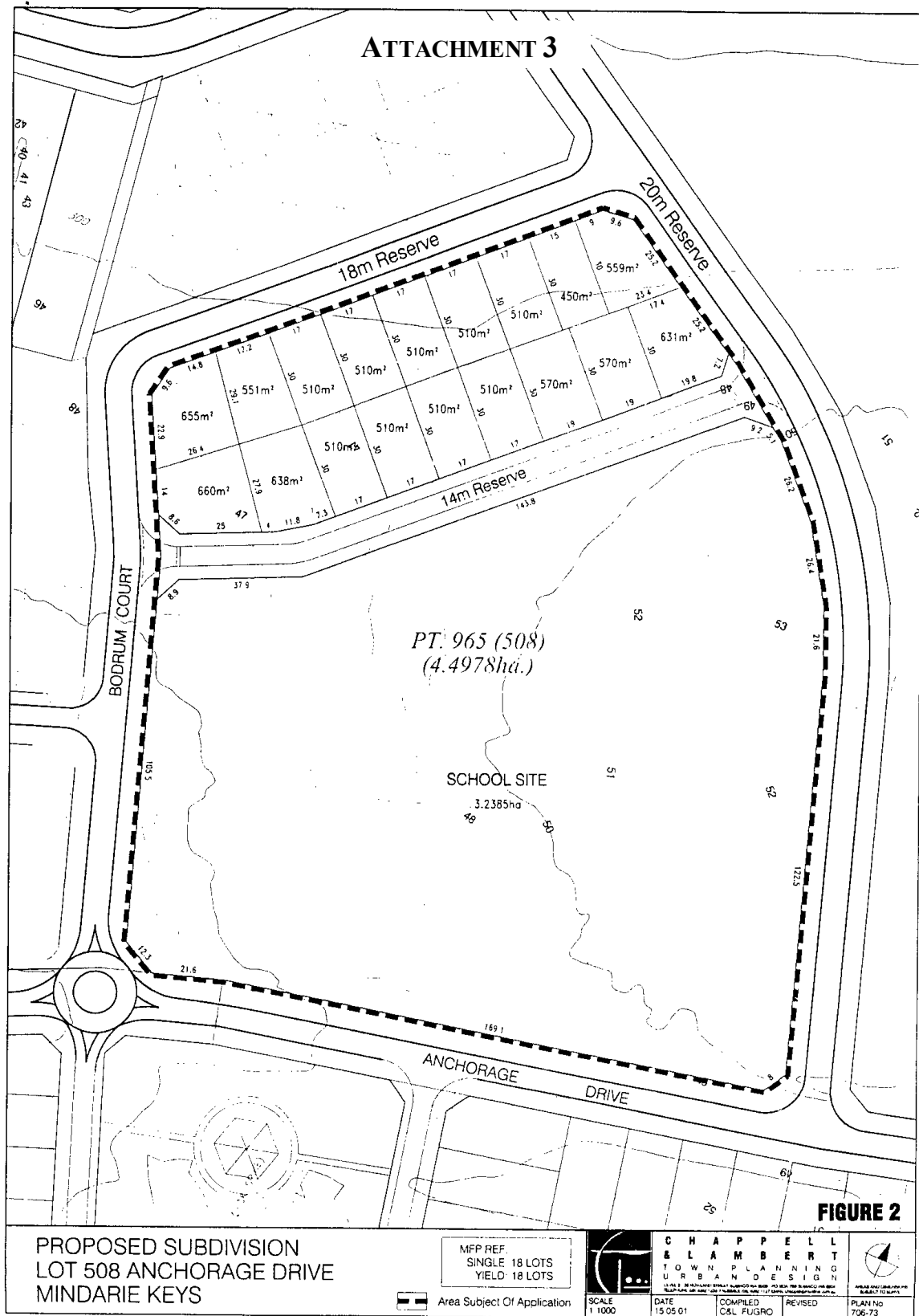


MINDARIE KEYS LOCAL STRUCTURE PLAN

FIGURE 1



ATTACHMENT 3



CHAPPELL
& LAMBERT
PLANNING CONSULTANTS



PROPOSED REVISED MINDARIE KEYS LOCAL STRUCTURE PLAN

FIGURE 4

PD10-12/01 Proposed Amendment to the Carramar South/Tapping North Agreed Structure Plan

File Ref: 02181
 Responsible Officer: Acting Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 3

Issue

Consideration of an amendment to Carramar South/Tapping North Agreed Structure Plan.

Applicant	Peet & Company Ltd
Owner	Peet & Co Ltd ATF Yatala Unit Trust
Location	Lot 9002, Clarkson Avenue, Tapping
Site Area	Approximately 13.25 hectares
DPS 2 Zoning	Urban Development

Background

Council at its meeting of 3 July 2001 considered a proposal submitted by Peet & Company Ltd (the applicant) for the pre-funding of community infrastructure at the Carramar Golf Course Estate (Refer W264-07/01). This proposal included development of Carramar community and sporting facilities on land bounded by Joondalup Drive in the south, Houghton Drive in the west, a proposed subdivisional road to the north and Cheriton Drive to the East. This land forms part of Carramar South/Tapping North Agreed Structure Plan (ASP), and is proposed to contain, a Primary School (4.0 ha), a Neighbourhood Centre (2.5 ha), a Community Purpose Site (0.5 ha) and a Public Open Space (POS) (6.05 ha) (Refer **Attachment 1**).

The applicant as part of its pre-funding proposal, submitted a concept plan for the subject land indicating the location of the above uses. This plan also depicted a site for a proposed residential development. As the location of these uses and the proposed residential development were contrary to the ASP proposals, Council, at its July meeting resolved to, inter alia, request the applicant to submit a proposal to amend the ASP.

Detail

Peet & Company Ltd has now submitted a request to amend the ASP as depicted in **Attachment 2 and 3**. While Attachment 2 depicts lot configurations, Attachment 3 provides a diagrammatic representation of the development of this land. The salient features of the proposal are as follows.

1. The Local Centre is proposed at the corner of Joondalup Drive and Cheriton Drive on a site of 1.6165 ha. This Centre is proposed to provide a retail floor space of 4 500 m² Nett Leasable Area (NLA). In the ASP this centre was proposed on a site of 2.5 ha. The applicant has advised that the reduction in the site area would, however, not result in the reduction in the proposed NLA for this centre.

A 13 metre wide road has been proposed on the western and northern boundaries of the Centre as an interface between the Centre and the other uses.

2. The Primary School is proposed at the north-western corner of the subject land. In the ASP this school was proposed on a site of 4.0 ha. Since the school will be sharing the adjoining POS, the Education Department of Western Australia (EDWA), has agreed to a lesser site of 3.5 ha. The applicant advised that the new location is EDWA's preferred location.
3. The POS areas of 1.9752 and 3.4581 ha have been located on the southern and eastern sides of the Primary School site. The total extent of the POS areas, (ie: 5.4333 ha) is less than the extent of POS proposed in the ASP. The applicant has proposed to increase the size of the easternmost POS within the ASP area by a commensurate amount.
4. The Community purpose site is centrally located in relation to the Primary School and the POS areas. This site would essentially be a sports pavilion with additional facilities to use as meeting rooms etc. The proposed parking facilities would be shared between the users of the POS and Community facilities.
5. In view of the reduction in the extent of the Primary School and the Local Centre sites, a R40 residential development is proposed at the north-eastern corner of the subject land.

The applicant has also provided a detailed revised pre-funding proposal for a grassed oval, community pavilion and associated car parking facilities.

Consultation

As the new location of the Primary School is likely to have an impact on the nearby residents, pursuant to Clause 9.5 of the City's District Planning Scheme No.2, this proposal will be subject to a public consultation process, inviting comments for a period of 42 days.

Comment

The following comments are provided in consultation with the City's Community and Technical Services Directorates.

Amendment to ASP

LOCAL CENTRE

The proposal makes provision for a left-in left out road adjacent to the Local Centre from Joondalup Drive and Cheriton Drive. While right turn movements into this Centre from Joondalup Drive will not be supported due to the close proximity of this road to the Joondalup/Cheriton Drive junction, necessary arrangements will be required to ensure right turn movements into the Centre from Cheriton Drive. This will require some modifications to the median islands on Cheriton Drive.

A proposed entry into the centre carpark is located about 30 metres from the junction of Cheriton Drive and Innesvale Way. Consequently, traffic from Innesvale Way into the Centre is likely queue-up disrupting the movement of traffic on Cheriton Drive. It is recommended that the entry into the carpark be positioned opposite the Cheriton Drive/Innesvale Way junction to create a 4-way intersection. This modification can be carried out at the detailed design stage.

THE COMMUNITY PURPOSES SITE

The proposed location of the community purposes site does create a level of concern, given that the site has moved from its original location adjacent to an arterial road with good access/exposure to the centre of the site.

Whilst the need to economise resources and construct a facility where it may potentially service two sports grounds is acknowledged, provisions would need to be made to ensure that this site has the maximum opportunity for natural and passive surveillance and is clearly visible from surrounding areas.

Whilst the need for the shopping centre to have a “retail face” centred towards the community purposes site has been acknowledged in the application for the structure plan amendment, the plans proposed for the site do not indicate that this will occur. Instead service bays facing the community purposes site and car park are proposed. A configuration of this nature again limits natural surveillance and may see an increase in the level of anti social behaviour that is experienced on the site. The City already has several examples of community buildings in this configuration where such problems exist.

In order to assure good surveillance, it is suggested the carparking associated with the community pavilion be located closer to the facility.

These matters can be further considered following advertising.

PUBLIC OPEN SPACE

The applicant has acknowledged that the shortfall in POS will be accommodated by increasing the size of the easternmost POS area within the applicant’s landholding. Given the applicant has not sought subdivision approval for about 25% of the landholding, the applicant’s proposal can be considered. However, as this will again require another amendment to the ASP, it is suggested that the subject amendment proposals also include this matter.

RESIDENTIAL DEVELOPMENT

The applicant has not provided details of the proposed residential development. However, by orienting the proposed dwellings to face the adjoining POS area, the development would provide additional surveillance of the POS and the Community Purposes site.

Pre-funding Proposal

The revised pre-funding proposal suggests a tripartite partnership between the City, Peet and Company Ltd and the EDWA for the provision of a grassed oval, community pavilion and associated car parking on the subject site.

In terms of capital costs to the City, Peet and Company Ltd are, therefore, suggesting a commitment by Council, over the next five financial years, of \$575,446 plus GST, of which \$470,000 would be via a pre-funding arrangement.

Reviewing Council's original resolution in regard to the pre-funding arrangement, the revised proposal from Peet and Company Ltd does address:

- A commitment from the Education Department for the construction of a school in the area and agreement to the pre-funding and shared management of facilities - confirmation has been received in regard to both the construction of a school on this site in the current term of the State Government (within 2 – 4 years) and further clarification has been provided regarding the Department's commitment to the pre-funding of carparking and the junior oval proposed for the site
- A community based management structure for the proposed pavilion, which is in accordance with present City policy and practices
- A proposed arrangement for the initial management and maintenance of the active open space, with provisions for future agreements to be made by the City with the Education Department

The proposal does still, however, suggest that:

- The City contribute 50% of the construction costs associated with the junior oval proposed for the site – the justification provided for this contribution is that both the community pavilion and oval are reliant on one another and support each other's activities. Acceptance of this justification would require a change to Council's original resolution in regard to the oval.

The structure plan amendment submitted with this proposal fully supports the pre-funding arrangement suggested.

The public comment period required for this amendment and its resultant conclusions may, however, significantly change both the land use and locations of particular uses on the site. In turn, changes of this nature will affect the proposed pre-funding arrangement.

Given the relationship between the structure plan amendment and the pre-funding proposal, it is recommended that Council notes the terms of the revised pre-funding proposal and defers a decision regarding this proposal until the amendments to the structure plan accommodating this agreement are confirmed.

Statutory Compliance

Clause 9.7 of DPS2 states that an agreed Local Structure Plan can be amended subject to the approval of the WAPC.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

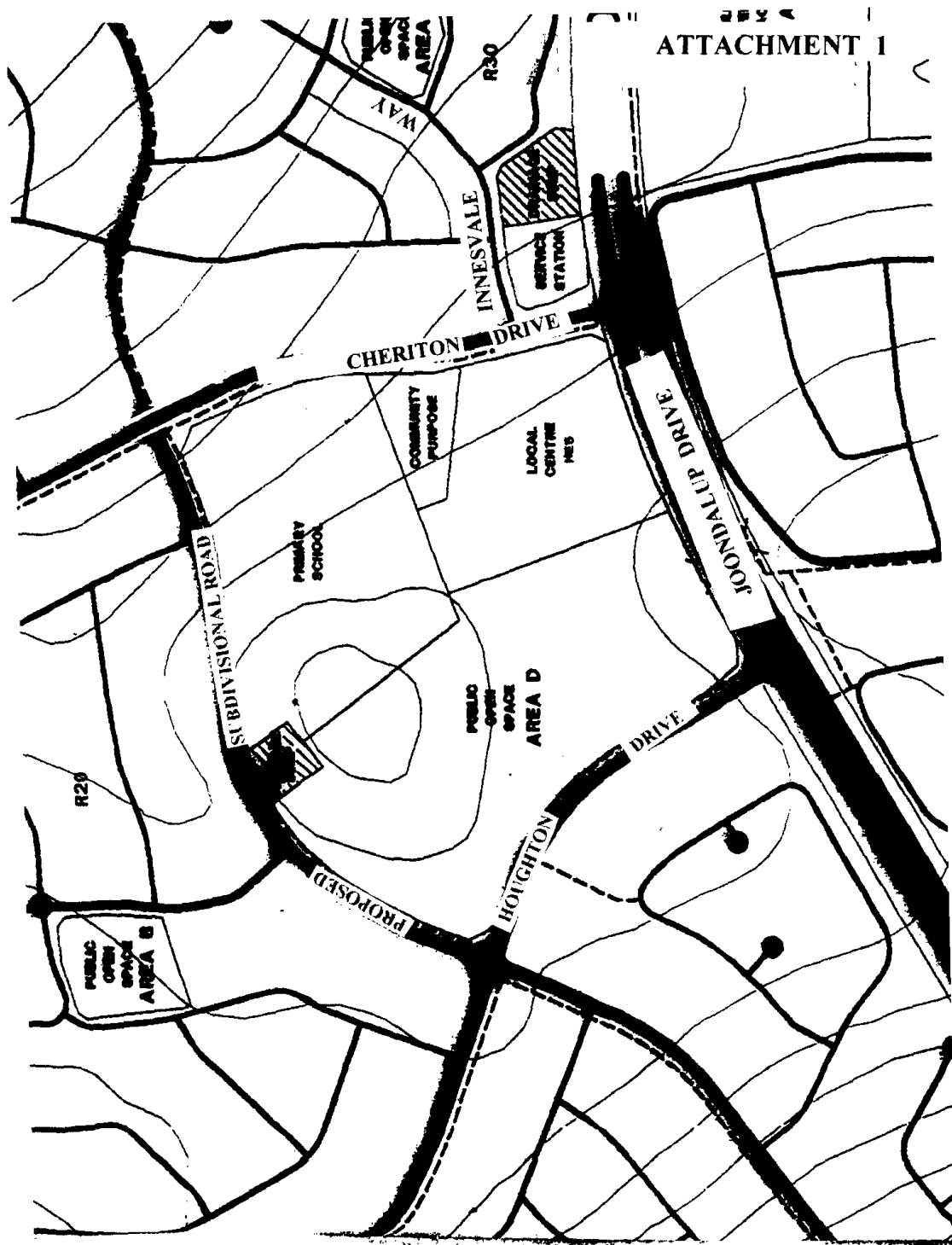
Voting Requirements

Simple Majority.

Recommendation

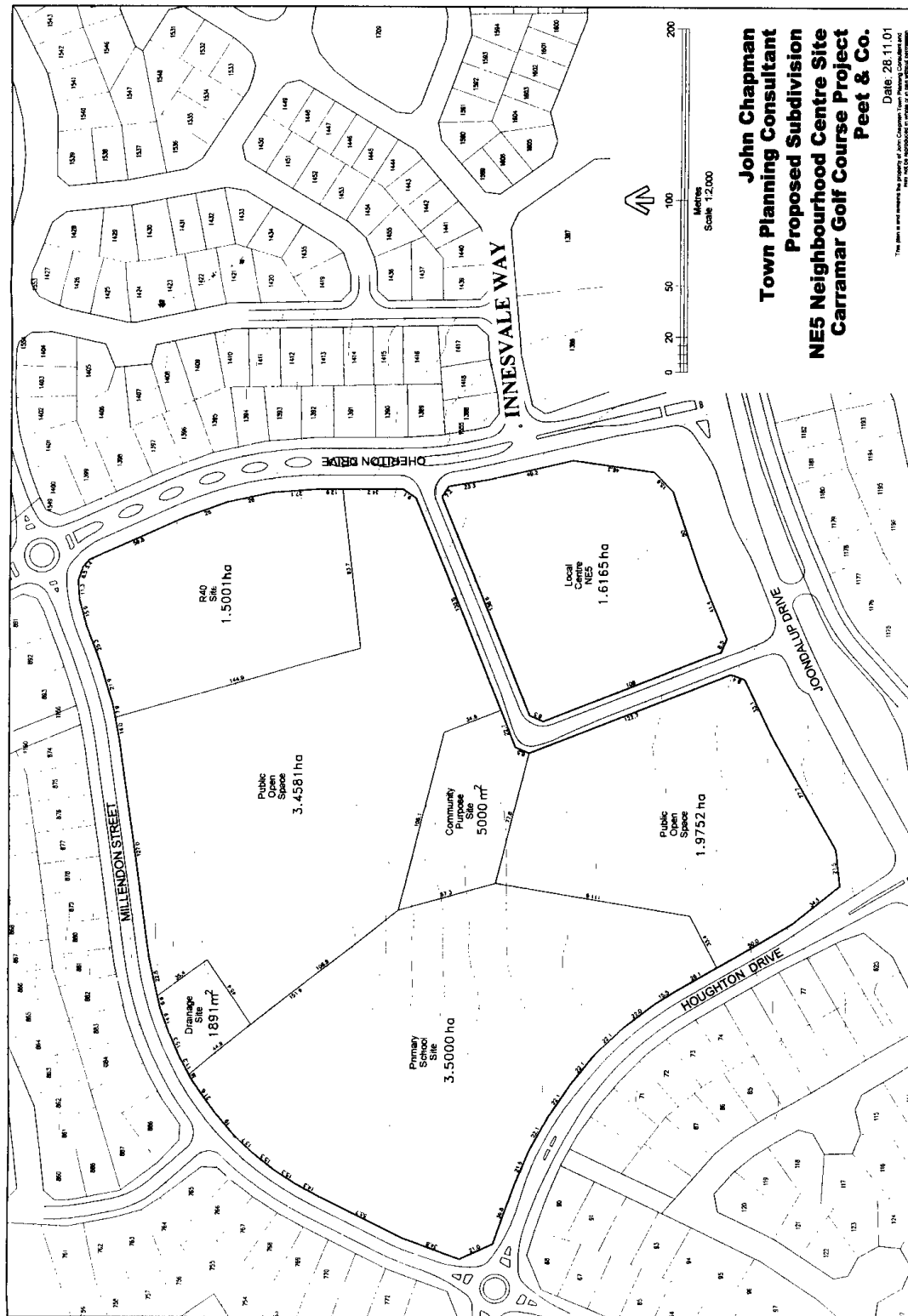
That Council:-

- 1. Pursuant to Clause 9.7 of the City's District Planning Scheme No.2, DETERMINES the proposed modification to Carramar South/Tapping North Agreed Structure Plan is satisfactory and make it available for public advertising for a period of 42 days subject to Peet and Company Limited modifying the Agreed Structure Plan to increase the easternmost Public Open Space within its landholding in consultation with the City Administration;**
- 2. NOTES the revised pre-funding of community infrastructure proposal submitted by Peet and Company Limited for the Carramar South/Tapping North Agreed Structure Plan area that includes:**
 - a) A tripartite partnership for the provision of community infrastructure and associated works between Peet and Company Limited, the Education Department of Western Australia and the City of Wanneroo;**
 - b) A request that Council lists in future financial year budgets \$575,446 (plus GST) as its contribution for the construction of an oval, community pavilion and carpark on the site; and**
 - c) The development of a pre-funding arrangement associated with the provision of these facilities over a five year term with Peet and Company Ltd for a total of \$470,000.**
- 3. DEFERS a decision regarding the pre-funding of community infrastructure proposal as highlighted in point 2. above until the amendment of the Carramar South/Tapping North Agreed Structure Plan is approved by the Western Australian Planning Commission.**

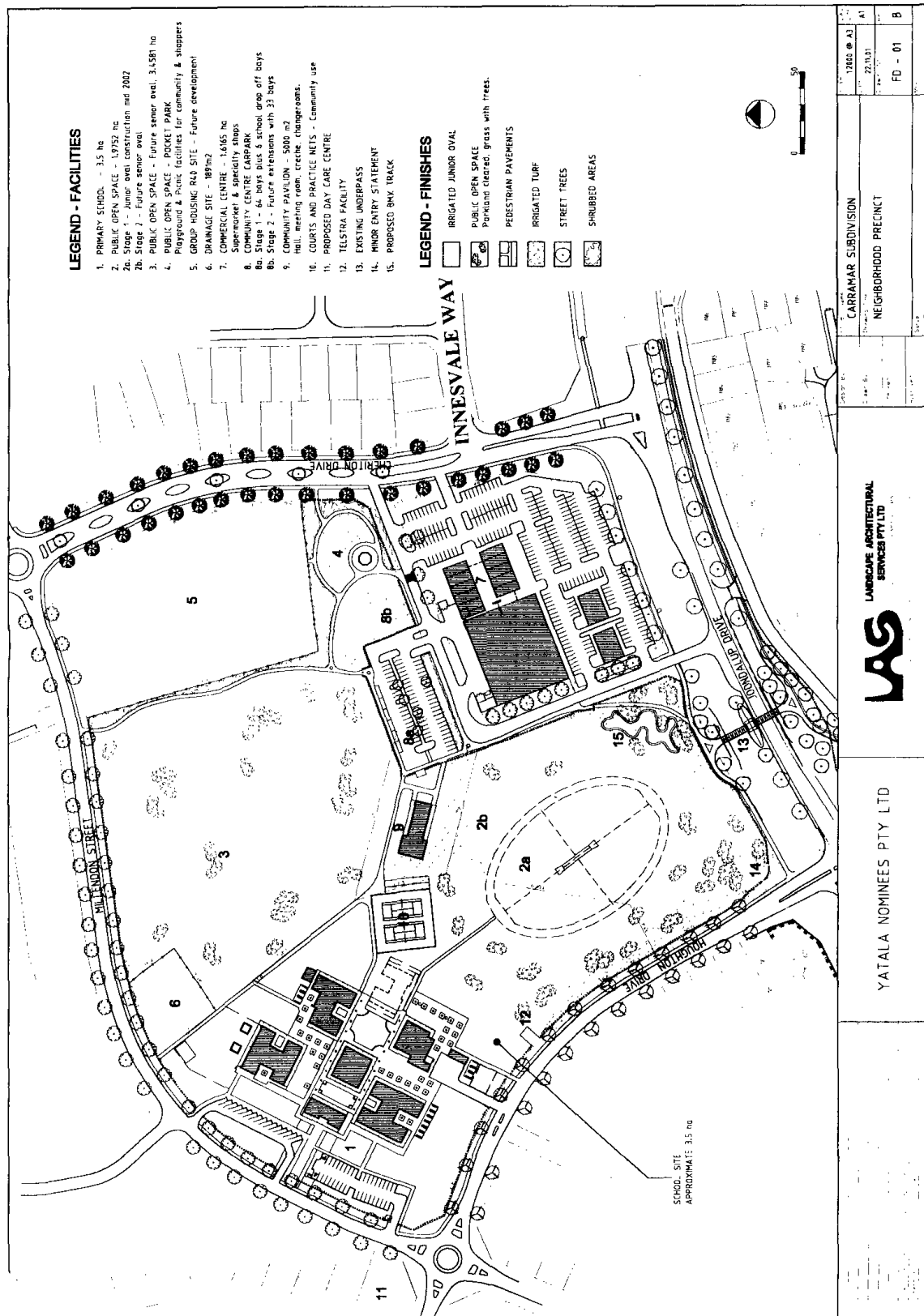


EXTRACT OF CARRAMAR SOUTH/TAPPING NORTH
AGREED STRUCTURE PLAN

ATTACHMENT 2



ATTACHMENT 3



Sub-Division Applications

PD11-12/01 Proposed Rural Subdivision - Lot 17 (54) Lakeview Street, Mariginiup

File Ref: 71100
 Responsible Officer: Acting Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments 2

Issue

Consideration of the proposed rural subdivision of Lot 17 (54) Lakeview Street, Mariginiup into two lots of 2.0069 and 2.007 hectares (ha).

Applicant	S F Winnett
Owner	S F Winnett
Location	Lakeview Street, Mariginiup
Site Area	4.0139 ha
DPS 2 Zoning	Rural Resource

Background

The Western Australian Planning Commission (WAPC) has referred a rural subdivision application for Lot 17 (54) Lakeview Street, Mariginiup (**Attachment 1**) to the City for consideration. The subject land is located north of Lakeview Street, between Mariginiup Road and Rousset Road (refer **Attachment 2**), and has 2 houses constructed along the Lakeview Street frontage.

Subdivision applications are generally assessed under the City's delegated authority to ensure a timely and efficient response. However, this application has been referred to Council for its determination since it is considered to be of a potentially contentious nature.

Council has previously considered two earlier subdivision applications over this land. These applications were not supported by Council and subsequently refused by the WAPC as they were contrary to the City's "Subdivision of Rural Zoned Land" policy and the WAPC "Rural Small Holdings" policy. (WAPC references 88415 and 107978).

Detail

The owner of Lot 17 has applied to the WAPC to subdivide the rural property into two lots of 2.0069 and 2.007 ha. Lot 17 is located on the north side of Lakeview Street and is zoned Rural Resource under District Planning Scheme Number 2 (DPS2).

Consultation

Under the provisions of the Town Planning and Development Act 1928, the WAPC is the responsible authority for determining subdivision applications. This Act does not require the WAPC to advertise subdivision applications for public consultation.

Comment

The following comments are made in respect to the subject land.

Water Allocation

The Water and Rivers Commission (WRC) has informally advised the City that Lot 17 currently has a water license for 18,550 kilolitres per annum, valid until 2011. This water allocation is considered to be sufficient for 1.8ha of pasture, 0.4ha of lawns and gardens, light stock and domestic use. The WRC has also advised that there is limited opportunity for further groundwater allocation in this area. However, should subdivision of the subject site be approved, the current water allocation for Lot 17 could be split between the two landowners, or alternatively, an additional 1500 kilolitres per annum could be made available should one of the landowners fully utilise the 18,500 kilolitres.

Although groundwater in the area is limited, landowners also have the option of 'water trading', where landowners could purchase additional groundwater allocations from lots in the vicinity.

Soil Category

Under the 'Coastal Land and Groundwater for Horticulture from Gingin to Augusta' study, which was undertaken in 1997 by a number of government agencies (including WRC and Agriculture WA), the majority of the lot is included in an area rated as 'high capability' land for horticulture (Class 1 and 2, for market gardens, orchards and vines).

A small portion of land in the north-eastern corner of the subject site is rated 'fair to high capability' land for horticulture (class 3, limitations for some horticultural crops).

It is reasonable to suggest that given the property's generally high soil capability, the current water allocations and the potential for further water allocation through "water trading", it is desirable to preserve the opportunity of viable horticulture by maintaining the existing lot size.

Previous Applications

The landowner has previously applied for subdivision applications over Lot 17. Council did not support the applications, as the proposed lot sizes were contrary to the City's Rural Subdivision Policy. These applications were subsequently refused by the WAPC as the proposed lots were contrary to the Commissions Rural SmallHoldings Policy's minimum lot size. .

The first WAPC decision (1993) was appealed to the Minister for Planning, who upheld the WAPC's decision, based on the precedent that an approval would create for further subdivision and fragmentation of land holdings in the area. The second WAPC decision (1998) was appealed to the Town Planning Appeal Tribunal, but was withdrawn at the applicant's request.

Adjoining Lot Sizes

There are several lots zoned Rural Resource in the vicinity of the subject land which are approximately 2 hectares in size. These lots are generally located on the south side of Lakeview Street, and were approved on appeal to the Minister for Planning.

Two Houses on One Rural Lot Policy

In June 1994, Council issued planning approval for a second dwelling on Lot 17. At this time Council policy required a legal agreement to be signed by Council and the landowners to preclude subdivision. However, in this instance, although a condition of the development approval required the preparation of such a deed, no agreement was pursued as part of the issue of a building license. Although the second house has since been constructed on the land (without the preparation of a legal agreement), this obligation remains outstanding and should be considered with due regard, against this proposal.

It should be noted that under Section 3.17.3 of DPS2, there is a requirement for land zoned Rural Resource, south of Flynn Drive, to be a minimum of 5 hectares before Council will support an application for a second dwelling on the property. Lot 17 is only 4.0139ha in size, and as such would not meet the requirements of the current Scheme.

Discussion

The Interim Local Rural Strategy acknowledges that Council may give consideration to a subdivision proposal where special circumstances may exist and where rezoning may not be necessary. However, it should be noted that in this case, the applicant has not put forward any grounds to support the subdivision.

Statutory Compliance

Under Section 24 (2) of the Town Planning and Development Act 1928, the City is required to forward its comments to the WAPC within 42 days of receiving the referral. The application was received on 22 November 2001 and it is considered that Council will be able to make its determination on this application within the 42-day comment period.

Strategic Implications

Nil.

Policy Implications

Under Section 3.17 of DPS, one of the objectives of the Rural Resource zone is to,

- a) Protect from incompatible uses or subdivision, intensive agriculture, horticultural and animal husbandry areas with the best prospects for continued or expanded use.

To ensure this objective is met, Council has implemented a Policy on the Subdivision of Rural Zoned Land. Item 1 of the Policy provides that in Rural zoned land south of Flynn Drive and Neaves Road, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of 4 hectares. In this instance, the proposal does not satisfy this requirement.

Financial Implications

Nil.

Voting Requirements

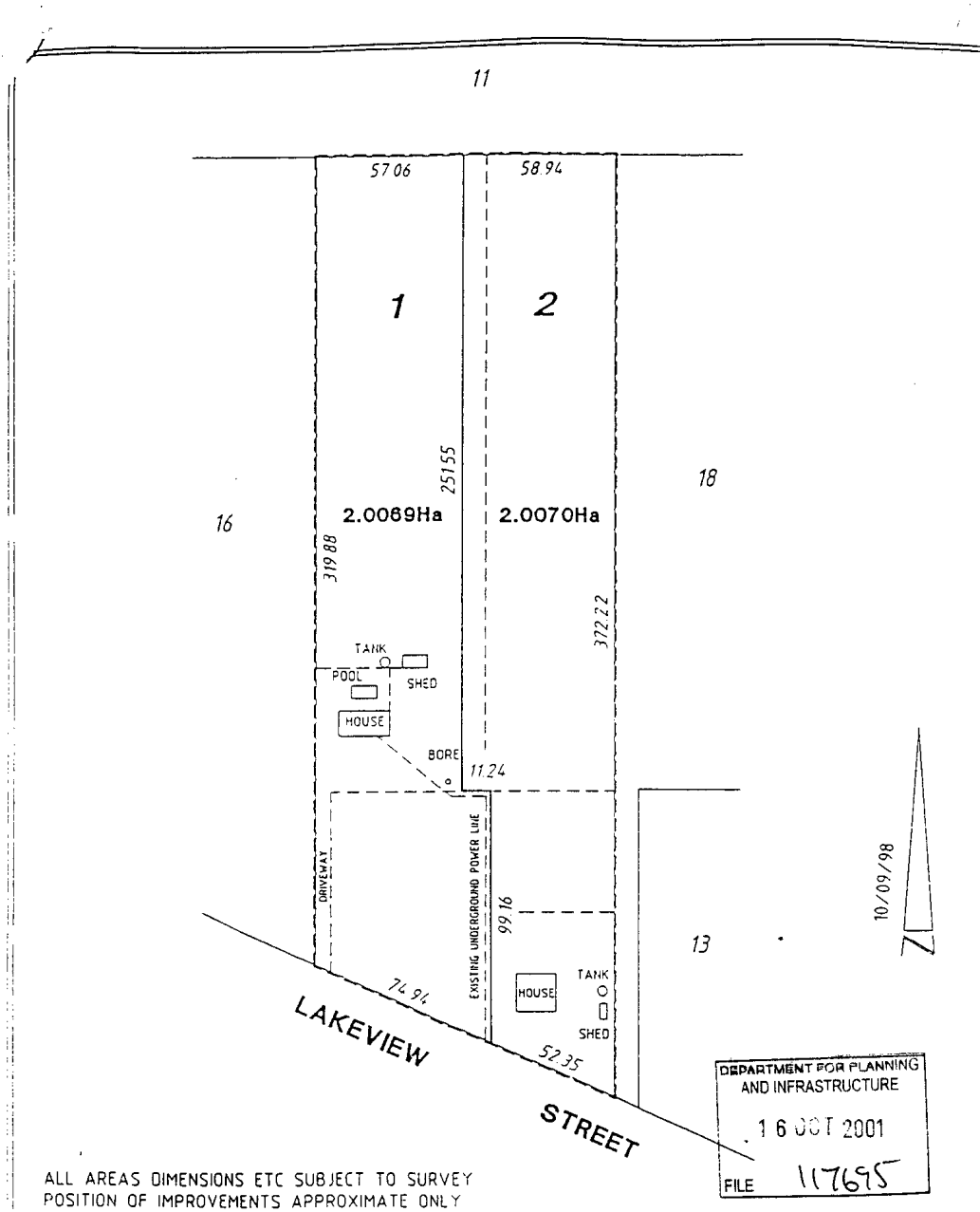
Simple Majority.

Recommendation

That Council does NOT SUPPORT the application submitted by S F Winnett for the proposed subdivision of Lot 17 (54) Lakeview Street, Mariginiup as depicted on the plan dated 16 October 2001 (WAPC 117695) for the following reasons:

- 1. The application is inconsistent with Council's Subdivision of Rural Zoned Land Policy, which specifies a minimum lot size of 4 hectares in this locality.**
- 2. The introduction of smaller lots in this locality is inconsistent with the objectives of the Rural Resource zone under the City's District Planning Scheme Number 2.**

ATTACHMENT 1



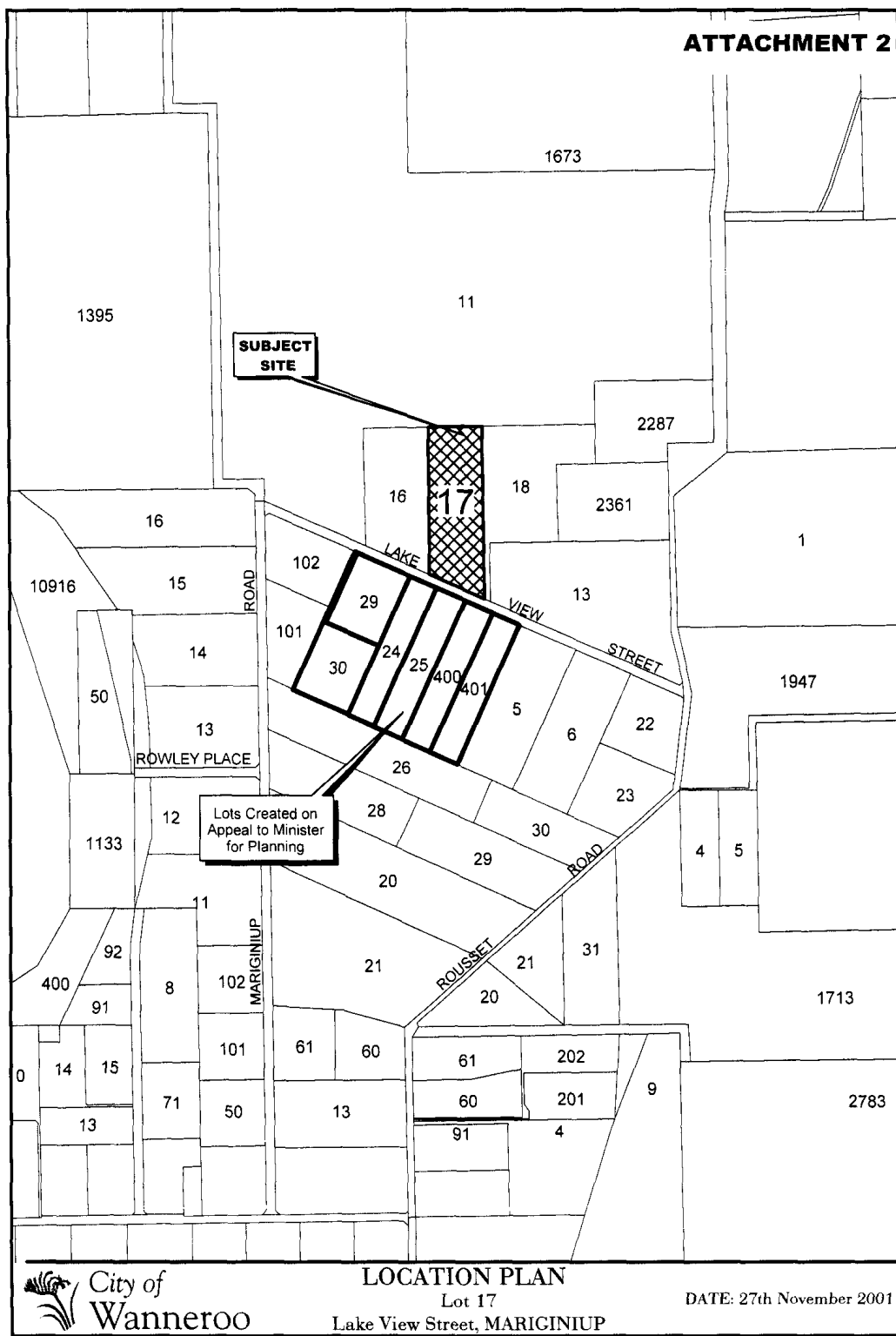
BERRYMAN & PTOLOMEY PTY. LTD.
 LICENSED LAND SURVEYORS
 88 CANNING HIGHWAY, VICTORIA PARK.
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PLAT	INDEX PLAN	VOL.	FOL.
DIA 56975	BG 351211110	1572	340

Client **S.F. WINNETT**

**PROPOSED SUBDIVISION OF LOT 17
 OF SWAN LOCATION 3191
 "MARIGINIUP"**



lot 17 manginiup location apr

Development Applications

PD12-12/01 Proposed Community Building & Café at Lot 211 Quinns Road, Ocean Drive, Mindarie

File Ref: 07524, 09176
 Responsible Officer: A/Director Planning & Development
 Disclosure of Interest: Nil
 Attachments: 2

Issue

Consideration of an application for the proposed Quinns/Mindarie Community Facility and Restaurant/Café on Lot 211 Ocean Drive, Mindarie.

Applicant	City of Wanneroo
Owner	City of Wanneroo
Location	Lot 211 Ocean Drive, Mindarie
DPS 2 Zoning	Park and Recreation
MRS Zoning	Park and Recreation

Background

In March 2000, the City appointed Hames Sharley Consultants to undertake the preparation of a Structure Plan for Lot 211. The need for such a study emanated from the following:

1. Strategic Importance of the Site for a Recreation and Tourism Node;
2. The need for a Multi-Purpose Community Facility in this location to serve local community needs (including Quinns Mindarie Surf Live Saving Club and Quinns Rocks Fishing Club);
3. The need to consider the potential for other additional uses to be accommodated on the site for example, a public restaurant/café facility;
4. The upcoming expiration of the Quinns Rocks Caravan Park lease and future options for this land;
5. Bushplan implications for the lot.

To assist the consultants with their task, Council also resolved to form a Consultative Committee which comprised the ward Councillors, Directors of Planning and Development Services and Technical Services, representatives of the Quinns/Mindarie Surf Lifesaving Club, Quinns Rocks Fishing Club, Mindarie Community Group and other community representatives. In addition, representatives of the Community Development Directorate also attended the meetings.

An internal Working Group was also formed to provide technical advice to the consultants. This group consisted of staff from relevant departments.

A draft Structure Plan was submitted to the Council for its consideration and was the subject of extensive public consultation and community participation. Council at its meeting of May 2001 (W171-05/01) ultimately resolved to adopt a local structure plan for the subject site and forward it to the Western Australian Planning Commission (WAPC) for adoption and certification (refer **Attachment No 1**).

As Council is aware, the WAPC advised Council on 12 November 2001 that it had adopted the Structure Plan for Lot 211 as a guideline for the consideration of development applications on this lot.

Council will note that in February 2001 (Report W69-01/01), it considered the matter of the preparation of more detailed plans for the Community buildings and associated infrastructure on the site. The Council subsequently resolved to:

1. The preparation of detailed plans for the development of a community facility incorporating a surf lifesaving club on Lot 211 Ocean Drive, Mindarie;
2. The establishment of a project reference group for advisory purposes on the project which includes representatives of the Surf Lifesaving Club, Fishing Club and two Coast Ward Councillors;
3. Allocate \$25,000 from Project No 1019 Quinns Mindarie Surf Lifesaving Amenity to employ Hames Sharley Architects to prepare the plans which are to be submitted to Council for consideration along with the Draft Structure Plan for Lot 211;
4. Authorise the Chief Executive Officer to enter into negotiations with the Mirvac Fini Group regarding the possible surrender of a community purposes site in exchange for its financial value being contributed to the development of the project.

Detail

The City has now received a Planning Application for the Quinns/Mindarie Community Facility, a proposed Restaurant/Café and associated infrastructure (refer **Attachment No 2**). The proposal incorporates following components:

1. A lifesaving and essential services building – proposed to house the vehicles and lifesaving equipment of the Surf Club, and provide an office, first-aid room and gymnasium for its members and toilet and shower facilities for the use of the general public.
2. A restaurant/café – for the use of visitors of the beach or surrounding area and is proposed to have a dining area of 200m² in a prominent location. It should be noted that it is not intended that the City will build this facility but rather, once the proposed development has been approved, a ground lease will be advertised seeking a commercial operator.

3. A multi-purpose community building – designed to be a home for the Surf Lifesaving Club and the Quinns Rocks Fishing Club as well as a multi-purpose flexible space providing for other community groups and functions.
4. A carparking area containing approximately 175 bays with the possibility of further expansion or overflow parking on the grass at the northeast end of the carpark and associated landscaping works.

The development is proposed to be completed over three stages:

Stage 1: the construction of the lifesaving and essential services building, the construction of a mini-roundabout on Quinns Drive, new access road to the existing Caravan Park, a private access road from the new building to the beach and the necessary associated parking. The existing parking and toilet block on the beachfront will be demolished once the new car park and public toilets replace these facilities.

Stage 2: the construction of the Multi-purpose community facility (and adjoining Restaurant/Café), all associated landscaping and additional parking as required.

Stage 3: includes landscaped features, artwork, additional pathways and steps to the beach.

As already noted, Council previously resolved to authorise the Chief Executive Officer to enter into negotiations with the Mirvac Fini Group regarding a cash-in-lieu payment for the proposed community purposes site at Pt Lot 962 Anchorage Drive, Mindarie. The subject site is approximately 5549m² and was identified as a possible community purpose site at the time the Mindarie area was first structure planned. However, the City has since reviewed the need for this site particularly in light of the proximity of the Gumblossom facilities, and the current initiatives for Lot 211.

The Mindarie Keys Joint Venture (MKJV) subsequently wrote to the City in June 2001 with a copy of a valuation for the subject site prepared by Jones Lang LaSalle. The market value of this site was placed at \$250,000 and MKJV has now offered this amount to the City in lieu of ceding the community purpose site subject to two main conditions:

1. That the cash-in-lieu payment (in its entirety) be directed towards construction of the new Quinns Surf Club facility on Lot 211 Ocean Drive Mindarie; and
2. That Council approves MKJV's alternative proposal for the site, which would either be a nursing home site, commercial or residential.

Consultation

As already noted, significant consultation was undertaken in regard to the Local Structure Plan and generated considerable public interest.. The proposal is generally consistent with the approved Local Structure Plan for Lot 211. Despite this, the Structure Plan is only a guide and in lieu of the Parks and Recreation Reservation of the land, any proposed use or development is considered discretionary and will require further public consultation.

Comment

Whilst administration has not concluded its assessment of this application, it is considered that the proposal is generally acceptable. Accordingly, it is considered warranted to proceed to advertise the application now to ensure that the application can be dealt with early in the New Year.

On this basis, it is proposed to advertise the application for a period of 42 days. This is to allow adequate opportunity for the community to comment over the Christmas period. Advertising will also include appropriate signage on site, newspaper advertising and letters to all owners within 200m of the proposed development.

Council will note that the application has been referred to the WAPC. Given the MRS Reservation of the land, the Council is ultimately only required to provide its recommendations on the proposal to the WAPC which is the determining authority. Although it is unable to determine the application, it is recommended that the application be assessed in consideration of the requirements of District Planning Scheme No 2 and other Policy requirements.

Finally, on the matter of the offer by MKJV. The City sought approval from the Department for Planning and Infrastructure (DPI) on this matter, as in a planning sense, community purpose sites are regarded as part of the public open space contributions for an area. Officers from DPI subsequently advised that although the WAPC's approval would ordinarily be required for a cash-in-lieu proposal, this would only be necessary if the POS contribution was being reduced below the normal 10%. In this case, the Mindarie area already has in excess of 10% and despite the current proposal, a minimum of 10% will still be maintained. Accordingly, the DPI has confirmed that the City can enter into arrangements with MKJV as proposed.

The City has reviewed the valuation report provided by MKJV and is satisfied that the amount being offered is satisfactory. In regard to the two conditions raised by MKJV, the following comments are offered:

1. The 1st stage funding for the Lot 211 facilities has included the \$250,000 cash-in-lieu payment proposed by MKJV and consequently, the City will ensure that expenditure of this money is limited to this project;
2. Whilst the City cannot guarantee the out come of any proposed rezoning of Pt Lot 962 Anchorage Drive, Mindarie, the matter is the subject of a separate report to Council on its current agenda recommending support for the changes requested.

Statutory Compliance

The application has been referred to the WAPC as required by the relevant statutes

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The total estimated project cost is:

Lifesaving/essential services Building	\$ 815,000
External works	<u>\$ 680,000</u>
Total stage one	<u>\$1,495,000</u>
Community facility building	\$1,270,000
External works	\$ 410,000
Leased Café	\$ 500,000
Total stage two	<u>\$2,180,000</u>
External works (stage 3)	<u>\$ 270,000</u>
Total project cost	<u>\$3,945,000</u>

Funds that have been identified for this project include:

Mindarie Keys Joint Venture	\$ 250,000
Surf Life Saving Club (Lotteries)	\$ 150,000
CSRFF (to be confirmed March 02)	\$ 246,333
Municipal Fund 2001/02	\$ 350,000
Municipal Fund 2002/03	<u>\$ 300,000</u>
Total	<u>\$ 1,296,333</u>

The total estimated cost for stage one is \$1,495,000 leaving a shortfall of \$198,667. This shortfall may be able to be overcome through modifications to the building specifications and/or modifications to the staging of the project.

There is also a possibility that stage two could be funded by a private developer in return for a long term lease on the proposed Café and/or some form of management rights of the proposed community facility. The City could determine the net present value of future lease income, based on an independent valuation and seek developer contributions for this amount in exchange for the future lease payments. Administration will need to further explore the opportunities for such an arrangement.

Voting Requirements

Simple Majority

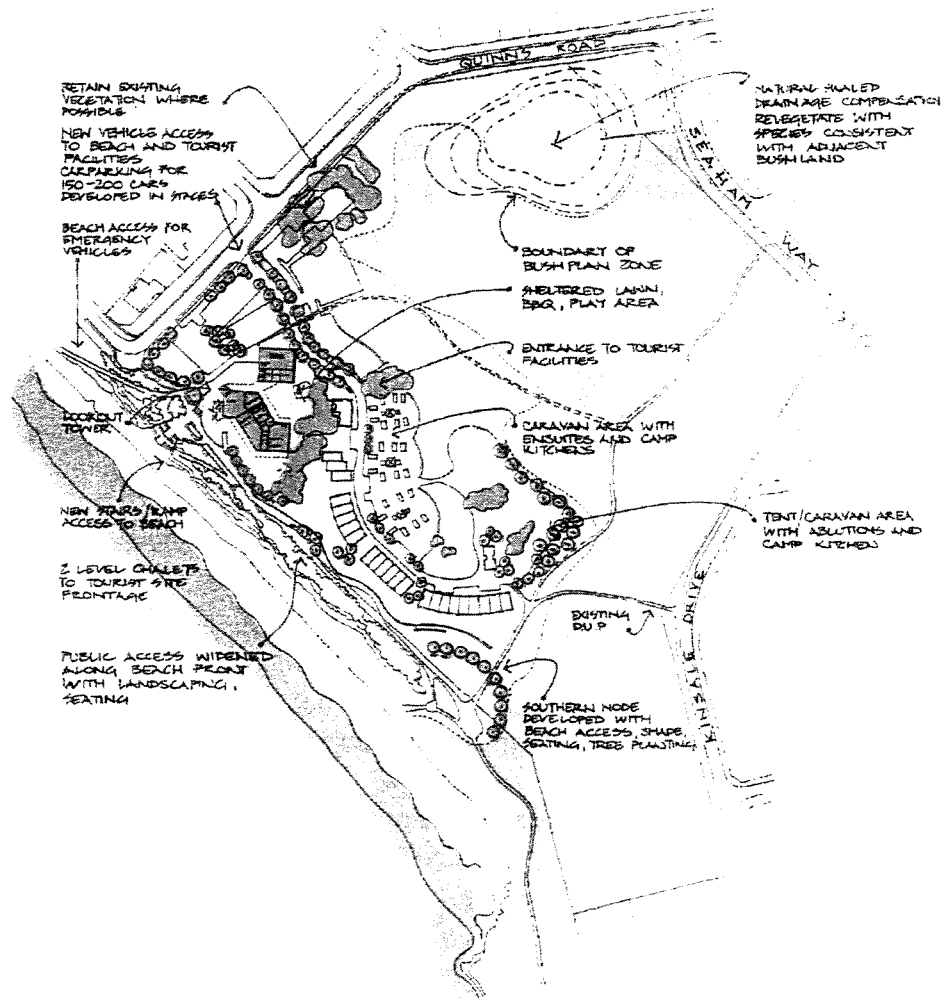
Recommendation

That Council:

- 1. In accordance with Clause 6.7 of District Planning Scheme No 2 ADVERTISE the development application submitted by Hames Sharley Consultants for the proposed Quinns/Mindarie Community Facility and Restaurant/Café on Lot 211 Ocean Drive, Mindarie for a period of 42days by:**
 - a) Placing appropriate newspaper advertisements in a newspaper circulating in the district;**
 - b) Appropriate signage displaying notice of the proposed development being erected in a conspicuous position on site;**
 - c) Writing to all landowners within 200m of Lot 211 Ocean Drive, Mindarie.**
- 2. ADVISES Mindarie Keys Joint Venture that it accepts the proposed payment of \$250,000 in lieu of ceding the proposed community purpose site at Pt Lot 962 Anchorage Drive, Mindarie subject to the two following conditions:**
 - a) That the cash-in-lieu payment (in its entirety) be directed towards construction of the new Quinns Surf Club facility on Lot 211 Ocean Drive Mindarie; and**
 - b) That Council approves in principle MKJV's alternative proposal for the site, which would either be a nursing home site, commercial or residential.**

ATTACHMENT 1

Lot 211 Ocean Drive Mindarie **Structure Plan** **Map 2**



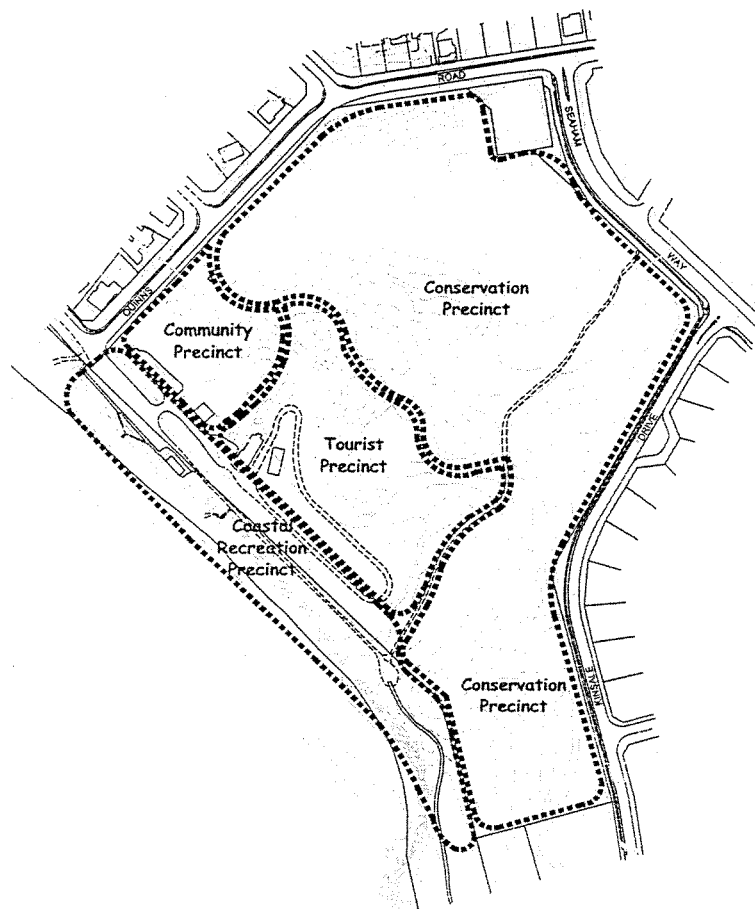
HAMES SHARLEY

**Development Plan**

40785 September 2000

LOT 211 OCEAN DRIVE, MINDARIE

**Lot 211 Ocean Drive Mindarie
Structure Plan
Map 1**



HAMES SHARLEY

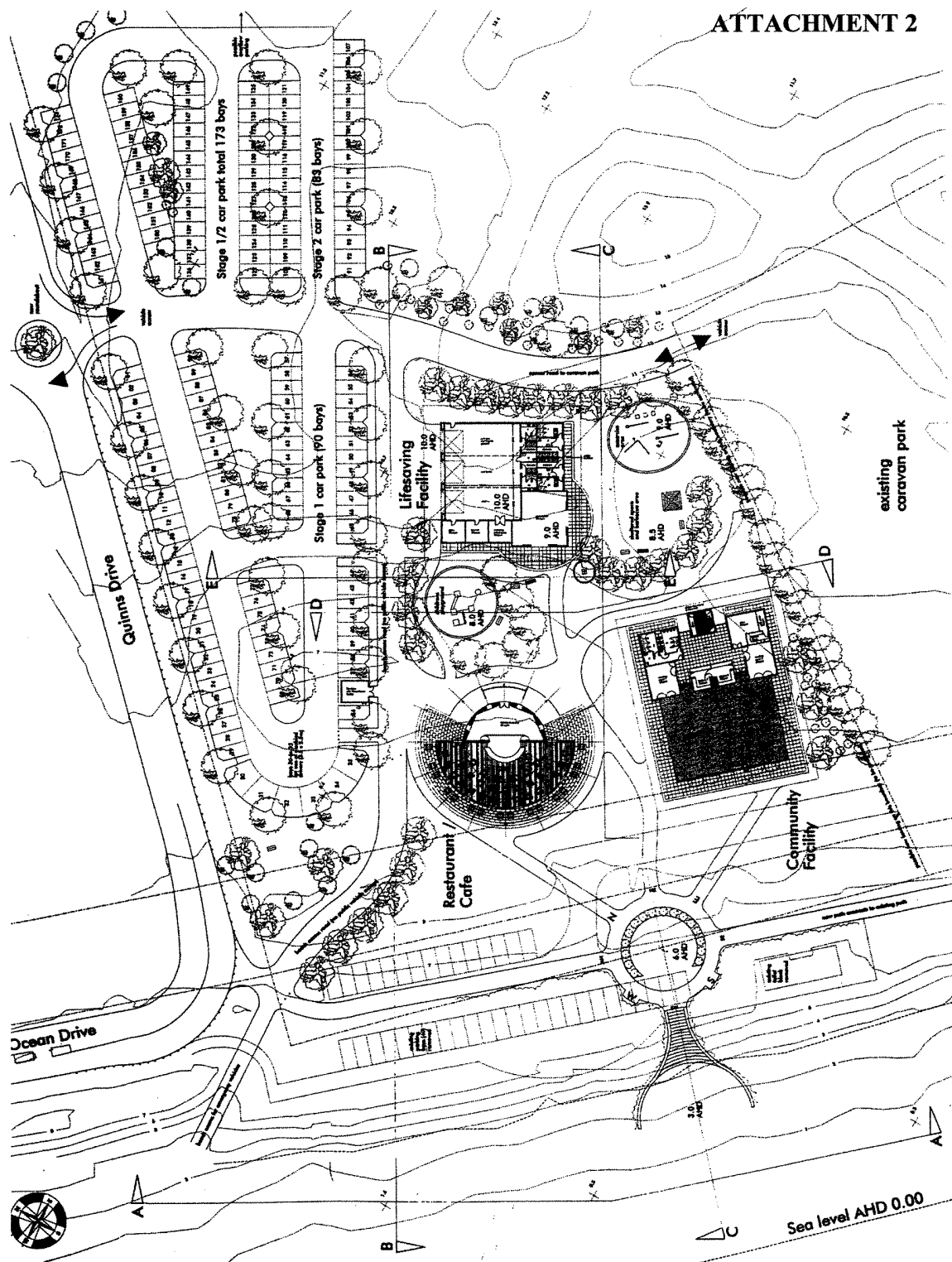


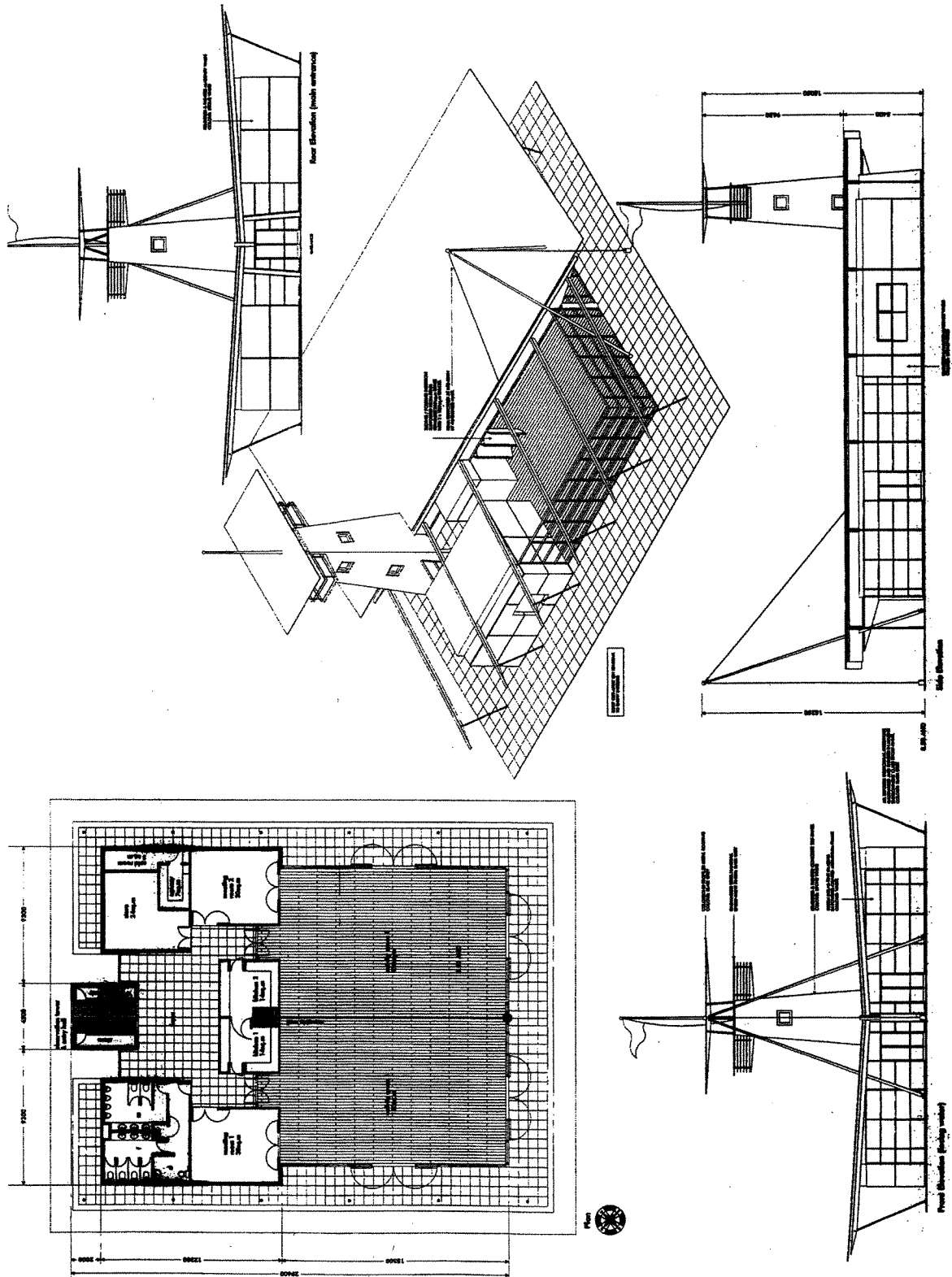
Precinct Map

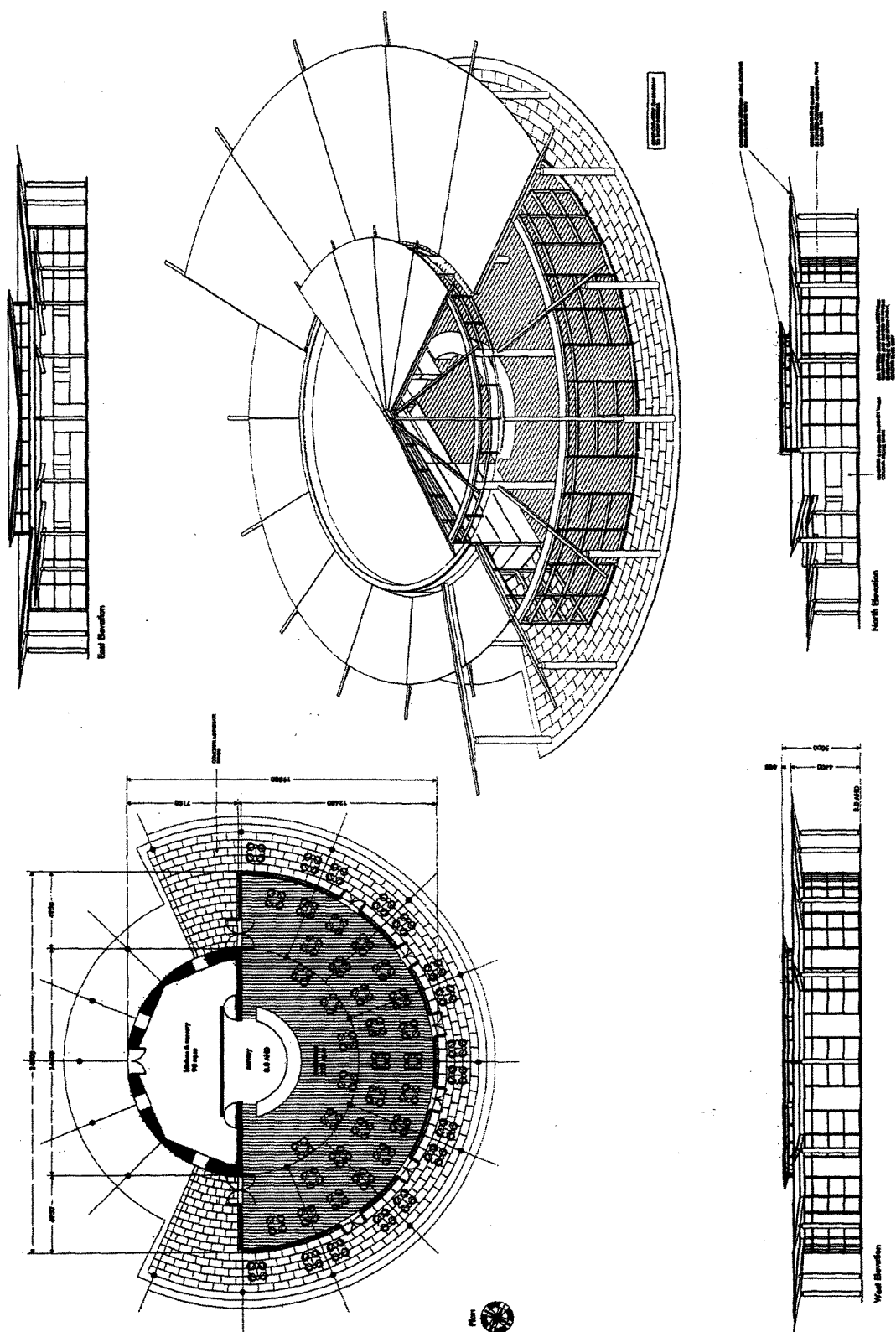
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LOT 211 OCEAN DRIVE, MINDARIE

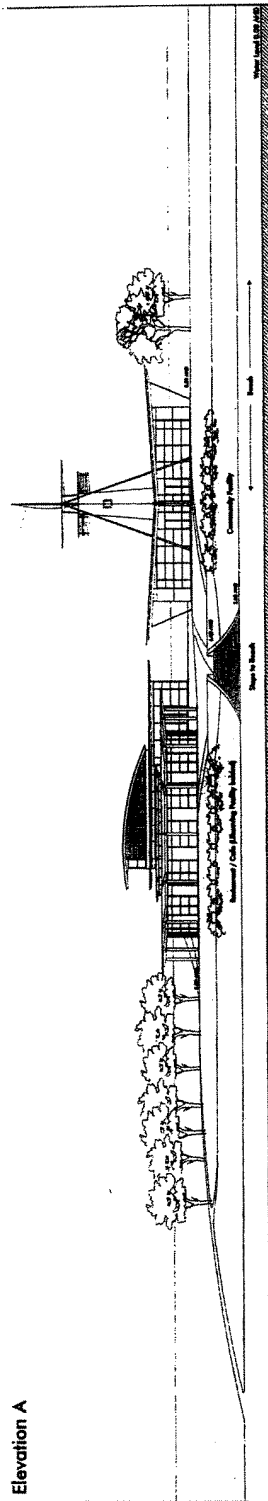
ATTACHMENT 2



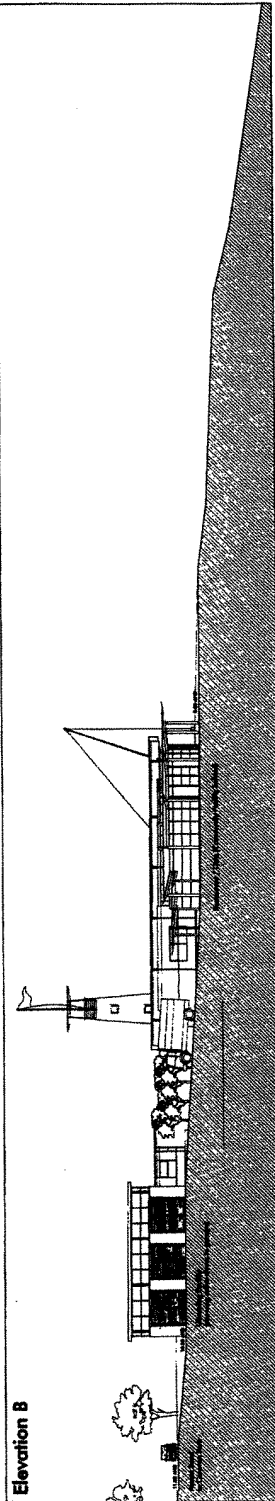




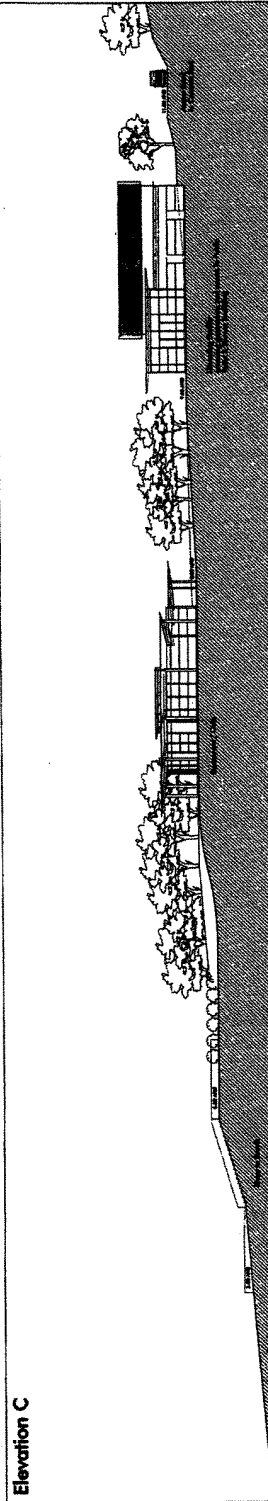
Elevation A



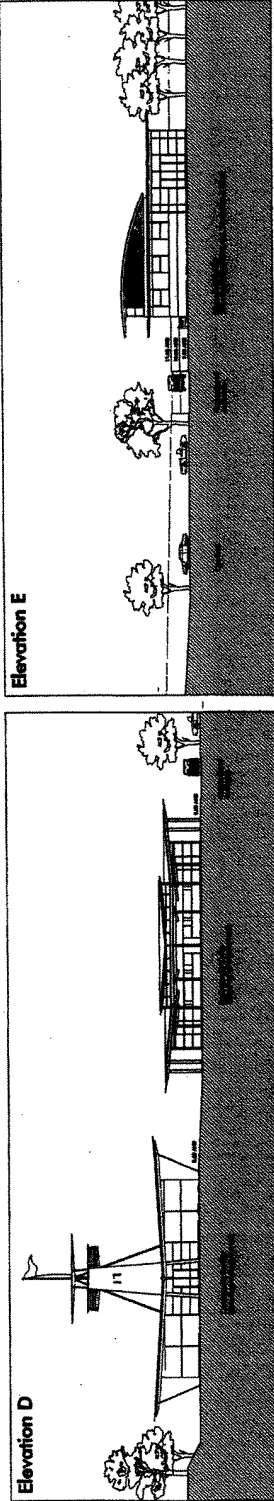
Elevation B



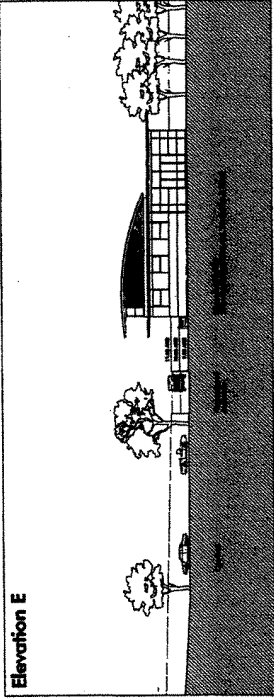
Elevation C



Elevation D



Elevation E



PD13-12/01 Proposed Pylon Signs to Vehicle Sales Premises: Lot 4 (1) Lancaster Road, Wangara

File Ref: 10873
Responsible Officer: Acting Director Planning and Development
Disclosure of Interest: Nil
Attachments: 4

Issue

To determine an application for two pylon signs to serve a vehicle sales premises development.

Applicant	Project Neon
Owner	Automotive Holdings Group
Location	Lot 4 (1) Lancaster Road, Wangara
DPS 2 Zoning	Business

Background

On 14 August 2000, an application for the construction of new premises for a Toyota, Diahatsu and Hyundai dealership was approved. The Toyota and Diahatsu dealerships are proposed to be contained in a southern building on the corner of Wanneroo and Lancaster Roads. This building is now under construction. The Hyundai dealership is proposed in a second building to the immediate north. Construction of the Hyundai dealership has not yet commenced.

The approval incorporated a range of fascia signs to advertise the development.

A location plan, site plan and elevation details of the signs and buildings are outlined in **Attachments 1-4**.

Detail

Proposal

The present application proposes two pylon signs, one for the Toyota and one for the Diahatsu component of the development. The Toyota pylon is proposed to be 12.0 metres in height by 4.6 metres in width. The Diahatsu pylon is proposed to be 8.0 metres in height by approximately 3.0 metres in width. Each of the signs are proposed along the Wanneroo Road frontage of the site and will be separated by approximately 90 metres.

A summary of the applicant's justification for the signs, and in particular the size of the signs is as follows:

1. The property is not located near any residential properties;
2. There is no shadow impact from the signs;
3. The site has a wide frontage and is therefore isolated from other business premises;
4. The visual impact of the signs would be minimal;

5. The buildings are well set back from Wanneroo Road, which would provide a visual relief between the buildings and signs;
6. The signs are extremely necessary to provide a site indicator, given the large building setback from Wanneroo Road.
7. The signs are located on the lowest portion of the site, which minimises the visual impact of the signs;
8. The Wanneroo Road median strip vegetation obstructs the view to the property for northbound traffic. The signs are necessary to assist in conducting a viable business;
9. Future buildings adjacent to the site will diminish the effectiveness of the fascia signs;
10. An 8 metre high pylon sign has been constructed at the nearby BP Service Station;
11. Wanneroo Road is Wanneroo's main thoroughfare; and
12. Other metropolitan local authorities allow similar signs as those proposed.

Consultation

Nil

Planning Requirements

District Planning Scheme No2 contains the following objectives in relation to signs:

- (a) *to ensure that the visual quality and character of particular localities and transport corridors are not eroded;*
- (b) *to achieve advertising signs that are not misleading or dangerous to vehicular or pedestrian traffic;*
- (c) *to minimise the total area and impact of outdoor advertising commensurate with the realistic needs of commerce for such advertising;*
- (d) *to prohibit outdoor advertising which is considered to be superfluous or unnecessary by virtue of their number, colours, height, prominence, visual impact, size, relevance to the premises on which they are located, number and content;*
- (e) *to reduce and minimise clutter; and*
- (f) *to promote a high standard of design and presentation in outdoor advertising.*

DPS2 further requires:

Without limiting the generality of the matters which may be taken into account when making a decision upon an application for Planning Approval to erect, place or display an advertisement, Council shall examine each such application in the light of the objectives of the Scheme and with particular reference to the character and amenity of the locality within which it is to be displayed, including its historic or landscape significance and traffic safety, and the amenity of adjacent areas which may be affected.

Comment

This development is the first of a number Wanneroo Road frontage sites that will develop on the land between the existing Wangara industrial area and the future interchange of Wanneroo

Road and Whitfords Avenue. A 10 metre wide landscape strip separates these lots from Wanneroo Road.

The dealership building is designed as a landmark structure, with distinctive fascia and roof forms and integrated signage panels that will draw the attention of passing traffic, regardless of any pylon signage at the front of the site. The building itself is setback some 42 metres from the street (including the landscape strip), however has a finished floor level some 2.8 metres higher than Wanneroo Road and a fascia height varying between 9 and 13 metres.

Whilst the pylon signs are well designed and spaced along the Wanneroo Road frontage, the scale of the signs are considered inconsistent with the objectives of DPS2 which seek to minimise signage to a realistic minimum. Council has consistently restricted pylon signs to a maximum height of 6 metres. The only exception is the case of a large centre, such as a shopping centre, where a larger pylon advertising the centre motif is often approved. The rationale for the larger sign in these cases is that a single, larger pylon, advertising the overall shopping centre is a more appropriate planning outcome, than a series of individual pylons for each shop. As an example, Council may recall an 11.2 metre high pylon sign approved for the Ocean Keys Shopping Centre in March 2001. With Council's consistent application of the 6 metre height limit, Wanneroo has escaped the excessive scale of pylon signs that are commonplace in many other metropolitan local authorities. In fact only a minimal number of historic examples, including the BP service station near the corner of Wanneroo Road and Ocean Reef Road, as identified by the applicant, exist in Wanneroo.

There is however no objection to two pylon signs in the locations proposed, at a maximum height of 6 metres, a maximum width of 2.5 metres, consistent with Council's normal requirements. For safety reasons, unless the sign panel extends close to the ground, a minimum ground clearance of 2.75 metres should also be required.

Statutory Compliance

There is discretionary power under District Planning Scheme No. 2 for Council to approve the application, as proposed, if it considers it appropriate.

Strategic Implications

The proposed 8 and 12 metre high pylon signs are significantly larger than Council's normal height limit and an approval would establish an undesirable precedent for the approval of further large pylon signs along Wanneroo Road and throughout Wanneroo generally.

Policy Implications

Council has recently engaged a consultant to prepare a sign policy. It is envisaged that an amendment to District Planning Scheme No2 and a new Signs Local Law will stem from the adoption of this policy. An initial draft of this policy has been prepared and is the subject of a separate report on this agenda. This initial draft retains a 6 metre height limit for pylon signs, which the consultant advises is consistent with that of many other local authorities.

Whilst the policy is yet to be adopted by Council, it does not suggest an increase to the City's normal height requirement is appropriate.

Financial Implications

Nil.

Voting Requirements

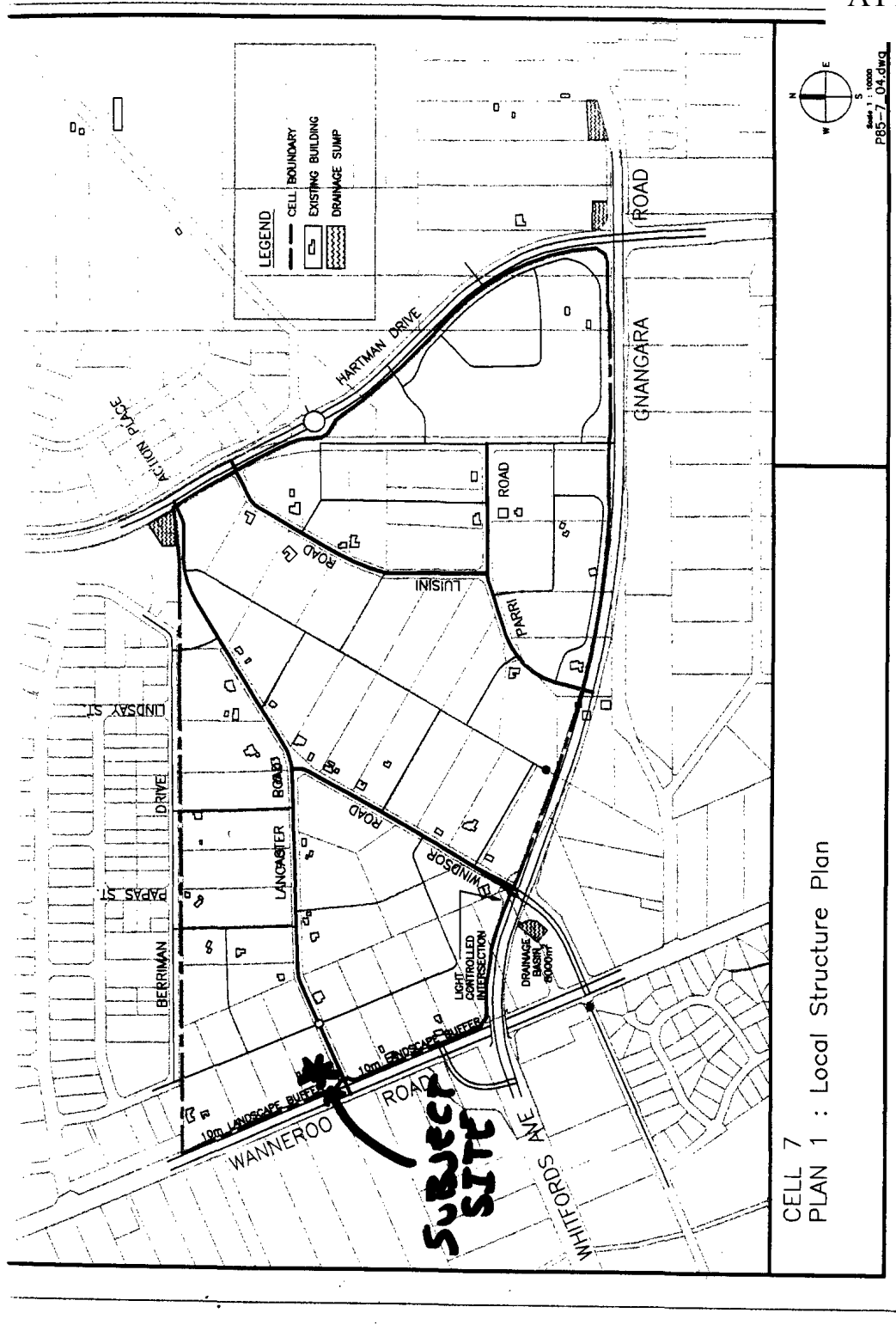
Simple Majority.

Recommendation

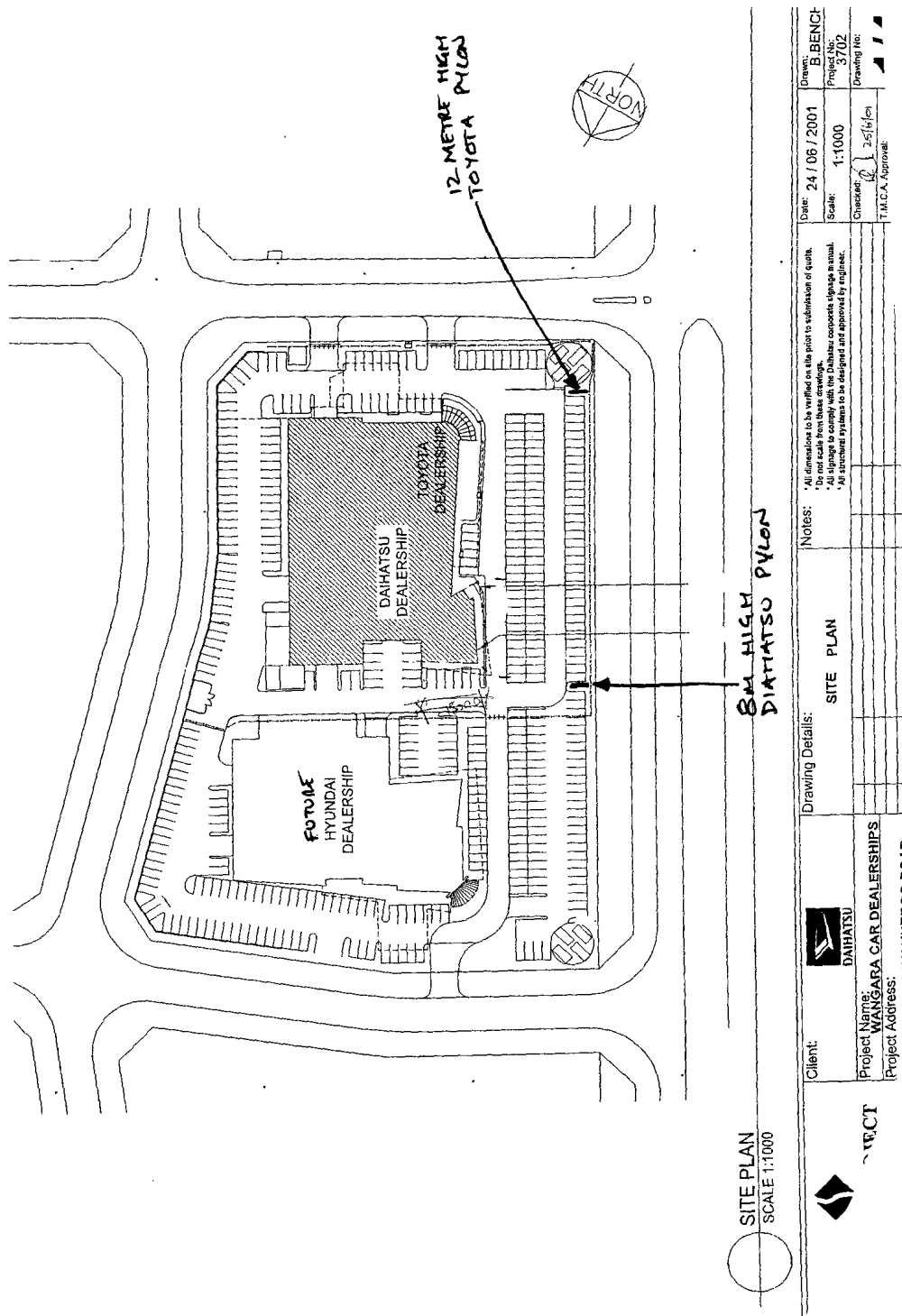
That Council APPROVES the application submitted by Project Neon on behalf of Automotive Holdings Group for two pylon signs at Lot 4 (1) Lancaster Road, Wangara, subject to the signs being a maximum of 6 metres in height, 2.5 metres in width and unless the advertising panel is close to the ground, a minimum ground clearance of 2.75 metres.

ATTACHMENT


1



ATTACHMENT 2

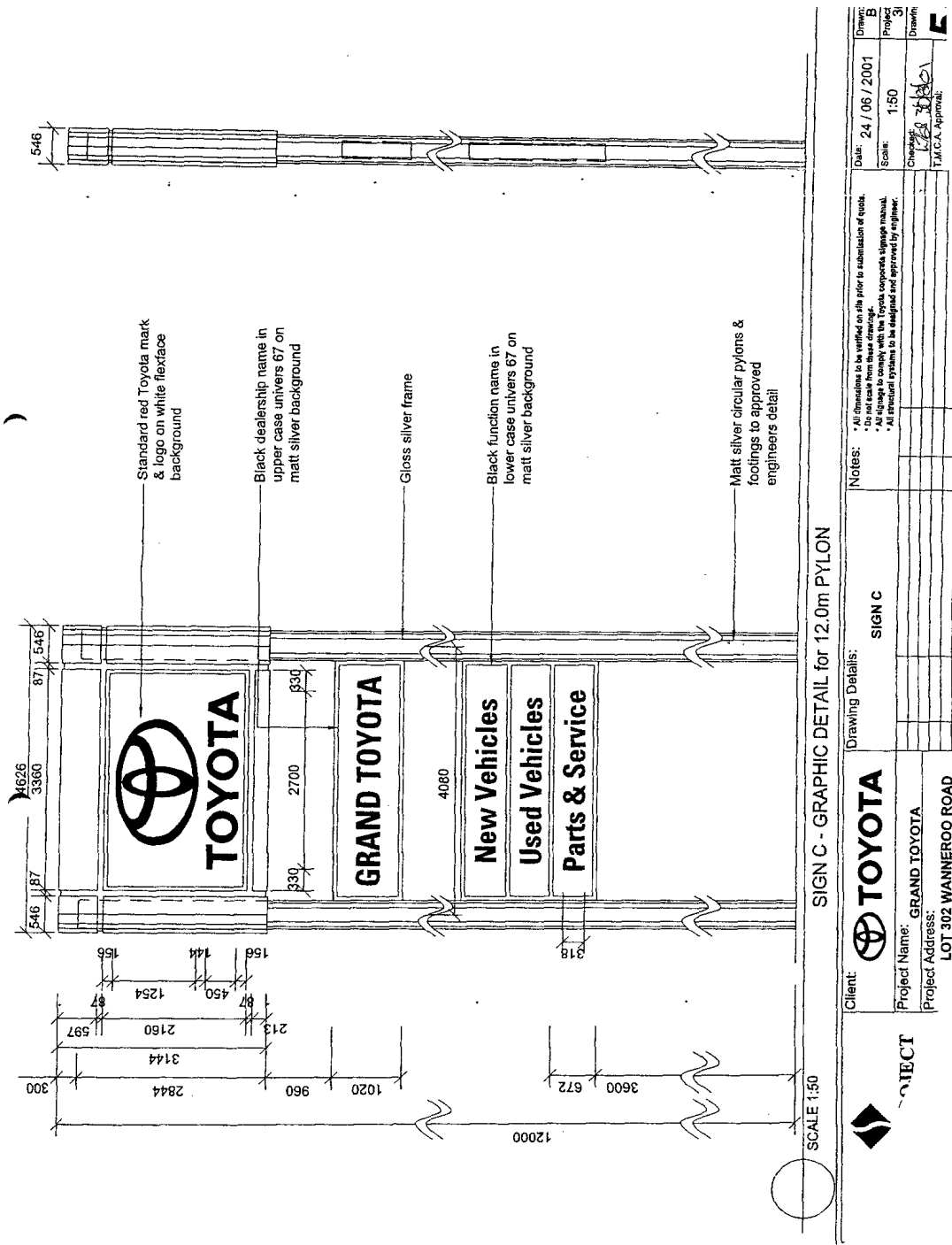


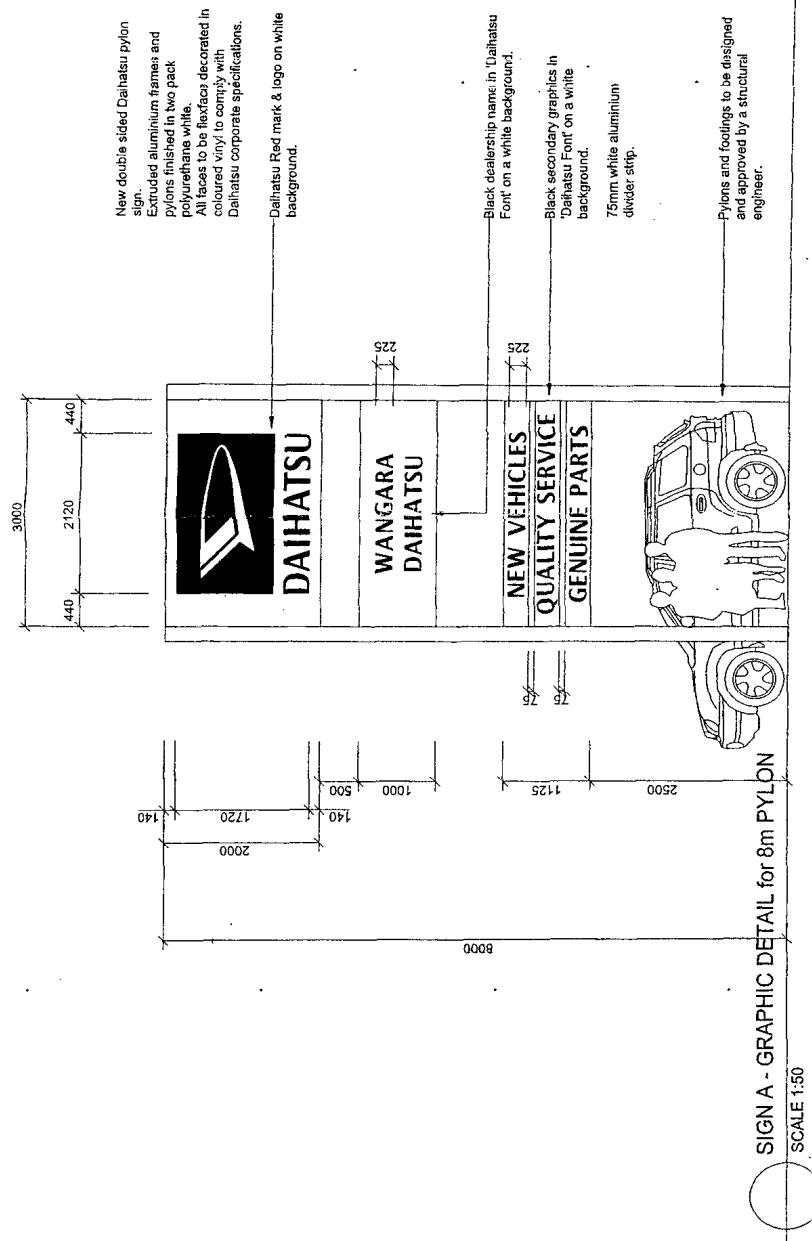
This architectural elevation drawing shows the west side of a building complex. The drawing is divided into two main sections: the Daihatsu Main Entrance on the left and the Toyota Main Entrance on the right. The Daihatsu section features a large, illuminated red Daihatsu logo and the word "DAIHATSU" in large, bold letters. The Toyota section features a large, illuminated red Toyota logo and the words "Grand Toyota" and "Parts & Service" in large, bold letters. The drawing includes various annotations such as "Design & construction to be as per Signage Project Services specification", "Illuminated black secondary message in Uniers 67", and "Illuminated red Toyota mark and logo". It also shows dimensions like 2250, 1500, and 150, and labels for "SHOWROOM ENTRANCE", "TOYOTA MAIN ENTRANCE", and "DRIVE THROUGH". The drawing is oriented with a north arrow pointing towards the top right.

	Client:		Drawing Details:		Notes:	* All dimensions to be verified on site prior to submission of quote. * Do not scale from these drawings. * All signage to comply with the Toyota corporate signage manual. * All structural systems to be designed and approved by engineer.	Date: 24 / 06 / 2001 Scale: 1:150 Drawn: B. BE Project No: 3672
	Project Name: GRAND TOYOTA Project Address:		E 1.2m high Toyota fascia				

ATTACHMENT 4

PAGE 1 OF 2



ATTACHMENT 4
PAGE 2 OF 2

Delegated Authority Reports

PD14-12/01 November 2001 Development Applications Determined By Delegated Authority

File Ref:	63346
Responsible Officer:	Acting Director Planning & Development
Disclosure of Interest:	Nil
Attachments:	1

Issue

Development Applications determined by Planning & Development between 1 November 2001 and 30 November 2001, acting under Delegated Authority from Council.

Background

Nil

Detail

The City of Wanneroo District Planning Scheme 2 (DPS2) provides Council with development approval powers which are designed to avoid conflict between different land uses on adjoining lots. It is also necessary to ensure the completed developments meet the required standards such as building setbacks, carparking and landscaping. Planning approvals are not generally required for single residential houses unless they seek to vary the requirements of the Residential Planning Codes (R Codes).

The City of Wanneroo continues to experience very rapid growth pressures with between 80 to 130 development applications being received per month in addition to an average of 400 to 500 building license applications.

Council has delegated some of its responsibilities for decision making on development applications to Council Administration which enables the processing of applications within the required 60 day statutory period and within normal customer expectations.

Council Administration, in assessing development proposals, attempts to extract from the relevant planning documents the key policies and requirements of Council in order to make comments and recommendations on the issues raised in the assessment of each individual development application.

Development applications determined by Planning & Development between 1 November 2001 and 30 November 2001, acting under Delegated Authority from Council are included in **Attachment 1**.

Please note that DA01/0187 and DA01/0680 were determined at full Council.

Consultation

Nil

Comment

Nil

Statutory Compliance

A Delegated Authority Register was adopted by Council at its meeting on 14 August 2001 (item W340-08/01 refers). The decisions referred to in Attachment 1 of this report are in accordance with this register.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Planning applications incur administration fees which are generally based on the Town Planning (Local Government Planning Fees) Regulations and have been adopted by Council in its annual budget. The estimated cost of development for each application is listed in Attachment 1. Applications where an estimated cost has not been provided, are either applications for the exercising of discretion or for a change of use.

Voting Requirements

Simple Majority.

Recommendation

That Council NOTES the determinations made by Planning & Development Services acting under delegated authority from Council on development applications processed between 1 November 2001 and 30 November 2001.

Development Applications determined for Period City of Wanneroo

WHERE (Issued_date BETWEEN 01/11/2001 00:00:00 AND 30/11/2001

Note: Est Cost not provided on applications for use only or where a flat fee is applicable

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA00/0750	31/10/2000	PHILIPOFF PTY LTD	2	\$500,000.00	Refused
	<i>Prop address</i>	3100 WANNEROO ROAD CARABOODA WA 6033			
	<i>Land</i>	SWAN LOC 6263			
	<i>Description</i>	HOLIDAY COTTAGES x 22			
	<i>Applicants</i>	MICHAEL PHILIPOFF			
	<i>File Number</i>	07417			
DA01/0031	19/01/2001	CORRINNA L POLITIS & NICHOLAS POLITIS	1	\$10,000.00	Refused
	<i>Prop address</i>	154 FRANKLIN ROAD JANDABUP WA 6065			
	<i>Land</i>	Part Lot 7 D 26189 Vol 1945 Fol 080			
	<i>Description</i>	Rural Shed			
	<i>Applicants</i>	CORRINNA L POLITIS, NICHOLAS POLITIS			
	<i>File Number</i>	67888			
DA01/0187	6/04/2001	LANDROW LTD	38	\$600,000.00	Approved
	<i>Prop address</i>	2 POLGLASE FAIRWAY CLARKSON WA 6030			
	<i>Land</i>	Lot 3 P 23529 Vol 2164 Fol 767			
	<i>Description</i>	School in Houses			
	<i>Applicants</i>	CHRIS FORBES			
	<i>File Number</i>	70150			
DA01/0336	17/05/2001	HAGAN HOLDINGS PTY LTD	122	\$30,000.00	Approved
	<i>Prop address</i>	KENTUCKY FRIED 6 OCEAN KEYS BOULEVARD CLARKSON WA 6030			
	<i>Land</i>	Lot 417 P 23838			
	<i>Description</i>	CARPARK EXTENSIONS TO EXISTING DRIVE THROUGH TAKE AWAY FOOD OUTLET			
	<i>Applicants</i>	OLDFIELD KNOTT ARCHITECTS			
	<i>File Number</i>	68278			
DA01/0652	1/08/2001	MONICA A BARTLETT & PAUL G BARTLETT	69	\$2,000.00	Approved
	<i>Prop address</i>	6A STARRS ROAD QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 2 S/P 35740			
	<i>Description</i>	Change of Use - Bed and Breakfast			
	<i>Applicants</i>	MONICA A BARTLETT, PAUL G BARTLETT			
	<i>File Number</i>	00717			
DA01/0680	9/08/2001	GRAHAM R PETERSON & PAMELA J PETERSON	70	\$0.00	Approved
	<i>Prop address</i>	6 FARNELL PLACE ALEXANDER HEIGHTS WA 6064			
	<i>Land</i>	Lot 33 P 17028 Vol 1846 Fol 903			
	<i>Description</i>	Commercial Vehicle Parking			
	<i>Applicants</i>	GRAHAM R PETERSON, PAMELA J PETERSON			
	<i>File Number</i>	18697			
DA01/0699	16/08/2001	MARISKA M VAN DE CAPPELLE	10	\$160,000.00	Approved
	<i>Prop address</i>	14 OLDHAM WAY YANCHEP WA 6035			
	<i>Land</i>	Lot 350 P 10181 Vol 1437 Fol 707			
	<i>Description</i>	BED & BREAKFAST			
	<i>Applicants</i>	MARISKA M VAN DE CAPPELLE			
	<i>File Number</i>	70476			
DA01/0714	21/08/2001	ROBERT J TYRRELL	4	\$35,000.00	Approved
	<i>Prop address</i>	156 NEAVES ROAD MARIGINIUP WA 6065			
	<i>Land</i>	Lot 1 D 63062 Vol 1623 Fol 937			
	<i>Description</i>	ADDITIONS TO BOARDING KENNELS			
	<i>Applicants</i>	ROBERT J TYRRELL			
	<i>File Number</i>	25879			

Development Applications determined for Period

City of Wanneroo

WHERE (Issued_date BETWEEN 01/11/2001 00:00:00 AND 30/11/2001

Note: Est Cost not provided on applications for use only or where a flat fee is applicable

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA01/0725	23/08/2001	MARK J GIBSON	62	\$20,000.00	Approved
	<i>Prop address</i>	234 NEAVES ROAD MARIGINIUP WA 6065			
	<i>Land</i>	Lot 106 D 93315 Vol 2141 Fol 759			
	<i>Description</i>	Rural Shed & Intensive Agriculture (Sheep Pasture)			
	<i>Applicants</i>	RISBEC DESIGNS			
	<i>File Number</i>	66827			
DA01/0731	25/08/2001	JOHN B TILBROOK, JOHN E TILBROOK, MARK B	38	\$200,000.00	Approved
	<i>Prop address</i>	15 QUEENSWAY ROAD LANDSDALE WA 6065			
	<i>Land</i>	Lot 58 P 8649 Vol 1488 Fol 720			
	<i>Description</i>	COFFEE SHOP ADDITION T0 NURSERY			
	<i>Applicants</i>	GREG ROWE & ASSOCIATES			
	<i>File Number</i>	00357			
DA01/0740	27/08/2001	THI P NGUYEN & VAN H NGUYEN	51	\$2,000.00	Approved
	<i>Prop address</i>	180 FRANKLIN ROAD JANDABUP WA 6065			
	<i>Land</i>	Part Lot 4 D 26189 Vol 1967 Fol 263			
	<i>Description</i>	Addition to Existing Rural Shed			
	<i>Applicants</i>	THI P NGUYEN, VAN H NGUYEN			
	<i>File Number</i>	07850			
DA01/0743	28/08/2001	CALTEX AUSTRALIAN PETROLEUM P/L	50	\$12,000.00	Approved
	<i>Prop address</i>	SERVICE STATION-PROPOSED 7 OCEAN KEYS BOULEVARD CLARKSON WA 6030			
	<i>Land</i>	Lot 386 P 23837 Vol 2183 Fol 308			
	<i>Description</i>	Service Station Signage			
	<i>Applicants</i>	PLANNING SOLUTIONS PTY LTD			
	<i>File Number</i>	62479			
DA01/0809	7/09/2001	COLIN B BROAD	41	\$10,000.00	Approved
	<i>Prop address</i>	166 PINJAR ROAD MARIGINIUP WA 6065			
	<i>Land</i>	MARIGINIUP LOT 16			
	<i>Description</i>	Rural Sheds			
	<i>Applicants</i>	COLIN B BROAD			
	<i>File Number</i>	62203			
DA01/0812	10/09/2001	MARK A ROGERS & LISA K ROGERS	2	\$0.00	Approved
	<i>Prop address</i>	233 SANTA BARBARA PARADE QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 405 DP 27516 Vol 2215 Fol 113			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/0857	17/09/2001	HELEN TOMSIC, ATHANAS VOSNACOS, CHRISTINE	36	\$0.00	Approved
	<i>Prop address</i>	25 BUCKINGHAM DRIVE WANGARA WA 6065			
	<i>Land</i>	Part Lot 131 D 53747			
	<i>Description</i>	Change of Use - Dance Studio			
	<i>Applicants</i>	CHRIS FORDE			
	<i>File Number</i>	63192			
DA01/0880	17/09/2001	EMBLEY INVESTMENTS PTY LTD	47	\$88,000.00	Approved
	<i>Prop address</i>	36 WARMAN STREET NEERABUP WA 6031			
	<i>Land</i>	Lot 78 D 100478			
	<i>Description</i>	2 x Factory Units			
	<i>Applicants</i>	C BOWRA			
	<i>File Number</i>	63955			

Development Applications determined for Period City of Wanneroo

WHERE (Issued_date BETWEEN 01/11/2001 00:00:00 AND 30/11/2001

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<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA01/0894	20/09/2001	MITRE MILEVSKI & ROBERT MILEVSKI	38	\$160,000.00	Approved
	<i>Prop address</i>	12 DAKAR WAY MINDARIE WA 6030			
	<i>Land</i>	Lot 481 P 22551 Vol 2132 Fol 122			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	MITRE MILEVSKI, ROBERT MILEVSKI			
	<i>File Number</i>	70677			
DA01/0937	27/09/2001	HOMESWEST RENTALS	28	\$280,000.00	Approved
	<i>Prop address</i>	18 GREVILLE WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 593 P 10055			
	<i>Description</i>	Renovations and Additions to 8 Grouped Dwellings			
	<i>Applicants</i>	ANTHONY P NAUGHTIN			
	<i>File Number</i>	60990			
DA01/0943	28/09/2001	LAKELANDS COUNTRY CLUB INC	26	\$275,000.00	Approved
	<i>Prop address</i>	LAKELANDS GOLF COURSE 120 CLUBHOUSE LANE GNANGARA WA 6065			
	<i>Land</i>	Lot 72 D 95399			
	<i>Description</i>	Green Keepers Shed			
	<i>Applicants</i>	LAKELANDS COUNTRY CLUB INC			
	<i>File Number</i>	06093			
DA01/0944	28/09/2001	CHARLES L GRIMWOOD & MAUREEN M GRIMWOOD	27	\$1,000.00	Approved
	<i>Prop address</i>	9 PRINDIVILLE DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 248 D 52481 Vol 1476 Fol 712			
	<i>Description</i>	Pylon Sign - Unit 1			
	<i>Applicants</i>	MICROCHIP TECHNOLOGY (AUST) PTY LTD			
	<i>File Number</i>	70732			
DA01/0947	2/10/2001	ROBYN M HAMILTON & STEVEN J HAMILTON	26	\$50,000.00	Approved
	<i>Prop address</i>	32 HACKNEY WAY YANCHEP WA 6035			
	<i>Land</i>	Lot 155 P 9753 Vol 1729 Fol 276			
	<i>Description</i>	Ancillary Accommodation/Garage/Parking area			
	<i>Applicants</i>	ROBYN M HAMILTON, STEVEN J HAMILTON			
	<i>File Number</i>	01522			
DA01/0955	3/10/2001	GULF WESTERN CORPORATION PTY LTD & MILA	25	\$315,000.00	Approved
	<i>Prop address</i>	FAST FOOD-PROPOSED 18 ANCHORAGE DRIVE MINDARIE WA 6030			
	<i>Land</i>	Lot 970 P 21320 Vol 2077 Fol 524			
	<i>Description</i>	Medical Centre			
	<i>Applicants</i>	ESAM WILLIAMS			
	<i>File Number</i>	23456			
DA01/0958	4/10/2001	STRADWIN PTY LTD	22	\$300,000.00	Approved
	<i>Prop address</i>	12 FINLAY PLACE WANGARA WA 6065			
	<i>Land</i>	Lot 14 P 22267 Vol 2125 Fol 844			
	<i>Description</i>	DANCE STUDIO			
	<i>Applicants</i>	FRANK VLAHOV			
	<i>File Number</i>	07408			
DA01/0959	3/10/2001	HOMESWEST VACANT	29	\$90,850.00	Approved
	<i>Prop address</i>	4 COVINGTON PROMENADE BUTLER WA 6036			
	<i>Land</i>	Lot 577 DP 27675			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				

Development Applications determined for Period City of Wanneroo

WHERE (Issued_date BETWEEN 01/11/2001 00:00:00 AND 30/11/2001

Note: Est Cost not provided on applications for use only or where a flat fee is applicable

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA01/0963	5/10/2001	JAN J VAN DEN BERG	32	\$0.00	Approved
	<i>Prop address</i>	21 DAVENPORT CIRCUIT MINDARIE WA 6030			
	<i>Land</i>	Lot 420 P 24281 Vol 2199 Fol 72			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	JAXON CONSTRUCTIONS PTY LTD			
	<i>File Number</i>				
DA01/0966	5/10/2001	HEATHER A NICHOLLS & GLYN T NICHOLLS	22	\$2,827.00	Approved
	<i>Prop address</i>	43 PENNYGUM PLACE MARIGINIUP WA 6065			
	<i>Land</i>	Lot 12 P 23144 Vol 2157 Fol 802			
	<i>Description</i>	GARAGE EXTENSION			
	<i>Applicants</i>	Highline Building			
	<i>File Number</i>	37996			
DA01/0968	8/10/2001	CARNEGIE PARK (NO 3) PTY LTD	25	\$750.00	Refused
	<i>Prop address</i>	134 DUNDEBAR ROAD WANNEROO WA 6065			
	<i>Land</i>	Lot 6 D 26631 Vol 1266 Fol 124			
	<i>Description</i>	Sign			
	<i>Applicants</i>	TONY BEAMISH			
	<i>File Number</i>	66609			
DA01/0970	5/10/2001	SHANE B O'DONOGHUE & VICKY G O'DONOGHUE	13	\$66,217.00	Approved
	<i>Prop address</i>	81 THE FAIRWAYS GNANGARA WA 6065			
	<i>Land</i>	Lot 55 DP 25802 Vol 2503 Fol 18			
	<i>Description</i>	Single House			
	<i>Applicants</i>	FRAMED HOMES			
	<i>File Number</i>	70705			
DA01/0971	9/10/2001	HOMESWEST RENTALS	32	\$3,260.00	Approved
	<i>Prop address</i>	31A PELHAM WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Part Lot 1056			
	<i>Description</i>	CARPORTS TO EXISTING DWELLINGS			
	<i>Applicants</i>	ANTHONY P NAUGHTIN			
	<i>File Number</i>	08770			
DA01/0973	9/10/2001	HOMESWEST RENTALS	33	\$3,200.00	Approved
	<i>Prop address</i>	17A MANOLAS WAY GIRRAWHEEN WA 6064			
	<i>Land</i>	Part Lot 871			
	<i>Description</i>	CARPORTS TO EXISTING DWELLINGS			
	<i>Applicants</i>	ANTHONY P NAUGHTIN			
	<i>File Number</i>	64786			
DA01/0974	10/10/2001	ANDREW M ROCHE & MARGARET P ROCHE	9	\$0.00	Approved
	<i>Prop address</i>	SUN CITY CHILD CARE 60 ST IVES DRIVE YANCHEP WA 6035			
	<i>Land</i>	Lot 217 P 11862 Vol 1456 Fol 690			
	<i>Description</i>	Change of Use to Consulting Rooms			
	<i>Applicants</i>	CHRYSALIS NATURAL HEALTH			
	<i>File Number</i>	03381			
DA01/0980	10/10/2001	ALEXANDER MICHAILIDIS & AUDREY A MICHAILIDIS	1	\$0.00	Approved
	<i>Prop address</i>	417 KINGSWAY LANDSDALE WA 6065			
	<i>Land</i>	Lot 1354 DP 24986 Vol 2206 Fol 736			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	HOMESTYLE PTY LTD			
	<i>File Number</i>				

Development Applications determined for Period

City of Wanneroo

WHERE (Issued_date BETWEEN 01/11/2001 00:00:00 AND 30/11/2001

Note: Est Cost not provided on applications for use only or where a flat fee is applicable

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA01/0993	12/10/2001	PHILLIP J ANDERSON & JOSCELYN A ANDERSON	10	\$73,521.73	Approved
	<i>Prop address</i>	17 VALKYRIE PLACE TWO ROCKS WA 6037			
	<i>Land</i>	Lot 8 P 10777 Vol 2073 Fol 402			
	<i>Description</i>	SINGLE DWELLING			
	<i>Applicants</i>	PHILLIP J ANDERSON, JOSCELYN A ANDERSON			
	<i>File Number</i>	09182			
DA01/0995	12/10/2001	CHARLIE PUGLIA & RONICE L PUGLIA	16	\$19,500.00	Approved
	<i>Prop address</i>	94 FRANKLIN ROAD JANDABUP WA 6065			
	<i>Land</i>	Lot 16 D 26190 Vol 1709 Fol 730			
	<i>Description</i>	ADDITIONS TO EXISTING HOUSE			
	<i>Applicants</i>	OUTDOOR WORLD			
	<i>File Number</i>	05418			
DA01/0998	12/10/2001	CROWN - VESTED CITY OF WANNEROO	16	\$150,000.00	Approved
	<i>Prop address</i>	WANNEROO COUNTRY CLUB-RES 27744 22 CRISAFULLI AVENUE WANNEROO WA			
	<i>Land</i>	WANNEROO LOT 133			
	<i>Description</i>	ADDITIONS TO EXISTING BOWLING CLUB			
	<i>Applicants</i>	CROWN - VESTED CITY OF WANNEROO			
	<i>File Number</i>	10347			
DA01/1001	15/10/2001	ANTHONY M GRECO & CLAIRE M GRECO	25	\$0.00	Approved
	<i>Prop address</i>	18 BRAMPTON AVENUE BUTLER WA 6036			
	<i>Land</i>	Lot 781 DP 28814 Vol 2509 Fol 345			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	ACCENT ON HOMES P/L			
	<i>File Number</i>				
DA01/1011	11/10/2001	GARY J REID & KAREN T DONALDSON	22	\$0.00	Approved
	<i>Prop address</i>	231 KINGSWAY DARCH WA 6065			
	<i>Land</i>	Lot 140 DP 27399 Vol 2509 Fol 519			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1012	17/10/2001	HOMESWEST VACANT	16	\$160,000.00	Approved
	<i>Prop address</i>	8 MULGA COURT BANKSIA GROVE WA 6031			
	<i>Land</i>	Lot 45 DP 26419			
	<i>Description</i>	2 Grouped Dwellings			
	<i>Applicants</i>	BARCLAIR DRAFTING SERVICES			
	<i>File Number</i>	70852			
DA01/1014	17/10/2001	DARIO L BUE	13	\$97,381.00	Approved
	<i>Prop address</i>	34 RIO MARINA WAY MINDARIE WA 6030			
	<i>Land</i>	Lot 62 D 94243 Vol 2133 Fol 486			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1015	17/10/2001	CARLOTTA INVESTMENTS PTY LTD	26	\$4,000.00	Approved
	<i>Prop address</i>	348 GIBBS ROAD NOWERGUP WA 6032			
	<i>Land</i>	Lot 12 D 39500 Vol 386 Fol 184A			
	<i>Description</i>	Poultry Manure Storage			
	<i>Applicants</i>	RUSSELL ANDERSON			
	<i>File Number</i>	19170			

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<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA01/1017	18/10/2001	MINDARIE KEYS JOINT VENTURE	18	\$11,600,000.00	Approved
	<i>Prop address</i>	311 ANCHORAGE DRIVE MINDARIE WA 6030			
	<i>Land</i>	Part Lot 965 P 17345			
	<i>Description</i>	SENIOR SCHOOL CAMPUS			
	<i>Applicants</i>	DEPARTMENT OF HOUSING AND WORKS			
	<i>File Number</i>	24177			
DA01/1018	18/10/2001	JASON D RILEY	18	\$0.00	Approved
	<i>Prop address</i>	126 ST BARNABAS BOULEVARD QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 732 DP 24965 Vol 2208 Fol 936			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	SCOTT PARK HOMES			
	<i>File Number</i>	196978			
DA01/1019	18/10/2001	MARCUS L WINKLER	15	\$151,413.00	Approved
	<i>Prop address</i>	44 MOWBRAY SQUARE CLARKSON WA 6030			
	<i>Land</i>	Lot 98 P 23739 Vol 2176 Fol 344			
	<i>Description</i>	2 Grouped Dwellings			
	<i>Applicants</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>	60297			
DA01/1020	18/10/2001	DAVID J BOOTH & TRACY E BOOTH	13	\$20,000.00	Approved
	<i>Prop address</i>	8 TUSCAN WAY GNANGARA WA 6065			
	<i>Land</i>	Lot 212 P 17238 Vol 1858 Fol 817			
	<i>Description</i>	Swimming Pool			
	<i>Applicants</i>	ART ROCK PTY LTD			
	<i>File Number</i>	69979			
DA01/1023	18/10/2001	No owners recorded	14	\$100,000.00	Approved
	<i>Prop address</i>	MEDICAL CENTRE 235 BALTIMORE PARADE MERRIWA WA 6030			
	<i>Land</i>	Lot 1768 D 90121 S/P 33252			
	<i>Description</i>	REAL ESTATE OFFICE & "SCHOOL IN SHOPS"			
	<i>Applicants</i>	OCEAN SPRINGS PTY LTD			
	<i>File Number</i>	18278			
DA01/1024	15/10/2001	JENNIFER V LEE	16	\$63,277.00	Approved
	<i>Prop address</i>	12 WOODFORD COURT KOONDOOLA WA 6064			
	<i>Land</i>	Lot 761 P 11458 Vol 1428 Fol 961			
	<i>Description</i>	SECOND GROUPE D DWELLING			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>	14010			
DA01/1026	16/10/2001	BEVERLY J CASS	9	\$84,800.00	Approved
	<i>Prop address</i>	25 MARCHWOOD BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 566 DP 27674 Vol 2506 Fol 644			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				
DA01/1028	19/10/2001	CECILIA J BORGOGNO & JEFFREY BORGOGNO	12	\$32,000.00	Approved
	<i>Prop address</i>	6 MOONDYNE TRAIL GNANGARA WA 6065			
	<i>Land</i>	Lot 43 P 17876 Vol 1897 Fol 145			
	<i>Description</i>	Loungerom Addition to Existing Single House			
	<i>Applicants</i>	CECILIA J BORGOGNO, JEFFREY BORGOGNO			
	<i>File Number</i>	25382			

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DA01/1029	8/10/2001	CHIU Y TANG & ROLF H CHEN	21	\$600,000.00	Approved
	<i>Prop address</i>	31 CLARECASTLE RETREAT MINDARIE WA 6030			
	<i>Land</i>	Lot 10 P 16736 Vol 1934 Fol 312			
	<i>Description</i>	REVISED PLAN TO UPPER FLOOR OF DWELLING			
	<i>Applicants</i>	Webb & Brown-Neaves			
	<i>File Number</i>				
DA01/1035	22/10/2001	CATHARINE E NIEMANN	10	\$2,500.00	Refused
	<i>Prop address</i>	3/876 WANNEROO ROAD WANNEROO WA 6065			
	<i>Land</i>	Lot 3 Vol 1855 Fol 324 S/P 18102			
	<i>Description</i>	Change of Use - Hairdresser			
	<i>Applicants</i>	CATHARINE E NIEMANN			
	<i>File Number</i>	70890			
DA01/1037	19/10/2001	ADAM J HEAD & TABITHA D GALAGKAS	29	\$0.00	Approved
	<i>Prop address</i>	10 SILVERTON AVENUE BUTLER WA 6036			
	<i>Land</i>	Lot 571 DP 26424 Vol 2503 Fol 487			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	J CORP			
	<i>File Number</i>				
DA01/1039	23/10/2001	DEBORAH D ACKRILL & LESLIE ACKRILL	13	\$40,000.00	Approved
	<i>Prop address</i>	23 TIMELY HOSTESS MEWS MARIGINIUP WA 6065			
	<i>Land</i>	Lot 13 D 76184			
	<i>Description</i>	Enclosed Swimming Pool			
	<i>Applicants</i>	DEBORAH D ACKRILL, LESLIE ACKRILL			
	<i>File Number</i>	09508			
DA01/1045	25/10/2001	STEPHEN J LINDSAY	12	\$26,000.00	Approved
	<i>Prop address</i>	217 GIBBS ROAD NOWERGUP WA 6032			
	<i>Land</i>	Part Lot 1			
	<i>Description</i>	Additions to existing dwelling			
	<i>Applicants</i>	ZEMKE HOMES			
	<i>File Number</i>	70920			
DA01/1052	25/10/2001	LANDROW LTD	7	\$0.00	Approved
	<i>Prop address</i>	11 LITHGOW DRIVE CLARKSON WA 6030			
	<i>Land</i>	Lot 1660 DP 24586			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>	196892			
DA01/1054	22/10/2001	SUSANNE R WRIGHT	15	\$82,500.00	Approved
	<i>Prop address</i>	100 LAKELANDS DRIVE GNANGARA WA 6065			
	<i>Land</i>	Lot 114 P 16139 Vol 1811 Fol 002			
	<i>Description</i>	Addition to existing house			
	<i>Applicants</i>	SANDOVER PINDER ARCHITECTS			
	<i>File Number</i>	65675			
DA01/1055	29/10/2001	MODULAR METALS PTY LTD	15	\$60,000.00	Approved
	<i>Prop address</i>	7 LUMSDEN ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 365 D 53970			
	<i>Description</i>	Church and Recreation Centre			
	<i>Applicants</i>	THE GREAT COMMISSION MINISTRIES INC			
	<i>File Number</i>	37699			

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DA01/1058	26/10/2001	RODERICK R YOUNG & SAMANTHA A YOUNG	12	\$0.00	Approved
	<i>Prop address</i>	23 MINJAH CIRCUIT CARRAMAR WA 6031			
	<i>Land</i>	Lot 683 DP 26897 Vol 2505 Fol 622			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA01/1059	29/10/2001	NORTH WHITFORDS ESTATES PTY LTD	7	\$89,244.00	Approved
	<i>Prop address</i>	71 ABBOTSWOOD DRIVE LANDSDALE WA 6065			
	<i>Land</i>	Lot 1362 D 99532			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	CONTENT LIVING PTY LTD			
	<i>File Number</i>				
DA01/1060	29/10/2001	TINA CHRISOSTOMOU & ZAKOS CHRISOSTOMOU	11	\$135,255.00	Approved
	<i>Prop address</i>	12 GLENGYLE TURN QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 400 DP 27516 Vol 2215 Fol 108			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	HOMESTYLE PTY LTD			
	<i>File Number</i>				
DA01/1061	29/10/2001	ZAVIA D GOVINDAN & DEIDRE J GOVINDAN	11	\$0.00	Approved
	<i>Prop address</i>	53 FLAGTAIL OUTLOOK YANCHEP WA 6035			
	<i>Land</i>	Lot 906 DP 25874			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	DALE ALCOCK HOMES			
	<i>File Number</i>				
DA01/1062	30/10/2001	CATERINA DANZI & PIETRO G DANZI	8	\$7,000.00	Approved
	<i>Prop address</i>	2 SCENIC DRIVE WANNEROO WA 6065			
	<i>Land</i>	Lot 1 D 74789 Vol 1830 Fol 353			
	<i>Description</i>	Garage			
	<i>Applicants</i>	CATERINA DANZI, PIETRO G DANZI			
	<i>File Number</i>	36345			
DA01/1063	26/10/2001	NARAINSAMY P NAIDOO & ANEETA D NAIDOO	6	\$0.00	Approved
	<i>Prop address</i>	22 KING DAVID BOULEVARD MADELEY WA 6065			
	<i>Land</i>	Lot 183 DP 27810 Vol 2506 Fol 935			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	DELSTRAT PTY LTD			
	<i>File Number</i>				
DA01/1064	29/10/2001	HOMESWEST VACANT	11	\$84,346.00	Approved
	<i>Prop address</i>	18 WITCHETTY LOOP BANKSIA GROVE WA 6031			
	<i>Land</i>	Lot 48 DP 26419 Vol 2212 Fol 637			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1065	30/10/2001	JOHN E TILBROOK, PAULINE E TILBROOK, JOHN B	20	\$0.00	Approved
	<i>Prop address</i>	475 ALEXANDER DRIVE LANDSDALE WA 6065			
	<i>Land</i>	Lot 60 P 8649 Vol 1488 Fol 722			
	<i>Description</i>	LANDSCAPED BUFFER			
	<i>Applicants</i>	GREG ROWE & ASSOCIATES			
	<i>File Number</i>	16822			

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DA01/1066	22/10/2001	HOMESWEST VACANT	15	\$0.00	Approved
	<i>Prop address</i>	44 KINGSBRIDGE BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 337 DP 27850 Vol 2503 Fol 396			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COLLIER HOMES PTY LTD			
	<i>File Number</i>				
DA01/1067	31/10/2001	SVEN BUCK	1	\$0.00	Approved
	<i>Prop address</i>	20 MARCHWOOD BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 272 DP 27674			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	SCOTT PARK HOMES			
	<i>File Number</i>				
DA01/1068	31/10/2001	RACHAEL L KVESICH	1	\$75,675.00	Approved
	<i>Prop address</i>	24 MARCHWOOD BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 274 DP 27674			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	ASHMY PTY LTD			
	<i>File Number</i>				
DA01/1069	31/10/2001	NOEL S BENNETTS & HEATHER D BENNETTS	1	\$0.00	Approved
	<i>Prop address</i>	20 JACOB CLOSE WANNEROO WA 6065			
	<i>Land</i>	Lot 504 DP 24623 Vol 2502 Fol 575			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1070	30/10/2001	HOMESWEST VACANT	2	\$84,341.00	Approved
	<i>Prop address</i>	29 MOKUTU COURT QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 699 DP 28144			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1071	31/10/2001	COLIN G HASLETT & ROSLYN M HASLETT	2	\$0.00	Approved
	<i>Prop address</i>	34 DANDALOO CRESCENT WANNEROO WA 6065			
	<i>Land</i>	Lot 175 P 11987 Vol 1469 Fol 732			
	<i>Description</i>	Carport to Dwelling			
	<i>Applicants</i>	COLIN G HASLETT			
	<i>File Number</i>				
DA01/1072	29/10/2001	DANNY M BURDEN	5	\$0.00	Approved
	<i>Prop address</i>	11 SWANMORE STREET BUTLER WA 6036			
	<i>Land</i>	Lot 392 DP 27675 Vol 2506 Fol 675			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	CONTENT LIVING...			
	<i>File Number</i>				
DA01/1073	29/10/2001	DEBORAH-LEE KATSIBARDIS	11	\$0.00	Approved
	<i>Prop address</i>	1 COVINGTON PROMENADE BUTLER WA 6036			
	<i>Land</i>	Lot 725 DP 27675 Vol 2506 Fol 698			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>				

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DA01/1074	1/11/2001	JOSEPH MOBILIA	18	\$0.00	Approved
	<i>Prop address</i>	17 MOBILIA PLACE GNANGARA WA 6065			
	<i>Land</i>	Lot 71 DP 25804			
	<i>Description</i>	BUILDING ENVELOPE RELOCATION			
	<i>Applicants</i>	JOHN SERRA			
	<i>File Number</i>	70906			
DA01/1075	1/11/2001	YERKO SUSAC & NORA SUSAC	15	\$80,000.00	Refused
	<i>Prop address</i>	35 PINJAR ROAD ASHBY WA 6065			
	<i>Land</i>	Lot 18 D 41935 Vol 1356 Fol 390			
	<i>Description</i>	SECOND DWELLING			
	<i>Applicants</i>	Broughton Planning			
	<i>File Number</i>	70873			
DA01/1076	1/11/2001	DEBRA S CERINICH & DENNIS M CERINICH	10	\$725,894.00	Refused
	<i>Prop address</i>	59 ADAMS ROAD MARIGINIUP WA 6065			
	<i>Land</i>	Lot 52 D 67913 Vol 1702 Fol 318			
	<i>Description</i>	GROUPED DWELLING			
	<i>Applicants</i>	BEAUMONDE HOMES			
	<i>File Number</i>	70888			
DA01/1078	1/11/2001	HARVARD ASSET PTY LTD	3	\$11,000.00	Approved
	<i>Prop address</i>	LIQUOR BARON 1/36 ANCHORAGE DRIVE MINDARIE WA 6030			
	<i>Land</i>	Lot 1 Vol 2507 Fol 618 S/P 40474			
	<i>Description</i>	ENCLOSURE OF EXISTING SERVICE YARD			
	<i>Applicants</i>	HARVARD ASSET PTY LTD			
	<i>File Number</i>	70907			
DA01/1079	29/10/2001	HOMESWEST VACANT	15	\$0.00	Approved
	<i>Prop address</i>	9 STAPLEHURST CRESCENT BUTLER WA 6036			
	<i>Land</i>	Lot 583 DP 28947 Vol 2509 Fol 366			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	APC CONSTRUCTIONS			
	<i>File Number</i>				
DA01/1082	1/11/2001	DANIEL J FINNEY	2	\$0.00	Approved
	<i>Prop address</i>	63 ST STEPHENS CRESCENT TAPPING WA 6065			
	<i>Land</i>	Lot 1255 DP 26407 Vol 2213 Fol 48			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA01/1083	1/11/2001	STOCKLAND WA CONSTRUCTORS PTY LTD	11	\$0.00	Approved
	<i>Prop address</i>	6 ARDMORE TERRACE DARCH WA 6065			
	<i>Land</i>	Lot 106 DP 27702 Vol 2509 Fol 541			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	ASHMY PTY LTD			
	<i>File Number</i>				
DA01/1084	1/11/2001	GRAEME N RICHARDS & MERRYN L RICHARDS	7	\$0.00	Approved
	<i>Prop address</i>	21 DARTMOUTH CIRCLE QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 212 P 24153 Vol 2195 Fol 333			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	CONTENT LIVING PTY LTD			
	<i>File Number</i>				

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DA01/1085	1/11/2001	TANIA L WESTON & CLIVE WESTON	12	\$0.00	Approved
	<i>Prop address</i>	4 HOLROYD LINK WANNEROO WA 6065			
	<i>Land</i>	Lot 25 DP 26868 Vol 2212 Fol 834			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	ROSS GRIFFIN HOMES			
	<i>File Number</i>				
DA01/1088	2/11/2001	LANDROW LTD	6	\$0.00	Approved
	<i>Prop address</i>	6 PRIOR PASS CLARKSON WA 6030			
	<i>Land</i>	Lot 87 DP 26946 Vol 2507 Fol 288			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA01/1089	2/11/2001	Estate of Late ANTONIO BRUNO	6	\$6,600.00	Approved
	<i>Prop address</i>	1118 WANNEROO ROAD ASHBY WA 6065			
	<i>Land</i>	Part Lot 21 D 53588 Vol 1494 Fol 030			
	<i>Description</i>	PATIO			
	<i>Applicants</i>	The Plastic Sheeting Place			
	<i>File Number</i>	19485			
DA01/1090	2/11/2001	PAUL M DANN & JULIE D DANN	7	\$0.00	Approved
	<i>Prop address</i>	68 GOLF LINKS DRIVE CARRAMAR WA 6031			
	<i>Land</i>	Lot 648 P 23301 Vol 2157 Fol 811			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	WESTCOURT			
	<i>File Number</i>				
DA01/1091	2/11/2001	Mrs ROWENA CASILLI & SALVATORE CASILLI	4	\$158,850.00	Approved
	<i>Prop address</i>	25 STONEWALL CIRCUIT LANDSDALE WA 6065			
	<i>Land</i>	Lot 1471 DP 24771 Vol 2204 Fol 666			
	<i>Description</i>	SINGLE RESIDENCE			
	<i>Applicants</i>	Mrs ROWENA CASILLI, SALVATORE CASILLI			
	<i>File Number</i>	70257			
DA01/1092	2/11/2001	ROBERT P NICHOLLS	6	\$88,000.00	Approved
	<i>Prop address</i>	74 COLONIAL CIRCLE GNANGARA WA 6065			
	<i>Land</i>	Lot 229 P 18274 Vol 1925 Fol 2			
	<i>Description</i>	SECOND STOREY ADDITION/DOUBLE GARAGE/INTERVAL RENOVATION			
	<i>Applicants</i>	BANNOR PTY LTD			
	<i>File Number</i>	39442			
DA01/1094	5/11/2001	ERUERA M RAUMATI	4	\$0.00	Approved
	<i>Prop address</i>	34 GLENGYLE TURN QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 451 DP 27516 Vol 2215 Fol 159			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	ASHMY PTY LTD			
	<i>File Number</i>				
DA01/1096	25/10/2001	CAVERSHAM PROPERTY PTY LTD	15	\$75,182.00	NotReq
	<i>Prop address</i>	25 ADELONG CIRCUIT MERRIWA WA 6030			
	<i>Land</i>	Lot 1890 DP 28210			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	J CORP			
	<i>File Number</i>				

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DA01/1101	5/11/2001	HOMESWEST VACANT	6	\$0.00	Approved
	<i>Prop address</i>	6 DUXFORD STREET BUTLER WA 6036			
	<i>Land</i>	Lot 285 DP 27850 Vol 2503 Fol 352			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				
DA01/1102	7/11/2001	BRADLEY R LOCKHART	8	\$0.00	Approved
	<i>Prop address</i>	9 CORNELIA VISTA PEARSALL WA 6065			
	<i>Land</i>	Lot 12 P 24126 Vol 2195 Fol 226			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1103	7/11/2001	FONG T YEE	7	\$0.00	Approved
	<i>Prop address</i>	30 SANDILANDS CIRCUIT TAPPING WA 6065			
	<i>Land</i>	Lot 1369 DP 25350 Vol 2211 Fol 463			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	HOMESTYLE PTY LTD			
	<i>File Number</i>	197114			
DA01/1104	8/11/2001	TAYLOR WOODROW AUSTRALIA PTY LTD	1	\$0.00	Approved
	<i>Prop address</i>	14 ASHDALE BOULEVARD DARCH WA 6065			
	<i>Land</i>	Lot 142 DP 27399			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	ROSS GRIFFIN HOMES			
	<i>File Number</i>	198097			
DA01/1106	8/11/2001	HOMESWEST VACANT	3	\$0.00	Approved
	<i>Prop address</i>	111 SANTA BARBARA PARADE QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 337 DP 28143			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>	198003			
DA01/1108	7/11/2001	GENOEFFA GREEN & WAYNE J GREEN	2	\$0.00	Approved
	<i>Prop address</i>	10 SYME ROAD ALEXANDER HEIGHTS WA 6064			
	<i>Land</i>	Lot 941 D 99981 Vol 2198 Fol 642			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	DELSTRAT PTY LTD			
	<i>File Number</i>				
DA01/1109	1/11/2001	STEPHEN W RENSHAW & GIANNA RENSHAW	7	\$16,000.00	Approved
	<i>Prop address</i>	39 MOONDYNE TRAIL GNANGARA WA 6065			
	<i>Land</i>	Lot 24 D 82107 Vol 1925 Fol 98			
	<i>Description</i>	Swimming Pool			
	<i>Applicants</i>	FREEDOM POOLS			
	<i>File Number</i>	08831			
DA01/1110	8/11/2001	MICHAEL P SHARP & MICHELLE R FRASER	3	\$0.00	Approved
	<i>Prop address</i>	3 WALSALL TURN HOCKING WA 6065			
	<i>Land</i>	Lot 452 P 23584 Vol 2171 Fol 725			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	MICHAEL P SHARP, MICHELLE R FRASER			
	<i>File Number</i>				

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DA01/1111	29/10/2001	MINISTRY FOR PLANNING	10	\$120,000.00	Supported
	<i>Prop address</i>	LAKE JOONDALUP FORESHORE 100 ARITI AVENUE WANNEROO WA 6065			
	<i>Land</i>	Lot 34 D 32615 Vol 1808 Fol 992			
	<i>Description</i>	DRAINAGE UPGRADE			
	<i>Applicants</i>	CITY OF WANNEROO			
	<i>File Number</i>	19251			
DA01/1113	14/11/2001	ANDREW K DENHOLM & MARLENE J DENHOLM	1	\$32,275.00	NotReq
	<i>Prop address</i>	21 HAKATA PLACE MERRIWA WA 6030			
	<i>Land</i>	Lot 930 P 18963 Vol 1957 Fol 176			
	<i>Description</i>	ANCILLARY ACCOMODATION			
	<i>Applicants</i>	PERTH HOME IMPROVEMENT CENTRE			
	<i>File Number</i>				
DA01/1114	9/11/2001	DIRK P HEISTEK & WILHELMINA A HEISTEK	6	\$10,000.00	Approved
	<i>Prop address</i>	24 NEAVES ROAD MARIGINIUP WA 6065			
	<i>Land</i>	Lot 2 P 12887 Vol 1538 Fol 360			
	<i>Description</i>	Swimming Pool			
	<i>Applicants</i>	DIRK P HEISTEK, WILHELMINA A HEISTEK			
	<i>File Number</i>	05242			
DA01/1116	9/11/2001	MARIO CASELLA & RINA CASELLA	10	\$70,000.00	Refused
	<i>Prop address</i>	287 LANDSDALE ROAD LANDSDALE WA 6065			
	<i>Land</i>	Lot 130 D 26720 Vol 18 Fol 144A			
	<i>Description</i>	Ancillary Accommodation			
	<i>Applicants</i>	MARIO CASELLA, RINA CASELLA			
	<i>File Number</i>	11826			
DA01/1117	9/11/2001	HOMESWEST VACANT	14	\$0.00	Approved
	<i>Prop address</i>	3 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 589 DP 28947 Vol 2509 Fol 372			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	J CORP			
	<i>File Number</i>				
DA01/1119	9/11/2001	ALISON K HERBERT & DEAN G HERBERT	10	\$120,000.00	Approved
	<i>Prop address</i>	87 THE FAIRWAYS GNANGARA WA 6065			
	<i>Land</i>	Lot 56 DP 25802 Vol 2503 Fol 19			
	<i>Description</i>	Single House			
	<i>Applicants</i>	ALISON K HERBERT, DEAN G HERBERT			
	<i>File Number</i>	71034			
DA01/1120	12/11/2001	ERMINIO PAROLO	4	\$0.00	Approved
	<i>Prop address</i>	18 KING DAVID BOULEVARD MADELEY WA 6065			
	<i>Land</i>	Lot 185 DP 27810			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	J CORP PTY LTD			
	<i>File Number</i>				
DA01/1121	12/11/2001	JANINE S DIXON & MARK R DIXON	12	\$0.00	Approved
	<i>Prop address</i>	78 QUINNS ROAD MINDARIE WA 6030			
	<i>Land</i>	Lot 481 P 24066 Vol 2196 Fol 102			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	WESTCOURT			
	<i>File Number</i>				

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DA01/1122	12/11/2001	LEE-ANNE B GUY & LINDSAY A GUY	1	\$0.00	Approved
	<i>Prop address</i>	22 MCPHERSON AVENUE CLARKSON WA 6030			
	<i>Land</i>	Lot 314 DP 26946 Vol 2507 Fol 294			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				
DA01/1123	12/11/2001	LANCE A TAHERE & ADIANA N NAMANA	1	\$0.00	Approved
	<i>Prop address</i>	130 ST BARNABAS BOULEVARD QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 734 DP 24965 Vol 2208 Fol 938			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	HOMESTYLE PTY LTD			
	<i>File Number</i>				
DA01/1124	12/11/2001	MARK R DAVIS	1	\$0.00	Approved
	<i>Prop address</i>	20 MAL BAY COURT MINDARIE WA 6030			
	<i>Land</i>	Lot 33 D 94242 Vol 2131 Fol 582			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	J CORP PTY LTD			
	<i>File Number</i>				
DA01/1125	12/11/2001	KAREN A JOHNSON & ALAN T GARBETT	5	\$0.00	Approved
	<i>Prop address</i>	2 BEEFWOOD STREET BANKSIA GROVE WA 6031			
	<i>Land</i>	Lot 96 DP 26419 Vol 2212 Fol 674			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	ASHMY PTY LTD			
	<i>File Number</i>				
DA01/1126	12/11/2001	PEET & CO LTD ATF YATALA UNIT TRUST	9	\$0.00	Approved
	<i>Prop address</i>	25 MINJAH CIRCUIT CARRAMAR WA 6031			
	<i>Land</i>	Lot 682 DP 26897			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1127	12/11/2001	SUSAN WILLIAMS & TREVOR WILLIAMS	5	\$0.00	Approved
	<i>Prop address</i>	23 SILVERTON AVENUE BUTLER WA 6036			
	<i>Land</i>	Lot 327 DP 27674 Vol 2506 Fol 610			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1131	13/11/2001	AHL HOLDINGS LIMITED	3	\$0.00	Approved
	<i>Prop address</i>	36 TENEMENT LOOP HOCKING WA 6065			
	<i>Land</i>	Lot 439 P 23584 Vol 2171 Fol 717			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>				
DA01/1133	14/11/2001	ELIZABETH J THORJUSSEN & ROBERT	2	\$0.00	Approved
	<i>Prop address</i>	18 NEWLIN MEWS CLARKSON WA 6030			
	<i>Land</i>	Lot 1160 P 18401 Vol 1931 Fol 718			
	<i>Description</i>	Carport & Patio			
	<i>Applicants</i>	THORN ROOFING CONTRACTORS			
	<i>File Number</i>				

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DA01/1134	14/11/2001	AHL HOLDINGS LIMITED	12	\$0.00	Approved
	<i>Prop address</i>	22 CHARTWELL BEND HOCKING WA 6065			
	<i>Land</i>	Lot 499 DP 28089 Vol 2216 Fol 853			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	VENTURA HOMES			
	<i>File Number</i>				
DA01/1136	14/11/2001	STOCKLAND WA CONSTRUCTORS PTY LTD	0	\$0.00	Approved
	<i>Prop address</i>	9 ARDMORE TERRACE DARCH WA 6065			
	<i>Land</i>	Lot 159 DP 27702 Vol 2509 Fol 563			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	DANMAR HOMES PTY LTD			
	<i>File Number</i>	198048			
DA01/1138	20/11/2001	PETER M JENZEN	7	\$515,000.00	Approved
	<i>Prop address</i>	87 WINDSOR ROAD WANGARA WA 6065			
	<i>Land</i>	Lot 27 P 6677 Vol 1285 Fol 934			
	<i>Description</i>	Transport Depot			
	<i>Applicants</i>	SOVRAN DESIGN			
	<i>File Number</i>	35464			
DA01/1145	15/11/2001	ANTHONY J DAVIDS	1	\$0.00	Approved
	<i>Prop address</i>	58 FERNDAL CORNER MINDARIE WA 6030			
	<i>Land</i>	Lot 1222 P 23985 Vol 2184 Fol 838			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	J CORP PTY LTD			
	<i>File Number</i>				
DA01/1146	15/11/2001	THUONG N LAM	1	\$0.00	Approved
	<i>Prop address</i>	6 ST STEPHENS CRESCENT TAPPING WA 6065			
	<i>Land</i>	Lot 1024 DP 25350 Vol 2211 Fol 403			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	CONTENT LIVING...			
	<i>File Number</i>				
DA01/1147	15/11/2001	YVONNE C MCCLUNG & ROBERT M PARR	1	\$0.00	Approved
	<i>Prop address</i>	44 WAYFORD CIRCLE HOCKING WA 6065			
	<i>Land</i>	Lot 322 P 24233 Vol 2199 Fol 882			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	ASHMY PTY LTD			
	<i>File Number</i>				
DA01/1149	15/11/2001	LANDROW LTD	7	\$0.00	Approved
	<i>Prop address</i>	17 MOWBRAY SQUARE CLARKSON WA 6030			
	<i>Land</i>	Lot 54 DP 28090			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	SCOTT PARK HOMES			
	<i>File Number</i>				
DA01/1152	12/11/2001	ROY WYATT	10	\$0.00	Approved
	<i>Prop address</i>	28 MOWBRAY SQUARE CLARKSON WA 6030			
	<i>Land</i>	Lot 90 DP 28090 Vol 2509 Fol 846			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				

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DA01/1155	19/11/2001	ALYSON L LOMBARDI & GIUSEPPE LOMBARDI	4	\$0.00	Approved
	<i>Prop address</i>	31 MARCHWOOD BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 563 DP 27674 Vol 2506 Fol 641			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	WESTCOURT			
	<i>File Number</i>				
DA01/1161	20/11/2001	MICHAEL R HUDSPITH, LEE-ANNE J HUDSPITH,	7	\$70,000.00	Approved
	<i>Prop address</i>	124 TRANQUIL DRIVE CARRAMAR WA 6031			
	<i>Land</i>	Lot 5 D 75609 Vol 1837 Fol 412			
	<i>Description</i>	Addition to Existing Single Dwelling			
	<i>Applicants</i>	MICHAEL R HUDSPITH, LEE-ANNE J HUDSPITH, DOROTHY A GAMBLE			
	<i>File Number</i>	71098			
DA01/1163	20/11/2001	LORRAINE LENNOX & ROSS LENNOX	2	\$12,000.00	Approved
	<i>Prop address</i>	143 COOGEE ROAD MARIGINIUP WA 6065			
	<i>Land</i>	Lot 22 P 23142			
	<i>Description</i>	Special Rural Development			
	<i>Applicants</i>	OUTDOOR CENTRE HOLDINGS P/L			
	<i>File Number</i>	192650			
DA01/1168	20/11/2001	DENISE G SCOTT & KEVIN J SCOTT	8	\$11,800.00	Approved
	<i>Prop address</i>	66 SHILLINGTON WAY WANNEROO WA 6065			
	<i>Land</i>	Lot 192 P 17297 Vol 1859 Fol 982			
	<i>Description</i>	Addition to Existing resident			
	<i>Applicants</i>	DENISE G SCOTT, KEVIN J SCOTT			
	<i>File Number</i>	71108			
DA01/1170	26/11/2001	HEATHER J TOWNSEND & STANLEY J TOWNSEND	4	\$7,500.00	Approved
	<i>Prop address</i>	215 SYDNEY ROAD GNANGARA WA 6065			
	<i>Land</i>	Lot 206 P 17239 Vol 1858 Fol 811			
	<i>Description</i>	GABLE PATIO			
	<i>Applicants</i>	PERTH HOME IMPROVEMENT CENTRE			
	<i>File Number</i>				
DA01/1172	21/11/2001	LANDROW LTD	5	\$0.00	Approved
	<i>Prop address</i>	51 MOWBRAY SQUARE CLARKSON WA 6030			
	<i>Land</i>	Lot 85 DP 28090			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				
DA01/1173	21/11/2001	ANONYMOUS	2	\$0.00	Approved
	<i>Prop address</i>	LNR: APPLICN PROCESSING ONLY WA			
	<i>Land</i>	MULTI LOT			
	<i>Description</i>	Single Dwelling LOT 188 LILAC HILL VISTA, KINGSWAY			
	<i>Applicants</i>	J CORP PTY LTD			
	<i>File Number</i>				
DA01/1179	21/11/2001	GRAEME R FESTA & DEBORAH R MARSHALL	7	\$0.00	Approved
	<i>Prop address</i>	11 DANIEL WAY WANNEROO WA 6065			
	<i>Land</i>	Lot 99 P 19906 Vol 2006 Fol 712			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	JAXON CONSTRUCTION PTY LTD			
	<i>File Number</i>				

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DA01/1180	21/11/2001	ANTONIA VITALONE	7	\$0.00	Approved
	<i>Prop address</i>	10 MASTERS PLACE MARANGAROO WA 6064			
	<i>Land</i>	Lot 20 D 100463 Vol 2195 Fol 239			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	JAXON CONSTRUCTIONS			
	<i>File Number</i>				
DA01/1181	21/11/2001	TAYLOR WOODROW AUSTRALIA PTY LTD	7	\$0.00	Approved
	<i>Prop address</i>	26 ASHDALE BOULEVARD DARCH WA 6065			
	<i>Land</i>	Lot 164 DP 27399			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COLLIER HOMES PTY LTD			
	<i>File Number</i>				
DA01/1184	21/11/2001	HOMESWEST VACANT	5	\$0.00	Approved
	<i>Prop address</i>	41 MOKUTU COURT QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 693 DP 28144			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1186	22/11/2001	CRAIG E STILES	2	\$0.00	Approved
	<i>Prop address</i>	27 ALERI CIRCUIT QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 364 P 21632 Vol 2089 Fol 266			
	<i>Description</i>	Garage to Dwelling			
	<i>Applicants</i>	CRAIG E STILES			
	<i>File Number</i>				
DA01/1187	22/11/2001	NORTH WHITFORDS ESTATES PTY LTD	6	\$0.00	Approved
	<i>Prop address</i>	6 BROCKWELL PARKWAY LANDSDALE WA 6065			
	<i>Land</i>	Lot 1513 P 24321			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1190	20/11/2001	JOANNE E BRUCE & SEAN D BRUCE	6	\$0.00	Approved
	<i>Prop address</i>	1 STAPLEHURST CRESCENT BUTLER WA 6036			
	<i>Land</i>	Lot 587 DP 28947 Vol 2509 Fol 370			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA01/1198	23/11/2001	AHL HOLDINGS LIMITED	1	\$0.00	Approved
	<i>Prop address</i>	61 KIRKSTALL DRIVE HOCKING WA 6065			
	<i>Land</i>	Lot 526 DP 28089 Vol 2216 Fol 868			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	VENTURA HOMES			
	<i>File Number</i>				
DA01/1199	23/11/2001	SUNVALLEY INVESTMENTS PTY LTD	2	\$0.00	Approved
	<i>Prop address</i>	72 EAST ROAD PEARSALL WA 6065			
	<i>Land</i>	Lot 216 DP 28877 Vol 2509 Fol 952			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	VENTURA HOMES			
	<i>File Number</i>				

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DA01/1200	23/11/2001	ANONYMOUS	4	\$0.00	Approved
	<i>Prop address</i>	LNR: APPLICN PROCESSING ONLY WA			
	<i>Land</i>	MULTI LOT			
	<i>Description</i>	Single Dwelling LOT 129 HOLLINS BEND, MADELEY			
	<i>Applicants</i>	TANGENT NOMINEES PTY LTD			
	<i>File Number</i>				
DA01/1201	26/11/2001	PEET & CO LTD ATF YATALA UNIT TRUST	1	\$0.00	Approved
	<i>Prop address</i>	5 KIRKIMBIE STREET CARRAMAR WA 6031			
	<i>Land</i>	Lot 1415 DP 28778			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				
DA01/1202	26/11/2001	PEET & CO LTD ATF YATALA UNIT TRUST	1	\$0.00	Approved
	<i>Prop address</i>	12 KIRKIMBIE STREET CARRAMAR WA 6031			
	<i>Land</i>	Lot 1420 DP 28778			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				
DA01/1203	26/11/2001	PEET & CO LTD ATF YATALA UNIT TRUST	1	\$0.00	Approved
	<i>Prop address</i>	6 KIRKIMBIE STREET CARRAMAR WA 6031			
	<i>Land</i>	Lot 1436 DP 28778			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				
DA01/1206	27/11/2001	RONDA M PEARCE & COLIN R PEARCE	3	\$0.00	Approved
	<i>Prop address</i>	35 LEICESTER SQUARE ALEXANDER HEIGHTS WA 6064			
	<i>Land</i>	Lot 5420 P 12819			
	<i>Description</i>	Single Dwelling/Garage /Patio			
	<i>Applicants</i>	DON RUSSELL HOMES			
	<i>File Number</i>	150554			
DA01/1207	27/11/2001	LYNDA M FULLGRABE, DARRYL E FULLGRABE,	2	\$0.00	Approved
	<i>Prop address</i>	11 JOEL WAY WANNEROO WA 6065			
	<i>Land</i>	Lot 210 P 19907 Vol 2006 Fol 775			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	PIVOT WAY PTY LTD			
	<i>File Number</i>	179618			
DA01/1211	28/11/2001	PAUL A MILSOM & LEANNE C MILSOM	2	\$0.00	Approved
	<i>Prop address</i>	8 NILSEN RIDGE CLARKSON WA 6030			
	<i>Land</i>	Lot 220 P 17411 Vol 1879 Fol 361			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	HERITAGE OUTDOOR			
	<i>File Number</i>	165963			
DA01/1220	29/11/2001	LANDROW LTD	1	\$0.00	Approved
	<i>Prop address</i>	3 TOMAS VIEW CLARKSON WA 6030			
	<i>Land</i>	Lot 325 DP 29048			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				

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DA01/1221	29/11/2001	LANDROW LTD	1	\$0.00	Approved
	<i>Prop address</i>	5 PRIOR PASS CLARKSON WA 6030			
	<i>Land</i>	Lot 62 DP 28090			
	<i>Description</i>	Single Dwelling			
	<i>Applicants</i>	Homebuyers Centre Pty Ltd			
	<i>File Number</i>				
DA01/1227	30/11/2001	ANONYMOUS	0	\$0.00	Approved
	<i>Prop address</i>	LNR: APPLICN PROCESSING ONLY WA			
	<i>Land</i>	MULTI LOT			
	<i>Description</i>	Single Dwelling/LOT128 HOLLINS BEND,MADELEY			
	<i>Applicants</i>	J CORP			
	<i>File Number</i>				

PD15-12/01 November Subdivision Applications Determined By Delegated Authority

File Ref: 64346
Responsible Officer: A/Director Planning & Development
Disclosure of Interest: Nil
Attachments: 5

Issue

Determination of subdivision applications processed in the period between 1 November and 30 November 2001.

Detail

The West Australian Planning Commission (WAPC) is responsible for determining all subdivision applications within the State. Applications for approval are lodged with the WAPC and are referred to local governments and affected public bodies for comment. Comments are made within 42 days of receiving the application after which the Commission determines the applications. There is a right of appeal by the applicant if aggrieved with the Commission's decision.

Council has delegated to the Chief Executive Officer its functions relating to the provision of comments to the Commission on subdivision applications. The Chief Executive Officer has in turn delegated to the Planning and Development Division this responsibility. A Land Development Unit has been established to assist with the assessment of all applications.

Those applications considered to be either controversial in nature or contrary to Council policy, are referred to Council for consideration. All other applications are dealt with in respect to the following categories.

- SCU 1 Subdivision applications received which are generally consistent with an approved or Agreed Structure Plan (including Outline Development Plan and Development Guide Plan).
- SCU 2 Subdivision applications previously supported, or not supported by Council and subsequently determined by the Western Australian Planning Commission (WAPC) consistent with the Council's recommendation.
- SCU 3 Applications for extension of subdivisional approval issued by the WAPC which were previously supported by Council.
- SCU 4 Applications for subdivision or amalgamation which result from conditions of development approval given by or on behalf of Council.
- SCU 5 Applications for subdivision or amalgamation of lots which would allow the development of the land for uses permitted in the zone within which that land is situated including applications involving the excision of land for road widening, sump sites, school sites, etc.

SCU 6 Applications for subdivision or amalgamation of lots contrary to Council or WAPC Policy or are not generally consistent with an approved or Agreed Structure Plan.

The following table provides the details of the subdivision applications dealt with under delegated authority between 1 November and 30 November 2001.

Recommendation

That Council NOTE the actions taken in relation to providing comments to the Western Australian Planning Commission on subdivision applications processed under delegated authority between 1 November and 30 November 2001.

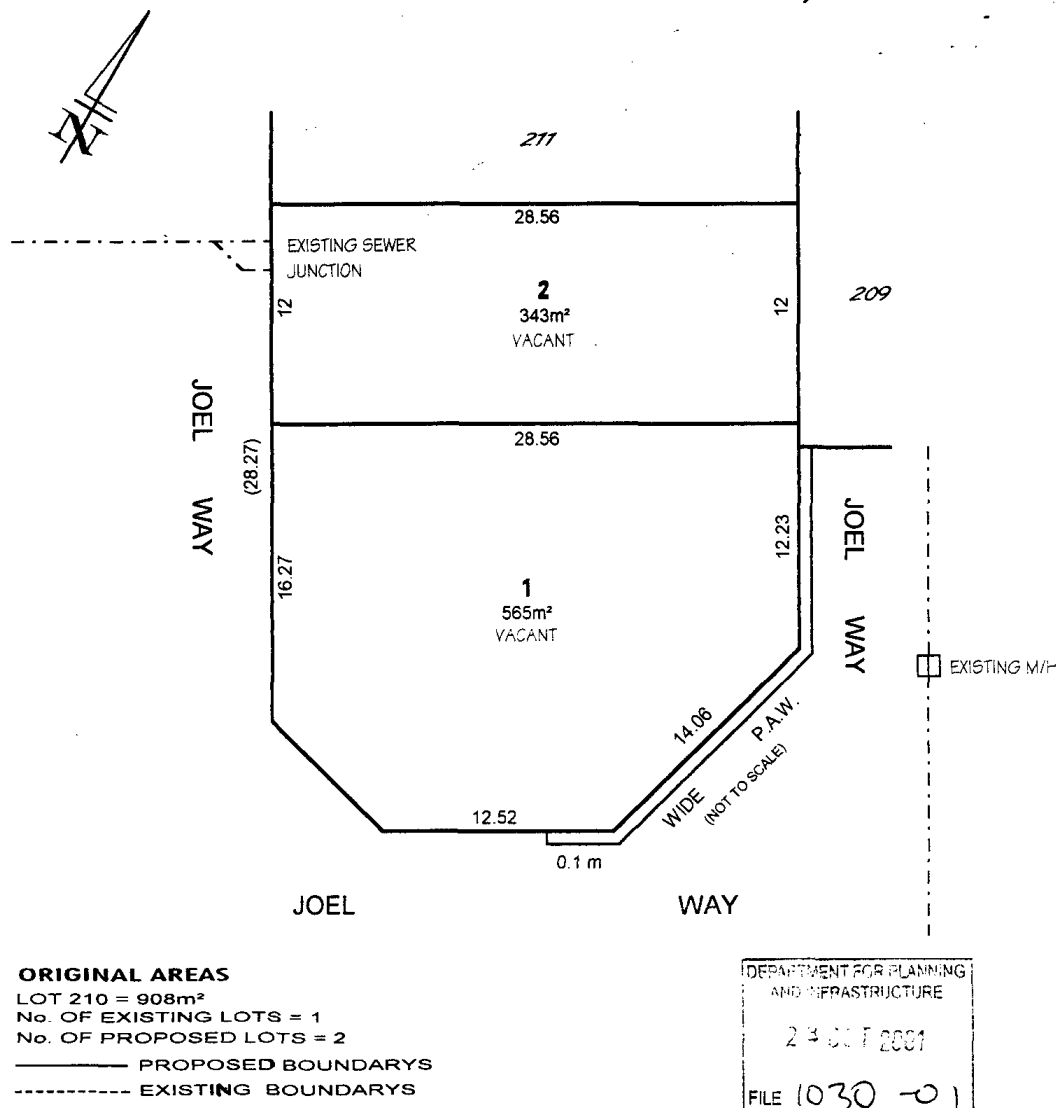
Subdivision Application Delegations

<i>Attachment</i>	<i>WAPC No. / Received Date</i>	<i>Location / Owner LDU Category</i>	<i>DPS2 Zoning /</i>	<i>Advice</i>	<i>WAPC Advised</i>
1.1	1030-01 1/11/2001	Lot 210 11 JOEL WAY WANNEROO WA 6065 LYNDA M FULLGRABE, DARRYL E FULLGRABE, HENRY A FULLGRABE, LAVINIA M FULLGRABE	Residential SCU5	Supported	29/11/2001
1.2	116393 20/04/2001	Part Lot 904 2200 MARMION AVENUE MERRIWA WA 6030 CAVERSHAM PROPERTY PTY LTD	Residential SCU1	Supported	27/11/2001
1.3	117698 22/10/2001	Lot 9 121 HILLCREST ROAD ALEXANDER HEIGHTS WA 6064 HOMESWEST	Residential SCU5	Supported	23/11/2001
1.4	117703 22/10/2001	Lot 5 24 LINTO WAY ALEXANDER HEIGHTS WA 6064 HOMESWEST	Mixed Use SCU 1	Supported	27/11/2001
1.5	117731 22/10/2001	Lot 1 54 LENORE ROAD WANNEROO WA 6946 BAIN	Urban Development SCU 6	Not Supported	29/11/2001

ATTACHMENT 1

PROPOSED SURVEY STRATA SCHEME

▲ NOTE: PROPOSED LOT NUMBERS, ANGLES, DIMENSIONS, AND AREAS ARE ALL SUBJECT TO SURVEY AND TITLES OFFICE EXAMINATION

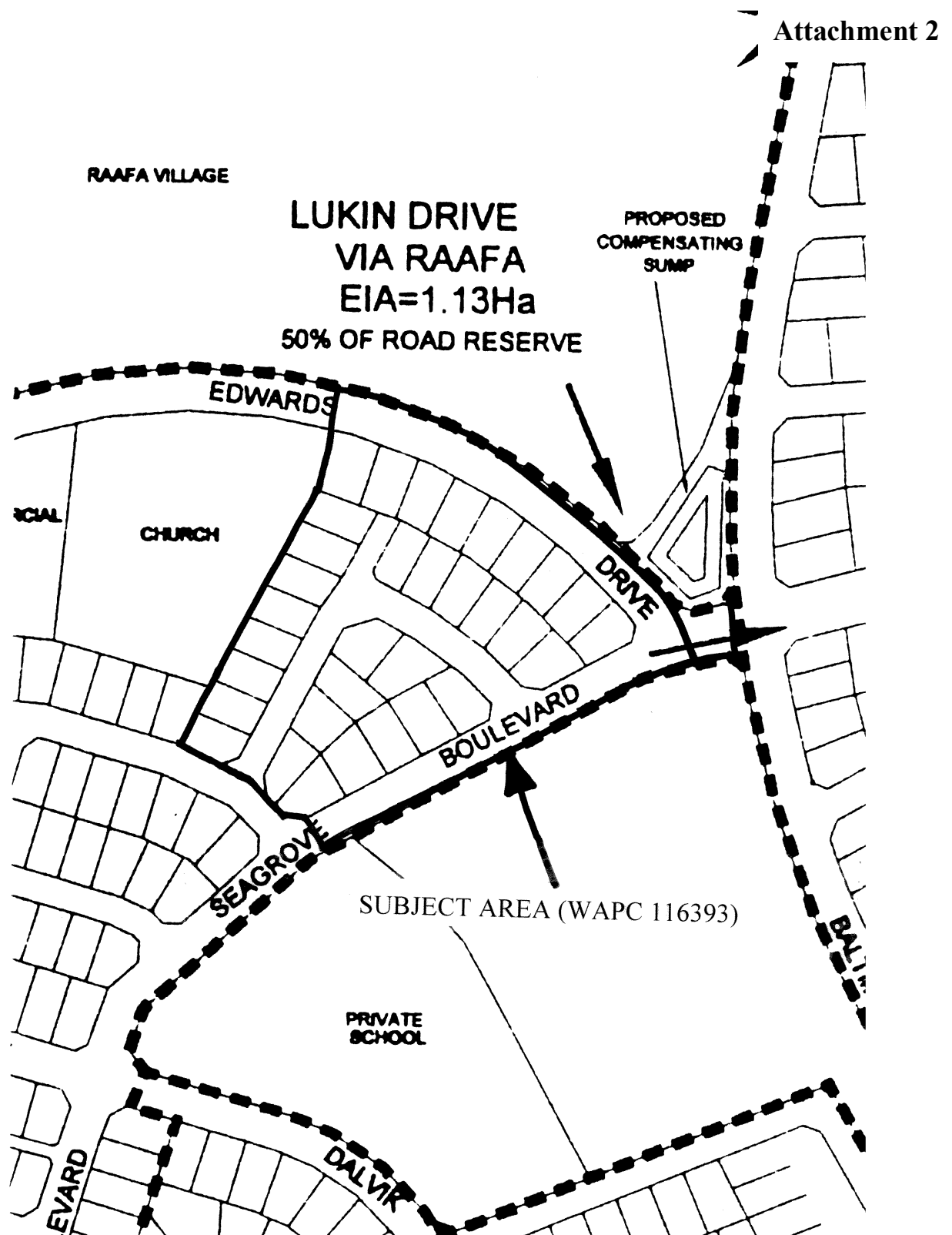


PROPOSED SURVEY STRATA SCHEME ON LOT 210 (#11) JOEL WAY, WANNEROO

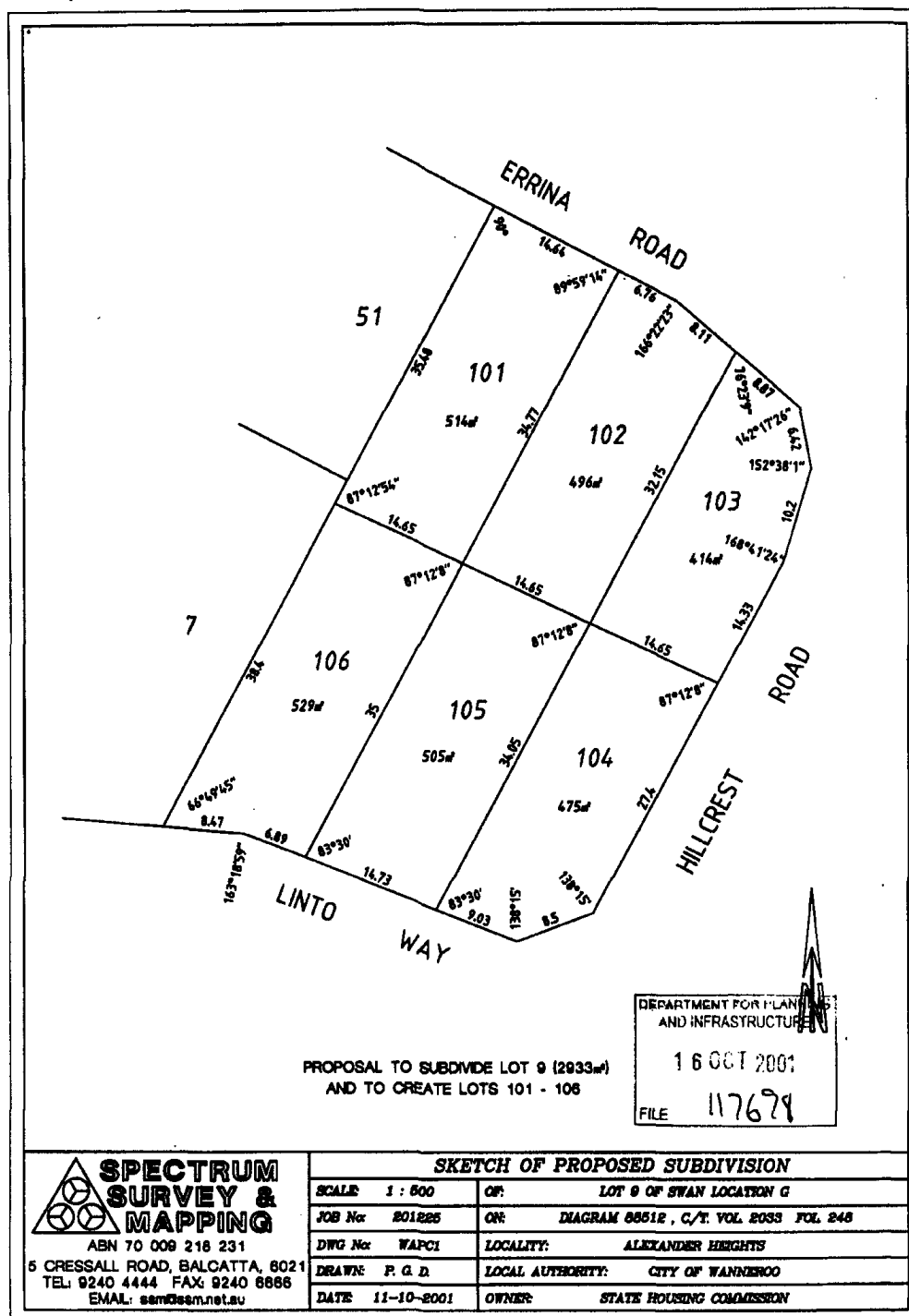
CITY OF WANNEROO
 PLAN 19907 VOL.2006 FOL.775
 DATE 24/9/2001, SCALE 1:300

COTTAGE & ENGINEERING SURVEYS

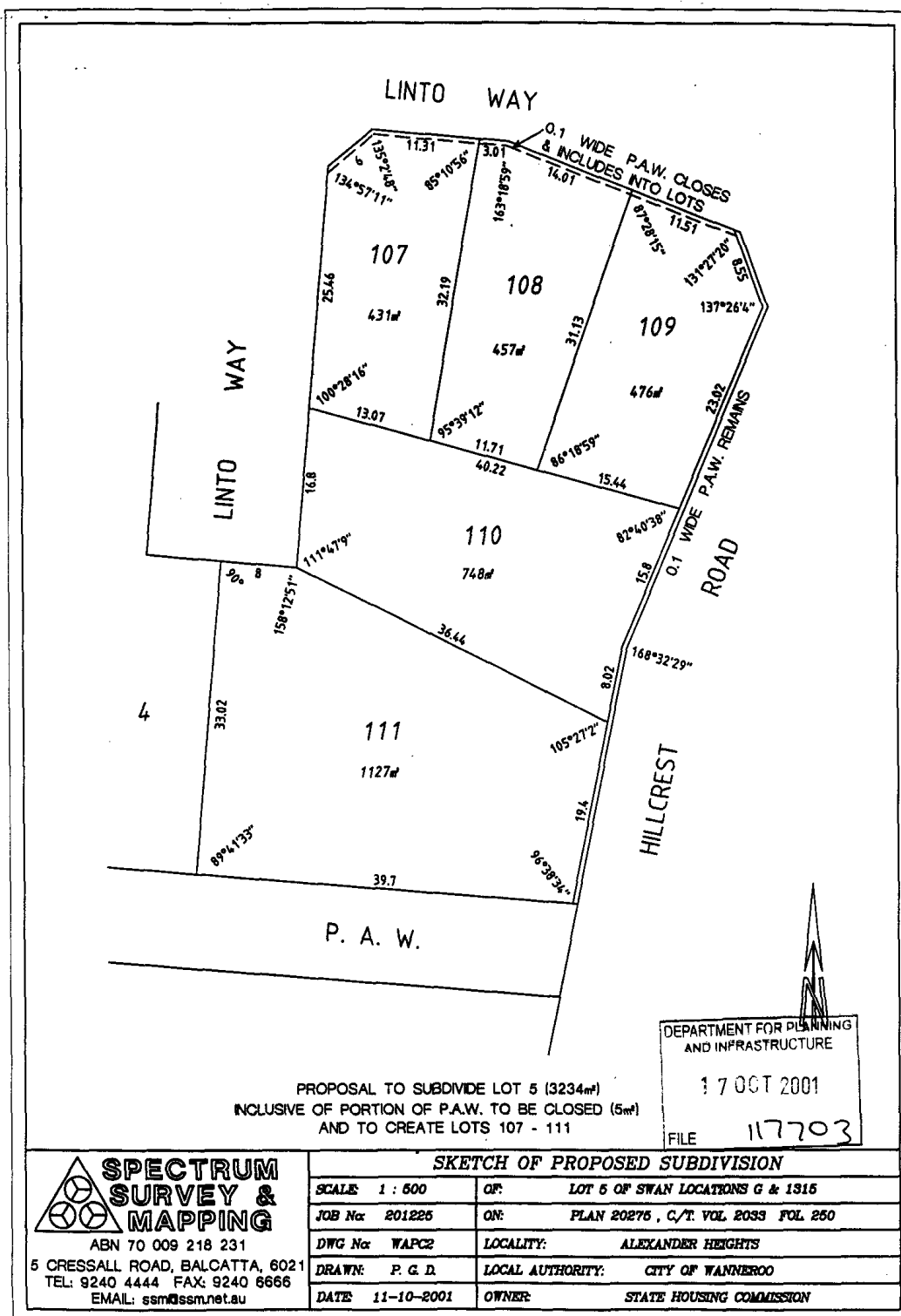
Suite 3 219 Onslow Rd. SHENTON PK
 Ph (08) 9381 6211 Fax (08) 9382 2503
 J/N S010334 24/9/2001



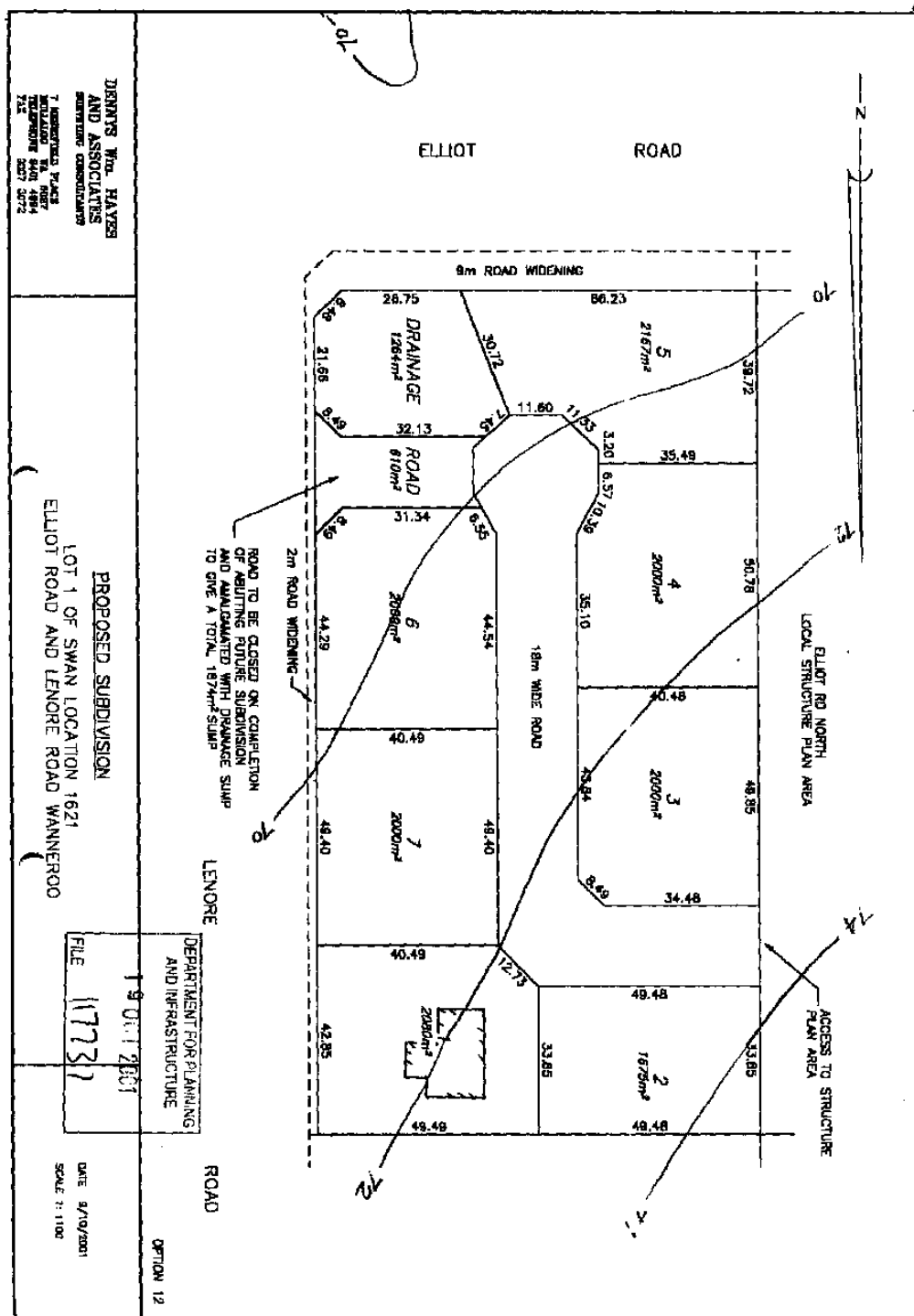
Attachment 3



ATTACHMENT 4



Attachment 5



Economic Development

PD16-12/01 Consideration of an Employment Policy for the City Of Wanneroo

File Ref:	01139
Responsible Officer:	A/Director Planning & Development
Disclosure of Interest:	Nil
Attachments:	1

Issue

Consideration of an Employment Policy for major residential developments in the City of Wanneroo.

Background

Much of the City of Wanneroo is at the urban fringe and as a consequence, there is a lack of employment self-containment. There are a large number of major residential developments currently proceeding throughout the City and many more proposed to continue for the next 30 years. Without the provision of adequate employment for the resident workforce, the City will be vulnerable to economic stress, high unemployment and the prospect of increasing social, community and transportation problems.

A major aim of economic development initiatives is the provision of sufficient jobs in the City of Wanneroo to match the City's resident workforce. The City needs to consider the employment outcomes of all proposals that incorporate major residential development. One way to address employment creation and retention is through an "Employment Policy". The benefit of such a document is that it will clearly indicate the expectations of the City in regard to this issue and will also reinforce its leadership role.

In recent months, it has been noted in several reports to Council that the matter of employment generation has not been dealt with adequately by some structure planning proposals. An important element of a policy therefore would be its ability to require developers to prepare an 'Employment Strategy' to accompany any Structure Plan submitted for consideration by Council. This Strategy would establish the likely employment implications of the proposed development and it could demonstrate how the proponent developer would ensure adequate provision of employment opportunities for the resident workforce expected to reside in the proposed development.

Derek Kemp, an employment and development consultant, has prepared a paper for the City which proposes a possible policy and mechanism for implementation. A copy of Mr Kemp's paper has been placed in the Elected Members Reading Room. **Attachment No 1** to this report comprises extracts of key parts of Mr Kemp's paper: the Draft Planning Policy, and an 'Executive Overview' of his proposal.

Detail

Mr Kemp's draft policy has been reviewed by the Economic Development Committee and the City's Officers. The key features of his draft policy are:

1. A requirement for developers of "Major Residential Developments" (ie. involving more than 200 dwellings) to prepare Employment Strategies aimed at ensuring that there is adequate provision of employment opportunities for the resident workforce expected to reside in the proposed development.
2. A methodology to be followed in the preparation of Employment Strategies which essentially involves the following process:
 - a) the calculating of the 'employment liability' of the proposed development. This is done by calculating the expected resident workforce (using a formulae given) then applying an 'employment self-sufficiency' rate which ranges from 25% (of the resident workforce) for small developments to 65% for very large developments. The resulting figure is the 'employment liability'.
 - b) the development of strategies which will result in the creation of 'employment credits', the aim being to have at least as many 'credits' as 'liabilities'. Three ways are presented for the earning of credits:
 - i) doing employment generating/supportive activities and designs within the development itself (eg. having shops; offices; housing readily converted to commercial/retail use; centrally located child care centres, halls, health/fitness centres).
 - ii) obtaining credits (created by activities and designs referred to in i) above) from outside of the development area;
 - iii) undertaking 'economic and employment initiatives' (eg. small business incubators; skate board parks and trails; provision of 'cable' telecommunication to lots).

Detailed formulae are provided for calculating credits. To facilitate transferring of credits as referred to in 2. b) ii) above, a system of Registration of Credits and Liabilities and Certificates of Credit is proposed.

Comment

The following issues warrant particular consideration in respect of the proposal presented:

- 1 It would involve the City in the administration of a potentially complex system of registration of employment liabilities, credits and transfers. The practicality of this requires careful consideration.

- 2 Implementation of the draft policy in its present form could present some further difficulty. While it would be straightforward for the Council to adopt the draft policy if it wished, its enforceability as a policy could be difficult, particularly if it is not supported by the State Government agencies involved in land development and the development industry. To make it enforceable would involve the use of instruments such as District Planning Scheme No 2, the amendment of which would require support of the WA Planning Commission and the Minister for Planning.

Given the above issues, and particularly the desirability of working to address this matter in partnership with the other key stakeholders involved, it is considered that it may be preferable to not consider adoption of Mr Kemp's proposal at this time, but rather to view it as a working document and assess it further, working with the key stakeholders.

It is therefore recommended that a number of stakeholders be invited to workshop the idea. Seeking the appropriate inputs and expertise from external sources would help to create a greater level of commitment to the strategy and also legitimate the policy. Under this approach, the policy could be developed in a staged approach instead of being put forward to developers in complete form. It would also be possible to adopt the policy for an initial trial period.

It will be important that in addressing this matter to the other stakeholders involved, due regard is had for the fact that substantial parts of the future urban areas are already the subject of intensive study regarding ways of improving the level of local employment which can be achieved (eg. the recent Butler-Jindalee Planning Charrette; the Yanchep-Two Rocks IDEA Project; the proposed Planning Workshop for the Yanchep-Two Rocks area to be held early next year).

A requirement for preparation of Employment Strategies by developers may at first glance be considered to be an unrealistic and onerous requirement to attempt to impose on developers. However, the implications of not seeking to adequately address this issue (as alluded to earlier in this report) are considered to be such as to warrant serious (and if necessary, relatively radical) action. It will therefore be important that in introducing this initiative to the other stakeholders involved, the issues concerned and the implications of not taking serious and effective action are clearly presented and accepted so as to lay a sound foundation for the development of the proposed policy.

Proposed Programme

The following is a programme which indicates the timing which may be involved in progressing this initiative. It should be noted that it makes allowance for some delay over the Christmas/New Year period.

- 18 Dec 2001: Council decision to proceed with investigation; letters sent to key stakeholders, forwarding copy of Kemp paper and inviting to Workshop.
- Jan/Feb 2002: Workshop with key stakeholders.
- February 2002: Consideration by Economic Development Committee.
- March 2002: Policy Forum regarding outcome of Workshop; Economic Development Committee views; proposal for progressing initiative, including draft Policy for adoption.

- April 2002 Report to Council.
- April 2002 Advertise draft Policy for public comment.
- May 2002 Close of comment period and report to Council on comment received; proposed final Policy for adoption.

It should be noted that the above programmes are very optimistic, particularly in respect to the DPS2 amendment option, which would represent a 'fast tracking' approach.

Statutory Compliance

Nil

Strategic Implications

An employment policy is considered consistent with work currently being undertaken in preparation of the Strategic Plan for the City by promoting local employment opportunities.

Policy Implications

Preparation of a new Council policy.

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

That Council:

- 1. NOTES the Draft Policy on the Preparation of Employment Strategies for Major Residential Developments prepared by Mr Kemp and ADOPTS it as a working paper;**
- 2. Further INVESTIGATES alternative options for the preparation of an Employment Policy, which requires developers to prepare Employment Strategies to support major residential developments, in consideration of the working document on this matter prepared by Mr Kemp.**
- 3. LIAISE with key stakeholders including representatives of the land development industry and the Department for Planning and Infrastructure in undertaking the investigation referred to in 2 above.**

**City of Wanneroo
DRAFT PLANNING POLICY**

**'EMPLOYMENT STRATEGIES FOR
MAJOR RESIDENTIAL DEVELOPMENTS'**

A. Council's Policy Statement

Council is committed to ensuring there are sufficient jobs in the City of Wanneroo to match the City's resident workforce.

Therefore, Council will consider the employment outcomes of all proposals that incorporate major residential development.

An 'Employment Strategy' is to accompany any 'Structure Plan' or 'Plan of Sub-division' for such development submitted for consideration by Council.

This 'Employment Strategy' will establish the likely employment implications of the proposed development. It will demonstrate how the proponent will ensure adequate provision of employment opportunities for the resident workforce expected to reside in the proposed development.

B. Applicability of This Policy

This Policy applies to all 'Major Residential Developments'

For the purpose of this Policy 'Major Residential Developments' are defined as:
Any development resulting in more than 200 dwellings

The number of dwellings shall be determined based on:

- a. the number of residential lots*
- b. the number of single or multi family dwellings*
- c. the residential density proposed for the zoning or subdivision*

The determination of number of dwellings shall be made irrespective of:

- the built form (whether including any combination of detached housing, attached housing, cluster housing, apartments, mixed residential and business premises)*
- existing or proposed titling or ownership (whether or not including freehold, leasehold or any form of strata title development)*
- whether the proposal is for a single or staged development, or*
- whether the 200 dwellings will be developed incrementally or in stages.*

This Policy includes:

- a. developments being developed in a co-ordinated way by one, or more, proponents, owners, or applicants, on one or more contiguous sites (whether or not the development is staged), and*

- b. *any additions (or contiguous developments) to an existing development by the same owner, applicant or proponent that will result in over 200 dwellings being developed.*

(Note: staging, or subdividing land, excluding or including contiguous properties in any application, will not circumvent or prevent this policy being applied. Adding or deleting applicants, proponents or owners circumvent or prevent this policy being applied)

C. Nature and Content of the 'Employment Strategy'

The Employment Strategy shall establish the '*employment liability*' of the proposed development and detail how the proponent proposes to discharge this liability through the creation of '*employment credits*'.

The '*employment liability*' shall be determined based on the resident workforce and the '*employment self-sufficiency*' is reasonable for developments of the scale proposed to provide (set out in Schedule A).

Employment Liability = Resident Workforce x Required Employment Self-sufficiency

The *resident workforce* is the number of workers likely to reside in the proposed development.

Employment Self-sufficiency is the full time equivalent jobs as a proportion of the resident workforce (see Schedule A).

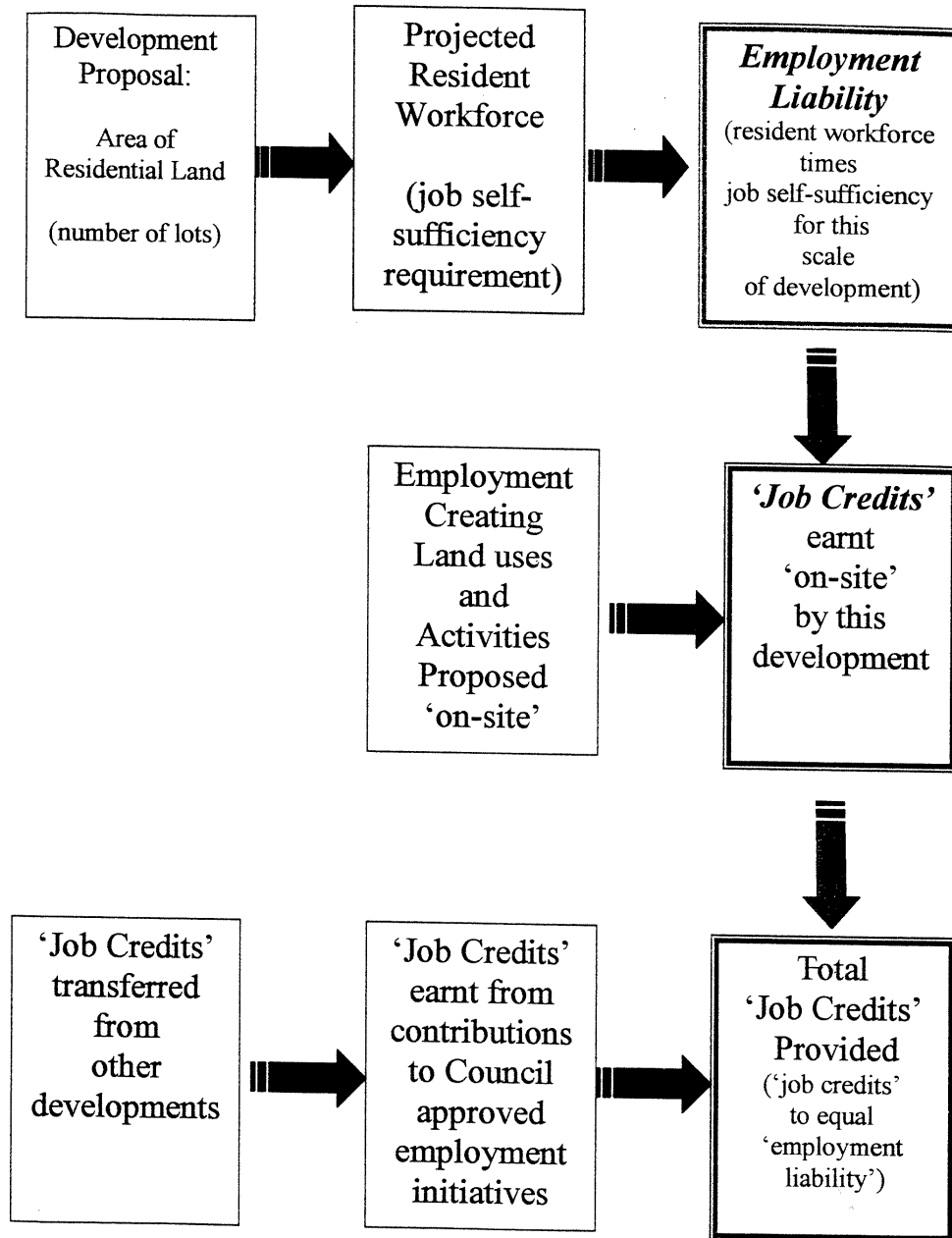
'*Employment credits*' shall be identified sufficient to discharge the '*employment liability*' determined for the development.

Sufficient '*employment credits*' can be created in any combination of the following ways:

- a. Earning '*employment credits*' *by addressing employment issues 'on-site, within the proposed development* (The credits available for different initiatives are set out in Schedule B)
- b. Providing '*employment credits*' *obtained from developments elsewhere in the City of Wanneroo*. (These will be recorded on Council's 'Register of Employment Credits and Liabilities')
- c. Earning '*employment credits*' *from economic and employment initiatives*. (These initiatives, and the '*employment credits*' each earns, is set out in Council's 'Register of Economic and Employment Initiatives', Schedule C)

(The Guidelines and Explanatory Notes that accompany this Policy explain the methodology and the broad range of options and alternatives available to proponents in more detail)

ATTACHMENT 1 PAGE 3



ATTACHMENT 1 PAGE 4

SCHEDULE A**REQUIRED EMPLOYMENT SELF SUFFICIENCY
FOR DIFFERENT SCALES OF RESIDENTIAL DEVELOPMENT**

<i>Number of Dwellings</i> (dwellings in whole development)	<i>Employment Self-sufficiency</i> (jobs as percent of resident work force)
<i>Under 200</i>	<i>No requirement</i>
<i>201 to 400</i>	<i>35%</i>
<i>401 to 1,000</i>	<i>40%</i>
<i>1,001 to 5,000</i>	<i>50%</i>
<i>Over 5,000</i>	<i>65%</i>

SCHEDULE B**EMPLOYMENT CREDITS FOR LAND USES AND ACTIVITIES****Accepted and Maximum Acceptable Credits**

(Accepted Credits are those Council will accept without further justification)

<i>Land Use or Activity</i>	<i>Accepted Credit</i>	<i>Maximum Credits</i>
Home Based Businesses	0.05 credits per dwelling	0.15 credits per dwelling
Large Scale Retailing (centres or premises over 15,000 sq m gfa)	1 credit per 50 sq m (gfa)	1 credit per 20 sq m (gfa)
Small Scale Retailing (centres/premises under 15,000 sq m gfa)	1 credit per 20 sq m (gfa)	1 credit per 15 sq m (gfa)
Retail Warehouses (including white goods furniture, floor coverings and hardware stores)	1 credit per 100 sq m (gfa)	1 credit per 50 sq m (gfa)
Fast Food	1 credit per 15 sq m (nsa)	1 credit per 10 sq m (nsa)
General Office Space	1 credit per 17 sq m (gfa)	1 credit per 10 sq m (gfa)
Small Office Space (premises under 2000 sq m gfa)	1 credit per 10 sq m (gfa)	1 credit per 8 sq m (gfa)
Industrial/Warehousing		
Warehousing (including storage and courier depots)	20 credits per ha (gsa)	20 credits per ha (nsa)
Service Industry (including service trades)	50 credits per ha (gsa)	50 credits per ha (nsa)
Business Parks	50 credits per ha (gsa)	70 credits per ha (nsa)
General Industry (including light industry and food industries)	33 credits per ha (gsa)	40 credits per ha (nsa)
Heavy/Extensive Industry	18 credits per ha (gsa)	20 credits per ha (nsa)
Motor Vehicles (including service stations and new or use vehicle sales and service)	10 credits per ha (nsa)	15 credits per ha (nsa)

nsa: net site area (including internal roads and landscaped areas, excluding external roads)

gsa: gross site area (total area of land to be devoted to that land use or activity)

gfa: gross floor area (measured to the outer walls of the building - including foyers and fully covered malls)

ATTACHMENT 1 PAGE 6

MAXIMUM EMPLOYMENT CREDITS
Maximum Number of Credits That Can Be Counted
Against the Employment Liability
for Different Types of Land Uses or Activities
(whether provided 'on-site', or by transfer of Employment Credits)

Land Use / Activity	Maximum Employment Credits
Manufacturing, Light Industry or Service Trades	5 credits per 1,000 dwellings
Warehouse, Transport or Storage	5 credits per 1,000 dwellings
Retail, Personal Services, Recreation or Entertainment	33 credits per 1,000 dwellings
Office or Commercial	46 credits per 1,000 dwellings

EMPLOYMENT CREDITS FOR
'EMPLOYMENT SUPPORTIVE DESIGNS'

Employment Supportive Designs	Employment Credits
Council approved home based business (live/work) designs included in the portfolio of designs for each lot size of each project builder allowed to purchase sites (these designs to be prominently displayed in the sales and project displays, shown, and offered to all purchasers)	3 credits per approved live/work home design
Council approved live/work residential development on display (for at least 8 months) in the development's 'display village'	20 credits per approved 'live/work' display home
Construction of at least two demonstration Council Approved: <i>flexible mixed-use 'business/commercial/industrial premises'</i>	60 credits per approved 'demonstration project'
Construction of at least two demonstration Council Approved: <i>'terrace houses able to be converted to commercial or retail use'</i>	60 credits per approved 'demonstration project'
Provision of Public Transport Terminus/Interchange Located in Town Centre	40 credits if located in 'Main Street' or 20 Credits if located elsewhere in Town Centre

ATTACHMENT 1 PAGE 7

Provision of Childcare Centre Located in Town Centre Within 200 metres of: <ul style="list-style-type: none"> • Public Transport Terminus/Interchange • Railway Station • Major 'Main Street' intersection 	40 credits if located in 'Main Street' or 20 Credits if located elsewhere in Town Centre
Provision of Health and Fitness Centre Located in Town Centre Within 200 metres of: <ul style="list-style-type: none"> • Public Transport terminus • Railway Station • Major 'Main Street' intersection 	40 credits if located in 'Main Street' or 20 credits if located elsewhere in Town Centre
Provision of 'Retirement Village' or Retirees (over 50s) Housing Located within 200 metres of the centre of the Town Centre	4 credits per dwelling if located in or frontage to the 'Main Street' or 2 credits if located elsewhere in Town Centre
Provision of Community Access Internet (cyber) Centre or café Located in Town Centre Within 200 metres of: <ul style="list-style-type: none"> • Public Transport terminus, • Railway Station, or • Major 'Main Street' intersection 	120 credits if donated to community, Council or not for profit organisation otherwise: 20 credits if located in 'Main Street' 10 credits if located elsewhere in Town Centre
Provision of Community Hall Located in Town Centre Within 200 metres of: <ul style="list-style-type: none"> • Public Transport terminus • Railway Station • Major 'Main Street' intersection 	40 credits if located in 'Main Street' or 20 credits if located elsewhere in Town Centre
Provision of Music and Band Rehearsal and Recording Studio Located in Town Centre Within 200 metres of: <ul style="list-style-type: none"> • Public Transport terminus • Railway Station • Major 'Main Street' intersection 	40 credits if located in 'Main Street' or 20 credits if located elsewhere in Town Centre

ATTACHMENT 1 PAGE 8

SCHEDULE C

**EMPLOYMENT CREDITS AVAILABLE
FROM THE PROVISION OF COUNCIL APPROVED
'ECONOMIC AND EMPLOYMENT INITIATIVES'**

Employment Creating Initiative	Employment Credits
Small Business Incubator	The lesser of: 1 credit per 3 square metres (nfa) or, 15 credits per business unit - each with over 30 square metres (nfa)
Provision of a Council Approved 'Life Long Learning Centre' in the development	3 credits per 1 square metre (nfa)
Provision of a Council Approved sunken skate board park at a suitable location (approved by Council) in or adjacent to the town centre or retail centre	Up to 120 credits
Provision of a Council Approved 'Skate Board Trail' from the residential area to the Town Centre, Retail Centre or major recreational attraction	Up to 1 credits per 1 linear metre
Provision of a Council approved Regional Recreation and Visitor Attraction	By agreement with Council (considering the likely flow on of visitor expenditure to local employment)
Provision of high bandwidth (broad band) Telecommunications to each lot (capable of at least 10 Mbps)	4 credits per property connected
Development and introduction of Community web pages and installation on Council's 'Portal'	10 credits —
Funding a 'Local Economic Development and Employment Officer's Position'	1 credit per \$500 contribution

(NB 1 employment credit equals 1 full time equivalent job)

nfa means the lesser of net floor area or net lettable floor area (the area able to be rented)

City of Wanneroo

**EXECUTIVE OVERVIEW OF PROPOSED POLICY
REQUIRING 'EMPLOYMENT STRATEGIES' FOR
MAJOR RESIDENTIAL DEVELOPMENTS'**

AIM OF THE APPROACH

- *To get residential developers to think seriously about how they can provide residents with employment opportunities as part of their developments*
- *To create an expectation amongst developers that they have a job liability they will need to discharge*
- *To ensure more than local retail job opportunities can be provided in major new residential suburb developments*

KEY ASPECTS OF THE PROPOSED APPROACH**A. Establishing Employment Provision Liabilities**

- Simple way to establish job liability at time of application
- Based on percentage of estimated resident workforce - calculated from number of dwellings proposed
- Number of jobs required is based on number of residential lots/dwellings/residences of different types, proposed
- Policy sets out coefficient of number of jobs (for single and multi-family residences eg 1.5 jobs per detached house, 0.8 per apartment)

B. Developer To Calculate Development's Employment Liability

- 3 Ways employment liability can be established
- Developer has choice which approach to use:
 4. *Use Figures set out in Policy* (multiply number of each type of residences/lots by the appropriate co-efficient in the table)
 5. *Modify any of the coefficients because of nature of the development* (coefficient has to be within the range set out in the Policy, the actual coefficient used has to be justified - require small fixed extra application fee to assess)
 6. *Use the Methodology set out in the Policy* to determine the resident workforce (will require considerable work to justify results - require extra application fee to assess?)

THE 'TRANSFERABLE EMPLOYMENT CREDITS'

- **Developments will be able to earn 'employment credits'**
- **Some developments will create more employment credits than the job liability the development generates** (eg a mixed use town centre, with relatively few residences included) – These will have 'employment credits' (These can be transferred or sold to another development or developer)
- **Some developments will have no employment liabilities** – These will have 'employment credits' (eg a business park, or industrial estate). These can be transferred/or sold to another development/developer)
- **These can be traded** – thereby earning extra income from job creating developments (this is the '*Tradable Employment Credits*' approach)
- **This will ensure 'Economic Efficiency'** (meeting the economic efficiency arguments of 'dry' economic rationalists, and government treasury officials) – developments that can most 'cost effectively' provide employment will take place. (The most 'cost effective employment creating development activity' will increase because of the ability to increase profits by selling 'employment credits')
- **Council will; have no involvement in who trades or at what price** - only recording who presently owns how many '*employment credits*'
- **Council could recover costs** - make profit ('outsource', or 'contract out') the recording of these transfers (eg by charging \$199 per transfer transaction)
- **Advantages of *Tradable Employment Credits*:**
 - a. *will make job creating developments more financially viable and economically attractive* (get added income from payments from residential developers for '*employment credits*') –
 - b. *economically efficient* – types of developments that create most jobs for least cost will be favoured (This should increase the development industry's willingness to commence job creating developments in the City of Wanneroo)
 - c. *does not force developers into developments/markets they are unfamiliar with* (residential developers can remain pure residential developers, shopping centre developers pure shopping centre developers, industrial estate developers can remain pure industrial estate developers)

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- d. *Provides relatively mild incentive for residential developers to diversify into employment creating forms of development (to avoid having to buy employment credits from other developers) – especially when far more residential development is taking place than other types of development (ie during the early stages of new suburb/new town development)*
- e. *effective way for residential development to cross subsidise job creating developments*

REQUIREMENT OF APPLICANT

- **Prepare an ‘Employment Strategy’ that responds to this policy** (when preparing the ‘Structure Plan’ for their development)
- **Calculate the development’s ‘Employment Liability’** (at time of preparing their ‘Structure Plan’)
- **Identify how they will discharge this liability** (at the same time as they are preparing their designs) - using any combination of the four ways set out above
- **Agree (hopefully) to provide the required ‘employment credits’** by practical completion of the development (NB this will not be an ‘up-front’ charge on the developer)
- **There is presently little legislative basis to require developers to provide these credits** - but the developer could voluntarily enter into an agreement with Council or the State Government to this affect (a realistic penalty would be \$500 per ‘employment credit’ point)

INSTITUTIONAL AND ADMINISTRATION ARRANGEMENTS

- **‘Employment Liability’ to be identified for the development** (by the time of submission of ‘Structure Plan’ of the proposed development for Council and State consideration)
- **The development’s ‘employment liability’ is recorded by Council** (set as a number of jobs)
 - **Council sets out the ‘employment credits’ that can be earned from different development activities.** This includes the maximum number of credits to prevent unrealistic allocation of land or space beyond foreseeable future needs (eg to prevent the oversupply of industrial land or retail land leading to requests to turn this back to residential land)

ATTACHMENT 1 PAGE 12

- Council records '*employment credits*' created by any development (registered against development and the owner of the credits (normally the development company) – at time the development is completed (NB to prevent speculation in or pre-emptive acquisition of '*employment credits*')
- Council records the '*employment credits*' provided for the development (adjusting its records of any surplus '*employment credits*' to allow the future transfer of '*employment credits*' between projects.
- Council records for the property therefore includes:
 - '*employment liability*'
 - '*employment credits*'
 - '*employment credit transfers*'
 - '*Employment credits*' extinguished (to meet '*employment liabilities*')
 - current '*employment credits balance*' (of the property)
 (c/f to Council records of rates 'due', rates 'paid' and 'current balance')

OTHER POINTS ABOUT PROPOSED APPROACH

- Using Tables in Guidelines and 'Schedules' will allow '*employment credits*' for different land uses and employment initiatives to be changed by resolution of Council - This would enable Council to increase 'employment self-sufficiency' requirements as the City's, or particular suburbs, population grows (thereby allowing the realistic possibility of the first developments providing less jobs when the area is newly developed and population levels are low - with later developments providing more jobs as the population grows and the area matures)
- Council can set maximum number of employment credits it will register - for the City (or for any suburb/locality) and/or for any type of development (eg for industrial land, or for business parks).
This will have two commercial affects. It will:
 - encourage earlier development of employment generating developments (to gain '*employment credits*')
 - reduce/prevent oversupply of land just to get '*employment credits*'
 It will also allow Council to:
 - influence the location/locality where employment areas generating employment credits are located – eg for local employment self-sufficiency reasons
 - influence the staging and timing of the provision of employment credit generating land uses/community employment generating initiatives encourage different types of '*employment generating*' developments at different times (as demand changes or new opportunities arise)

Other Matters

PD17-12/01 Proposed Estate Sign for the Macquarie Heights Estate: Reserve 45970 (2) Kirkstall Drive, Hocking

File Ref:	71181
Responsible Officer:	Acting Director Planning and Development
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider a request to erect an estate sign associated with the MacQuarie Heights Estate.

Applicant	Australand Pty Ltd
Owner	Crown Land vested in the City of Wanneroo
Location	Reserve 45970 (2) Kirkstall Drive, Hocking
Site Area	2512m ²
DPS 2 Zoning	Urban Development

Background

An initial sign for the MacQuarie Heights estate was erected on the corner of Wanneroo and East Roads in approximately 1997. This sign was removed in 2000 when the estate's development front moved further north. The initial sign was the same size as that currently proposed.

A number of unauthorised signs were erected within the road reserve at the intersection of Wanneroo Road and Kirkstall Road earlier this year, advertising both the estate and an adjacent display village. These signs have since been removed.

Detail

A new estate sign is proposed to be erected and is 6 metres wide by 3 metres high and will be set on two legs approximately 2.5 metres above the ground. The sign is proposed to be located immediately behind the existing entry statement wall, inside the drainage reserve on the corner of Wanneroo Road and Kirkstall Road, Hocking. The applicant has requested that the sign be approved for a period of 18 months or within 14 days of the settlement of the last lot within the estate whichever is the latest. **Attachment 1** indicates the location and design of the sign.

Both the City's District Planning Scheme No2 and Signs Local Law provide that signs erected with the approval of the local government on land under the care, control and management of the local government, are exempt from the requirement to obtain planning approval or a sign licence. As the subject drainage reserve is vested in the City of Wanneroo, formal planning approval or a sign licence is not required in this case. The applicant is however still required to obtain the approval of the City before erecting the sign.

Consultation

Nil

Comment

The City normally requires estate signs to be less than 20m² in area, located within the estate that it is advertising and be removed at the completion of land sales. The proposal complies with these requirements. Plans indicating the detailed location of the sign within the drainage reserve will be required. This should be as close to the entry statement wall as possible, to minimise any impact on the operation and maintenance of the drainage reserve.

The MacQuarie Heights developer originally owned the land now occupied by the drainage reserve. The land was created as a drainage reserve as a part of the subdivision process and was later vested in the City of Wanneroo. The City does not have the power to lease the reserve and therefore cannot charge the applicant for the use of the land.

The proposal has been discussed with the City's Technical Operations who advise that the sign would not effect the operation or maintenance of the drainage reserve and therefore have no objection to the proposal.

As the reserve has been specifically set aside for the purposes of drainage, the approval of the Department of Land Administration will be required prior to the erection of the sign. The approval of Main Roads WA will also be required as the sign faces Wanneroo Road, and given the size of the sign, the applicant will also be required to obtain a building licence prior to erection of the sign. The building licence application will ensure that the sign is structurally sound.

Statutory Compliance

Whilst no formal planning approval or sign licence is required in this case, District Planning Scheme No2 and the City's Signs Local Law do require the applicant to obtain approval from the City before the sign is erected.

Separate approvals by the Department of Land Administration and Main Roads WA, as well as a building licence will also be required in this case.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

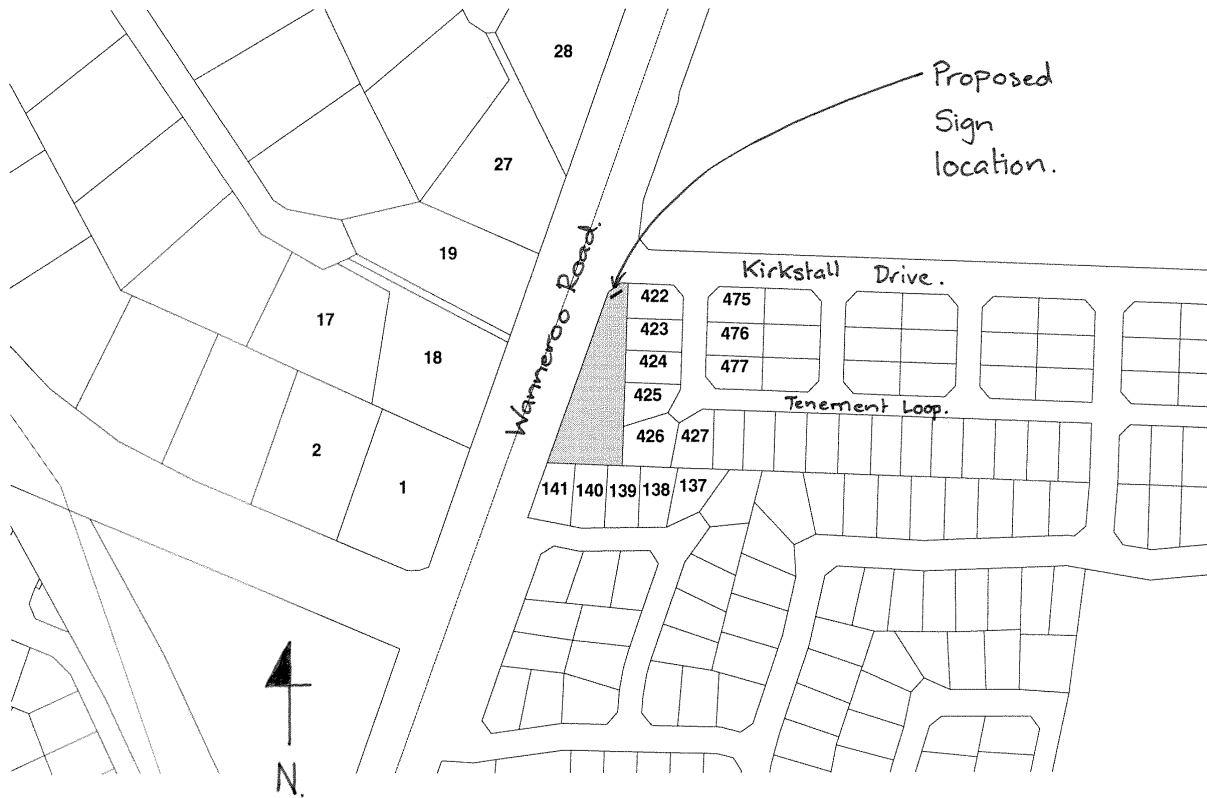
Simple Majority

Recommendation

That Council APPROVES the estate sign proposed by Australand Pty Ltd to be located within Reserve 45970 (2) Kirkstall Drive, Hocking subject to:


- 1. The sign being located as close as possible to the entry statement wall, in a manner that will minimise any impact on the operation and maintenance of the drainage reserve. Detailed plans indicating the location of the sign within the reserve shall be submitted for approval by Council Administration prior to the erection of the sign.**
- 2. The sign shall be removed and the land reinstated to the satisfaction of Council Administration at the applicant's cost within 18 months or within 14 days of the developer selling the last lot within the MacQuarie Heights Estate and the developer advising Council immediately after this has occurred.**
- 3. The approval of the Department of Land Administration and Main Roads Western Australia being granted prior to the commencement of any works.**
- 4. A Building Licence being submitted to and approved by the Council Administration prior to the commencement of any works.**

ATTACHMENT 1

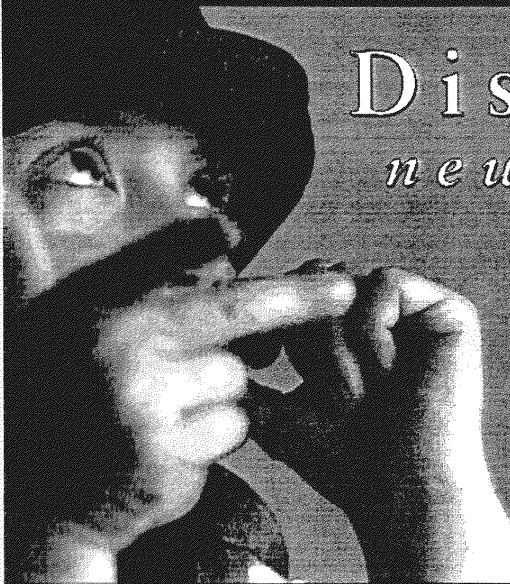





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PD18-12/01 Appointment of an Elected Member to the Gnangara/East Gnangara Community Consultative Committee

File Ref: 12168
Responsible Officer: Acting Director - Planning and Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

Appointment of an Elected Member to the Water and Rivers Commission's (WRC) Gnangara/East Gnangara Community Consultative Committee (GEGCCC).

Background

The Minister for the Environment has requested a review of the conditions permitting groundwater abstraction from the Gnangara and Jandakot Mounds (under Section 46 of the Environmental Protection Act 1986). The review has been requested resulting from concerns over continued breaches of the statutory minimum groundwater levels.

Detail

The WRC is the statutory body responsible for management of groundwater quality and quantity, subject to review by the Environmental Protection Authority (EPA). A two-stage review process was proposed by the WRC given the lateness of the season and the possibility of modifications to the existing management regime and the length of time it will take to review the conditions fully. The EPA endorsed the WRC's preferred two-stage approach to the review on 13 September 2001.

Stage I is an initial investigation into the critical areas where breaches of environmental conditions have occurred, with a proposal for a short term management strategy for the summers of 2001/2 and 2002/3. Stage II involves a more detailed investigation and review of environmental criteria, climate variability, long-term groundwater level behaviour, management of public and private groundwater abstraction and pine management plus offsetting factors such as urbanisation and Gnangara Park options.

The WRC has recently held a workshop with representative from various organisations, including the City of Wanneroo, to discuss the proposed management objectives for this and next summer. It was the intention of the WRC to provide the EPA with a copy of the Stage I report within a few weeks of the workshop (a copy of this report has been placed in the elected members reading room for information). The WRC has advised that a more extensive and detailed public consultation will be held as part of the stage 2 process, though they are uncertain as to the exact method at this moment.

Comment

The GEGCCC is comprised of community groups, State Govt. agencies and Local Govt., with the City having been represented at the first meeting of this Committee (2 July, 2001) by City Administration. The WRC intends to hold a second meeting in February 2002. The aim of the GEGCC is to provide input into the Section 46 review by advising of community concerns and issues and assisting with the development of appropriate management strategies and regimes.

The City has previously expressed concern over groundwater management issues, including water quality and quantity management. Given this concern, the City hosted a public forum on 25 July with the major stakeholders being represented (EPA, WRC, Ministry for Planning, Water Corporation, Agriculture WA and Forest Products Commission). A meeting was also recently held between local Members of Parliament, Elected Members and City Administration to further express the City's concern over groundwater management in Wanneroo.

While the City is represented on the Committee by Administration, in view of the potential implications for groundwater abstraction and the expressed concerns of Council on this matter, it is considered appropriate that Council also be represented by an Elected Member. The WRC has advised that it would have no objections to an Elected Member joining the committee.

It should be noted that at the Briefing Session of Council held on 11 December 2001, Cr Cvitan indicated an interest to represent the Council on the Consultative Committee. Accordingly he has been included in the recommendation as the nominated Councillor.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

That Council APPROVES the appointment of Cr Cvitan to the Water and Rivers Commission's Gnangara/East Gnangara Community Consultative Committee.

PD19-12/01 Management of Reserves 31238, 31237 and 22031 Wanneroo Road, Carabooda.

File Ref: 34535
 Responsible Officer: Acting Director - Planning and Development
 Disclosure of Interest: Nil
 Attachments: 3

Issue

Consideration of the future control and management of three Crown Reserves in Wanneroo Road, Carabooda and proposed disposal of a portion of one reserve to an adjoining private landowner.

Applicant	AFV & PA Sartori
Owner	Crown
Location	Reserve 31238
DPS 2 Zoning	Parks and Recreation
MRS Zoning	Parks and Recreation

Background

Reserves 31237, 31238 and 22031 containing in aggregate approximately 68 hectares adjoin two parcels of vacant crown land on the western side of Wanneroo Road, Carabooda between Karaborup Road and Bernard Road South. All of the reserves are set aside for the purpose of quarrying and are under the care, control and management of the City through vesting orders. The vesting order for Reserve 31238 includes the Commissioner for Main Roads as a joint controlling authority with the City.

The three reserves and two vacant crown land holdings fall within Bush Forever Site 130 as shown on **Attachment 1**.

Lot 2 Wanneroo Road, containing 4.48 hectares adjoins the northern boundary of Reserve 31238. It is owned by A.F, V and P. A. Sartori who operate a hydroponics industry on it. They wish to expand their business to meet future export demand and believe their own land holding is too small for the purpose. They have therefore applied to either purchase or secure a long-term lease of about 5 hectares of the reserve to enable them to build greenhouses and associated infrastructure.

Council will note that this application was listed on the agenda for the Council meeting of 6 November 2001, however was referred back to Administration for further consideration. A further report was, again, listed in Council's agenda for its meeting on 27 November 2001, however it was, again, referred back to Administration for further investigation with the Minister for Lands.

Further information has now been received from the Minister's Office, DOLA and Bush Forever office of the Department for Planning and Infrastructure (DPI) and this matter is now presented back to Council for its consideration.

Detail

The current vesting orders by which the City holds the reserves do not include the power to lease any part of them. Therefore, the City would need to pursue that authority upon application to the Minister for Lands. The City's Manager Infrastructure Services advises that the City does not require the reserves for quarry purposes but recommends they be retained for Parks and Recreation as shown in the current Metropolitan Region Scheme (MRS). Main Roads WA has advised that it does not require Reserve 31238 for quarry purposes and consents to its disposal.

Mr. and Mrs. Sartori submit that their proposal to utilise part of Reserve 31238 for their business expansion will yield benefits by way of earning export income, providing increased employment opportunities and reducing water consumption through the hydroponic process.

Comment

Environmental Attributes of the Site

In correspondence to Mr. and Mrs. Sartori the City administration have advised that support for development of the site is unlikely. The bushland on the site has been identified in a State Government planning policy document – Bush Forever - as being of regional significance worthy of addition to the State's conservation network. Bush Forever aims to protect a minimum of 10% of each vegetation complex originally occurring in the Perth Metropolitan Region area of the Swan Coastal Plain. The vegetation complex on the site is the Cottesloe – Central and South, which has 36% of its original extent remaining, and a protection target of 18%.

Whilst this is above Bush Forever's minimum target, it is worth noting the Environmental Protection Authority's Position Statement No. 2 on the clearing of native vegetation. This states that exponential loss of species can be expected if less than 30% of a habitat type remains and that it can be considered as endangered if less than 10% remains. Owing to the high level of clearing of bushland all remnant native vegetation should be considered as being of importance. The site forms part of a semi-continuous north-south link from Lake Goollelal, through Yellagonga Regional Park and Neerabup National Park to Yanchep National Park.

The applicant has not undertaken an environmental assessment of the site including flora and fauna assessments. Whilst it is not possible to predetermine what such a survey would find, it is certain that part of the ecological value of the site is in its north-south link, as noted in Bush Forever. Clearing would affect the integrity of this link. The applicant intends to clear the land for commercial gain from agriculture, whereas the proposed conservation use of the area is a long-term benefit to the community. Support for the applicants' request could set an undesirable precedent for the use of other lands managed by the City for public benefit for the use of an individual or group

Extractive Industries

The Department for Planning and Infrastructure's (DPI) State Planning Policy 10 – 'Basic Raw Materials' Policy identifies areas that are considered to be suitable for extractive industries (quarries). Reserve 31238 is generally considered to be unsuitable in the policy, and is not required for a quarry by either the City of Wanneroo or Main Roads Department.

The site is therefore available for consideration for other uses, with an identified land use being conservation.

Advice from the Minister for Planning and Government Agencies

Pursuant to the Council's request, the City approached the Minister for Lands about this matter. The City subsequently received verbal advice that it should go through the normal assessment processes of the DPI, EPA, DOLA and Council rather than dealing direct with the Minister's Office. It should be noted that it was not possible to receive written notification from the Minister's Office in time for this report.

In view of this advice and the fact that the proposal would require support from the DPI to proceed, they were contacted and specifically asked if there were any circumstances under which a reduction to Bush Forever site 130 would be considered. The DPI subsequently advised (refer **Attachment 2**) that it believes development options within Bush Forever site 130 are limited and that it would be "very unlikely" to support development in this instance. The DPI has advised that it is probable that the Environmental Protection Authority (EPA) would request a formal assessment of the site under the Environmental Protection Act with a very strong probability that it would be considered unacceptable.

The EPA has advised (refer **Attachment 3**) that they would expect that the proposal would be assessed in accordance with the document "Guidance for the Assessment of Environmental Factors No. 10 – Level of Assessment for proposals Affecting Bushland Areas Within the System 6 and Swan Coastal Plain Region". The EPA expects that where a proposal affects a Bush Forever site that the DPI would determine if the proposal is acceptable, warrants refusal (if in their capacity to do so) or requires referral to the EPA for formal assessment. The EPA has noted that "this proposal is likely to be of such significance as to warrant referral to the EPA".

The EPA have also advised that it is their expectation that the City will refrain from making any decision which would allow the proposal to be implemented before the Bush Forever Office of the DPI has the opportunity to consider the proposal. The City would be obliged to formally refer the proposal to the EPA if it was to consider supporting the application.

The Department of Land Administration (DOLA) has advised verbally that it would not agree to the lease of any part of the Reserve if the proposed use is opposed by either the Department of Conservation and Land Management or the Bush Forever office of the DPI. DOLA would only consent to a lease if all the Government agencies were in agreement. CALM has advised verbally that they would consider accepting the site as part of the conservation estate if a written proposal was made to them.

Statutory Compliance

Any change to the purpose, tenure or area of a Crown Reserve requires approval of the Minister for Lands under the Land Administration Act 1997.

Strategic Implications

The transfer of management responsibility of the subject reserves to the Department of Conservation and Land Management (CALM) is supported as they form part of the Neerabup National Park which is of a regional significance.

This approach is consistent with recent decisions the Council has made in regard to the future management of Perry's Paddock and Lake Joondalup (Yellagonga Regional Park).

Policy Implications

The City's Policy on Environmental Sustainability has 3 objectives; being:

- To protect and enhance the natural and human environments for the benefit of present and future generations;
- To minimise as far as practicable, any adverse environmental impacts associated with its activities,
- To take advantage of environmentally beneficial opportunities.

The request by Mr and Mrs Sartori to clear the land and develop for agriculture is inconsistent with this policy.

Financial Implications

If disposal by sale or lease is agreed, the income derived by the City will have to be applied to a reserve consolidation fund for further reserve acquisition or capital improvements on existing reserves within the City's district. In the case of a lease that is commercial in nature, annual financial reporting to the Department of Land Administration will be involved.

Voting Requirements

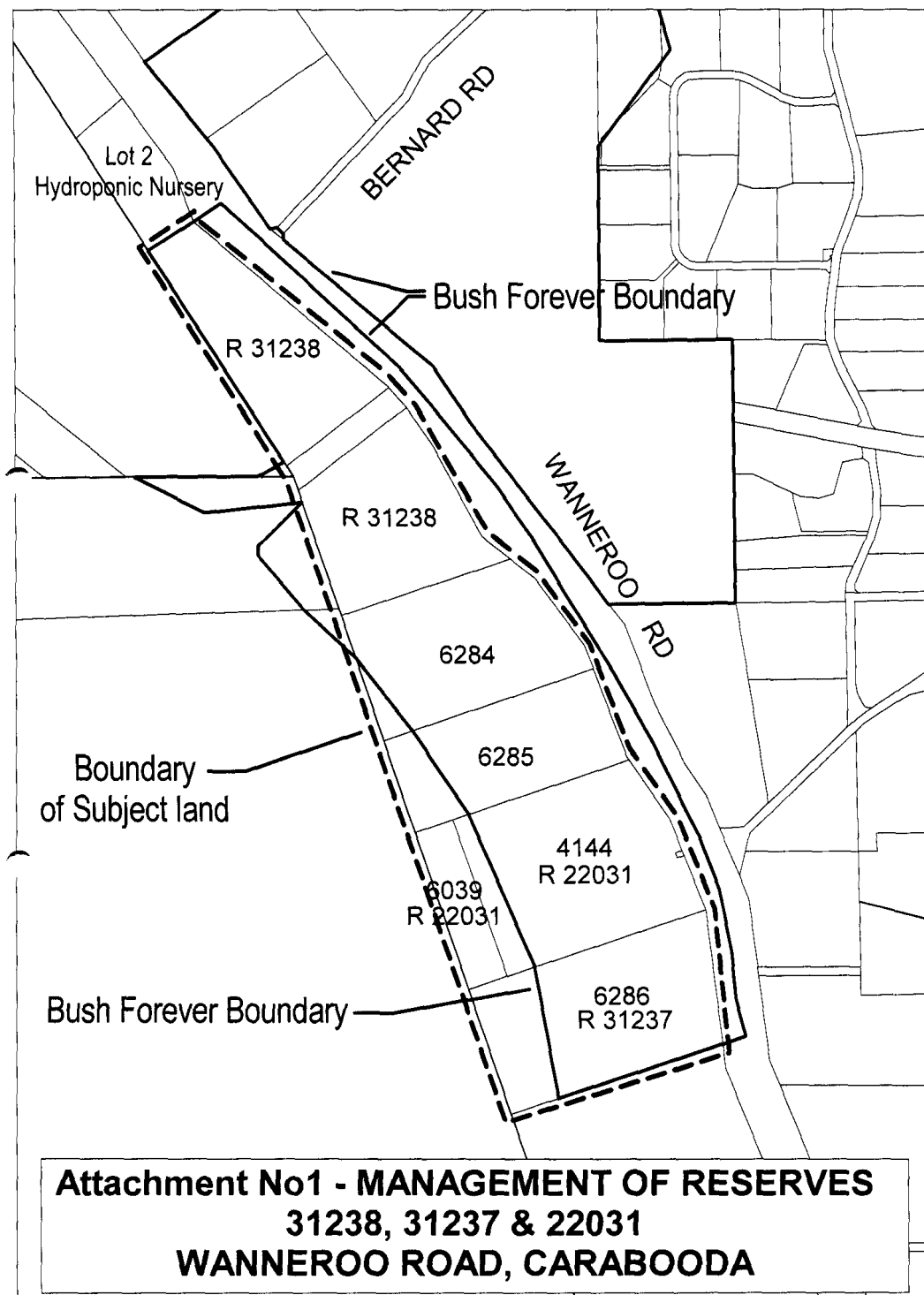
Simple Majority.

Recommendation

That Council:-

1. **ACKNOWLEDGES that Reserves 31238, 31237 and 22031 have been identified for conservation by the State Government in Bush Forever.**
2. **ADVISES Mr. and Mrs. Sartori that it does not support use of Reserve 31238 (or a portion thereof) for agricultural purposes given its identified conservation values.**
3. **ADVISES the Department of Conservation and Land Management, the Commissioner for Main Roads and Department for Planning and Infrastructure that it supports Reserves 31238, 31237 and 22031 being transferred to the Department of Conservation and Land Management with a vested purpose of Conservation.**

ATTACHMENT 1



29.NOV.2001 16:20

DPI (PLANNING) 0892647838

NO.481 P.1/6



Department for Planning and Infrastructure
Government of Western Australia

Bush Forever Office

469 Wellington Street, Perth, Western Australia 6000
 Tel: (08) 9264 7777 Fax: (08) 9264 7566 www.dpi.wa.gov.au

Fax

TO:	Paul Watt City of Wanneroo cc: Jessica Hall Dola	FAX No:	9405 5495 9273 7442
FROM:	Kate Williams	TEL No:	9405 5473
DATE:	29 November 2001	PAGES (Including this one):	2

MESSAGE:

Bush Forever Site 130 – Link Between Yanchep and Neerabup National Parks

Paul

Bush Forever Site 130 currently encompasses Reserves 31238, 31237 & 22031 and includes the two lots of Vacant Crown Land (VCL) (13195 & 13200). The three reserves are currently set aside for the purpose of 'Quarry-Limestone' under the management of City of Wanneroo (and jointly with Commissioner of Main Roads for R 31238). I understand the City of Wanneroo has recommended Reserve 31238 be placed under the management of the Conservation Commission and its purpose be changed to 'Conservation'. I further understand the Department for Conservation (CALM) supports this proposal subject to receiving advice from the WAPC regarding the future tenure of the remaining lots within Bush Forever Site 130 and whether the Conservation Commission is intended to be the controlling body of the entire site. The Department for Conservation has indicated a preference for the whole of the site to be transferred to the Conservation Commission at the one time to enable a coordinated management approach. As the remaining reserves (31237 & 22031) are vested with the City of Wanneroo for the purpose of 'Quarry', the Bush Forever Office has previously requested advice (fax dated 14 September 2001) from the City with regards to the future management of these reserves.

From recent discussions with yourself, I now understand that the City of Wanneroo is in the process of determining the future management of these reserves and that you are seeking advice from the Bush Forever Office regarding circumstances where development in these reserves would be supported. With this in mind, I would like to draw your attention to the following details regarding Bush Forever Site 130:

- currently zoned for Parks and Recreation in the MRS;
- falls outside the Priority Resource Location in SPP No. 10;
- appears to be completely vegetated with minimal disturbance; and
- provides an important corridor link between Yanchep and Neerabup National Parks.

For the reasons outlined above, the Bush Forever Office would be very unlikely to support any development proposal in Bush Forever Site 130 that would impact on any of the regionally

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29.NOV.2001 16:20

DPI (PLANNING) 0892647838

NO. 401

P.2/2

significant vegetation. If a development proposal were referred to us which involved the disturbance or clearing of regionally significant vegetation, the Bush Forever Office would be required to refer it over to the EPA for a level of assessment to be set.

The Bush Forever Office supports the recommendation that the whole of the site should be transferred to the Conservation Commission for the purpose of Conservation.

If you have any further queries regarding this site or the advice provided, please do not hesitate to contact me on 9264-7804.

Regards



Kate Williams
(Bush Forever Project Officer)

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ATTACHMENT 3

Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Enquiries Mark Jefferies (9222 7036)
Email mark.jefferies@environ.wa.gov.au

ATTENTION: PAUL WATT

BUSHPLAN SITE 130

Thank you for your email dated 6 December 2001 regarding the above Bushplan site. The Environmental Protection Authority (EPA) has prepared Guidance for the Assessment of Environmental Factors No.10 "Level of assessment for proposals affecting bushland areas within the System 6 and the southern Swan Coastal Plain Region" (copy enclosed). Additional copies can be obtained from the Department's website at environ.wa.gov.au

It is the EPA's expectation that proposals affecting Bushforever sites are referred by the proponent or the Decision Making Authority to the Bushforever Office at the Department of Planning and Infrastructure (formerly Ministry for Planning) in the first instance. The Bushforever Office will then advise if the proposal can be negotiated to be environmentally acceptable, refused if it is in their capacity to do so through planning approvals processes or alternatively will be referred by the Bushforever Office to the EPA to determine if the proposal warrants a formal level of assessment, in which case it may be found environmentally unacceptable.

In all cases concerning Bushforever sites it is also the EPA's expectation that Decision Making Authorities such as the City of Wanneroo will refrain from making any decision that would allow the proposal to be implemented before the Bushforever Office has had an opportunity to consider the proposal and make a determination or refer it to the EPA.

Accordingly, with regard to your inquiry, Council is requested not to make any decision that would allow the proposal to be implemented and to require the proponent to contact the Bushforever Office. You are also advised that this proposal is likely to be of such significance as to warrant referral to the EPA and if Council is of a mind to approve the proposal, then you should contact the EPA Service Unit to discuss how the proposal should be referred to the Authority. Please note that this advice does not constrain Council from refusing the proposal.

If you have any further inquiries please contact Mark Jefferies at the EPA Service Unit on 9222 7036.

K J Taylor
DIRECTOR
ENVIRONMENTAL IMPACT ASSESSMENT

21 August 2001

PD20-12/01 Draft City of Wanneroo Private Property Local Law 2001

File Ref: 23513
Responsible Officer: A/Director Planning & Development
Disclosure of Interest: Nil
Attachments: 1

Issue

Review and update the local law relating to private property.

Background

The City's Private Property Local Law is intended to provide direction and enforcement powers for an array of matters associated with the use of private land.

Some of these matters complement and paralleled other legislation, eg District Planning Scheme No 2 and Dividing Fences Act.

The use of the existing local law over the past two and a half years has identified many difficulties with respect to common sense outcomes and enforcement.

Due to the number of changes, both minor and major, to the existing local law, it is proposed to replace it with a new local law.

Detail

Council is progressively reviewing all its Local Laws in accordance with requirements of the Local Government Act. This particular report deals specifically with a local law relating to private property.

Consultation

If Council supports this draft local law, it will be subject to a six (6) week advertising period.

Comment***The Existing Local Law***

The current local law, the Shire of Wanneroo Private Property Local Law 1998, was adopted by the Commissioners in 1998 and finally advertised in the Government Gazette on 8 March 1999.

Recommended New Local Law

Whilst many of the topics covered by the proposed local law are similar to the existing local law, the nature of the proposed law has been enhanced to provide laws which give direction where presently there is none, where the law is unclear and targets the many issues raised by elected members over the past 18 months.

Following legal advice, several matters in earlier drafts have been removed as being outside the permitted scope of local laws. The full text of the local law is included at **Attachment 1**.

Format of and major changes to the Local Law

The Local Law is divided into several parts. A summary of the general changes to the existing local law is provided below:

- Part 1 Preliminary - Contains definitions of terms used. The repeal provisions will result in the repeal of the Shire of Wanneroo Private Property Local Law 1998 and Clause 5.13 of the Shire of Wanneroo Health Local Law 1999 (which required building sites to have refuse bins on site during the period of construction. The reason for taking this particular section out of the Health Local Law is that the Health Local Laws being made under the Health Act, do not provide for infringement provisions. The repealed Health Local Law provisions have essentially been included in Part 12 of this Local Law.)
- Part 2 Approvals – This section provides for the setting of fees and charges and sets out the method of application and approval for the matters set out in the Local Law.
- Part 3 Fencing, Generally - This section sets minimum fencing standards in public places and establishes a minimum standard for a ‘sufficient’ fence to compliment the measures set out in the Dividing Fences Act. The previous local law did not allow, without approval, fence types such as Colourbond steel and a variety of miscellaneous fencing types which have now become common with use throughout the metropolitan area. The proposed local law also deals with a variety of front building setbacks now possible under the various planning and building regulations and thus allows normal height fences to be constructed through to the front of the dwelling. Previously it was limited to the statutory setback line. The Dividing Fences Act provides for the provision and cost sharing of a ‘sufficient’ fence and for the purpose of residential areas within the City this has been defined as the standard fibre cement super six fence. The local law also provides for a number of alternatives called permissible fence types. These are generally of higher quality. However, the minimum for cost sharing is the ‘sufficient’ fence.
- This part also deals with over height front fences, the need to relocate fences to higher ground where the level is changed, the provision of vehicle sight lines at access points, maintenance of fences, gates in fences, etc.
- Part 4 Graffiti Protection – Requires walls which abut a public place to be protected from graffiti.
- Part 5 Estate Fencing – Requires approval for estate fencing, entry statements and the maintenance of estate fences. One additional matter is the requirement for entry statements where they include estate names, to also include the suburb name in letters and a style of equal prominence as the estate name. It is hoped that this will remove some of the confusion as to correct suburb names.

- Part 6 Tennis Court Fencing – Sets minimum standards and setbacks for tennis court fencing.

- Part 7 Security and Floodlighting – Sets standards for lighting to reduce nuisance and hazards.
- Part 8 Electrified and Razor Wire fences – Sets standards, approval requirements and prohibitions.
- Part 9 Street Numbering – Provides that the Local Government may assign street numbers. A new provision has been added where the Council may set minimum standards for display of street numbers. It is likely that this provision would only apply along busy roads, or perhaps within industrial and commercial areas.
- Part 10 Vehicle Wrecking, Fibre glassing and Spraypainting – This provision has generally been rewritten to limit the number of wrecks and activities that can occur within the residential or special rural zones. It does, however, provide that an approval may be given in certain instances for a greater number of vehicles to be stored, spraypainted or the like, for example for hobby purposes.
- Part 11 Private Swimming Pools – Puts an obligation of pool owners to make their pools available for inspection and to remove obstructions which may prevent the inspection. One of the difficulties which has been experienced with respect to our current swimming pool inspection programme is the high number of owners who do not respond to a simple request to return a phone call so that an inspection appointment can be made. Invariably, the inspections reveal major areas of non-compliance. The time spent trying to complete the inspections is quite often disproportionate to those properties where access is possible. The existing law does not provide for a penalty where an owner does not make their property available for inspection.
- Part 12 Sand Drift and Litter Control – This part contains a series of new requirements which, essentially, requires soil to be retained and prevented from being windblown, washed or generally flowing on to other properties. There is a considerable amount of time spent resolving simple problems where owners excavate adjacent to boundaries or fill or just simply do not complete works set out in building licences, resulting in inconvenience to neighbours, the inability to undertake works on adjoining properties, and the inability to construct and erect fences because one neighbour or the other has not completed or retained soil at the boundary. This part provides for remedies and penalties should this occur. It also contains the sections repealed from the City's Health Local Laws dealing with the requirement to contain wind blown litter on building sites, have a suitable receptacle on site during the construction period and sets infringement penalties for each of these matters
- Part 13 Driveways and Drainage – This is a new section of the local law and it proposes to give effect to the City's requirement to maintain a gradient on road verges and sets maximum driveway gradients in residential areas. The purpose of these sections is to require builders to maintain the verge levels and therefore the integrity of the City's drainage system. It would also enable the setting of floor levels relevant to building setbacks unless otherwise approved. This part also requires stormwater to be disposed of on site unless otherwise approved.
- Part 14 Remedy for Breach – Provides for the ability for the City to serve notice requiring the breach to be remedied and the power to undertake the works if not resolved.

Part 15 Penalties – Establishes the power to prosecute for breaches of notices and the requirements of the Local Laws. It also sets out many matters, including new matters, for which infringement notices may be issued. It is hoped that many matters that have been of ongoing concern to Elected Members and the general community can be resolved quickly and expediently by the simple power to issue an infringement notice.

National Competition Policy

This Draft Local Law document is based on the previous City Local Law and there are no restrictions to competition within this local law under the National Competition policy.

Statutory Compliance

Section 3.12(2) of the Local Government Act requires that the purpose and effect of the proposed local law is to be read aloud at a Council meeting by the person presiding.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Advertising costs will be incurred, however, these have been budgeted for in the current financial year.

Voting Requirements

Absolute Majority

Recommendation

That Council in accordance with section 3.12 of the Local Government Act 1995, resolves BY ABSOLUTE MAJORITY to:

- 1. ADVERTISE the proposal to make a local law (City of Wanneroo Private Property Local Law 2001) as set out in Attachment 1 for the purpose of providing for the regulation, control and management of street numbering, fencing, tennis court floodlighting, vehicle wrecking, fibreglassing & Spraypainting, private swimming pool inspections, sanddrift, rubbish and litter control, driveways and vehicle crossover gradients generally on private property within the district so as to protect the amenity of the area, and**
- 2. REPEAL the Shire of Wanneroo Private Property Local Law 1998 and clause 5.13 of the Shire of Wanneroo Health Local Law 2001.**

ATTACHMENT 1**LOCAL GOVERNMENT ACT 1995**

City of Wanneroo

PRIVATE PROPERTY LOCAL LAW 2001**ARRANGEMENT****PART 1 - PRELIMINARY****Clause**

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PART 1 - PRELIMINARY

Title

- 1.1 This local law may be referred to as the City of Wanneroo Private Property Local Law 2001.**

Commencement

- 1.2 This local law comes into operation 14 days after the date of its publication in the Gazette.**

Purpose and intent

- 1.3 (1) The purpose of this local law is to provide for the regulation, control and management of street numbering, fencing, tennis court floodlighting, vehicle wrecking, fibreglassing, spraypainting, private swimming pool inspections, sand drift, rubbish and litter control, driveways and vehicle crossovers generally on private property within the district so as to protect the amenity of the area.**
- (2) The effect of this local law is to establish the requirements for erecting street numbers, fencing and tennis court floodlighting, vehicle wrecking, fibreglassing, spraypainting, private swimming pool inspections, sand drift, rubbish and litter control, driveways and vehicle crossovers generally on private property within the district.**

Repeal

- 1.4 The Shire of Wanneroo Private Property Local Law 1998 and clause 5.13 of the Shire of Wanneroo Health Local Law 1999 are repealed on the day this local law comes into operation.**

Application of local law

- 1.5 This local law applies throughout the district.**

Definitions

- 1.6 In this local law unless the context requires otherwise:**

“Act” means the Local Government Act 1995;

“application” means the completed form lodged by a person seeking an approval as required by this local law;

“approval” means a favorable decision of an application which may be subject to conditions issued in writing by the local government which allows a proposal to proceed;

“authorised person” means a person authorised by the local government under section 9.10 of the Act to carry out functions with respect to this local law;

“boundary fence” means a boundary fence referred to in section 16 of the Dividing Fences Act 1961;

“commercial lot” means any lot situated within a commercial zone as classified by the town planning scheme and includes land predominately used for commercial purposes;

“commercial wrecking” means the activity of wrecking of vehicles or machinery for the purpose of conducting a business by offering vehicles, machinery or parts thereof for purchase, trade, sale or gain;

“dangerous” in relation to any fence means:

- (a) an electrified fence other than a fence in respect of which an approval under Part 8 of this local law has been issued and is current;**
- (b) a fence containing barbed wire other than a fence erected and maintained in accordance with this local law;**
- (c) a fence containing exposed broken glass, asbestos fibre, razor wire or any other potentially harmful projection or material; or**
- (d) a fence which is likely to collapse or fall, or part of which is likely to collapse or fall, from any cause;**

“district” means the district of the City of Wanneroo;

“disused” means in relation to any thing whatsoever that the thing:

- (a) is not in use for the purpose for which it was designed or appears to have been designed or intended; or**
- (b) has been stored or left stationary on land in the district for more than 3 months;**

“dividing fence” has the meaning given to it in and for the purposes of the Dividing Fences Act 1961;

Footnote:

Section 5 of the Dividing Fences Act 1961 defines “dividing fence” to mean “a fence that separates the land of different owners whether the fence is on the common boundary of adjoining lands or on a line other than the common boundary”.

“electrified fence” means a fence carrying or designed to carry an electric charge;

“estate entry statement” means a fence, or wall constructed of masonry or other materials in accordance with a licence to identify the entrance of an estate and may include but not be limited to a sign indicating the estate name and locality, sculptures, flagpoles and flags;

“estate boundary fence” means the fence erected around the external boundary of a sub division of land to indicate the extent of that sub division and includes any special works or construction that identifies the entrance to that land;

“fence” means any structure, including a retaining wall less than 450mm in height and used or functioning as a barrier, irrespective of where it is located and includes any gate;

“floodlight” means a luminaire which emits light within a limited range of directions;

“front boundary” means the boundary that separates the road reserve and a lot adjacent the road reserve;

“front fence” means a fence in the front setback area;

“front setback area” means the area between the front boundary of a lot and an imaginary line running parallel to the front boundary and being the lesser of either 6m or where the land or adjoining properties are developed the lesser of the front building setback of that development within 3m of the common boundary on either of the adjoining properties;

“gradient” means the change in level represented as a percentage calculated by dividing the change in height (with an increase in height being positive and a decrease in height being negative) by the distance;

“height” in relation to a fence unless otherwise specified means the vertical distance between:

- (a) the top of the fence at any point; and
- (b) the ground level or, where the ground levels on each side of the fence are not the same, the higher ground level immediately below that point;

“industrial lot” means any lot situated within an industrial zone as classified by the town planning scheme and includes land predominately used for industrial purposes;

“land” means land in the district and includes houses, buildings, works, and structures, in or upon the land;

“litter” includes:

- (a) all kinds of rubbish, refuse, junk, garbage or scrap; and
- (b) any article or material abandoned or unwanted by the person or owner last in possession thereof;

“local government” means the City of Wannon;

“lot” means a defined portion of land for which a separate certificate of title has been issued and includes a strata lot;

“luminaire” means an apparatus which distributes, filters or transforms the light transmitted from one or more lamps and which includes, except for the lamps themselves, all the parts necessary for fixing and protecting the lamps, and where necessary, circuit auxiliaries with the means of connecting them to the electricity supply;

“natural angle of repose” means the maximum gradient of an embankment measured as a ratio of height to length for the various soil types as measured and defined in clause 3.1.1 of the Building Code of Australia;

Footnote:

Clause 3.1.1 of the Building Code of Australia provides that the maximum natural angle of repose of sand with little moisture change is 1:2.

“non sacrificial graffiti protection” means a coating applied to a fence or wall which is not removed in the process of removing graffiti;

“nuisance” means:

- (a) any activity, thing, condition, circumstance or state of affairs caused or contributed to by a person which is injurious or dangerous to the health of another person of normal susceptibility, or which has a disturbing effect on the state of reasonable physical, mental or social well-being of another person;
- (b) any thing a person does or permits or causes to be done which interferes with or is likely to interfere with the enjoyment or safe use by another person of any public place; or
- (c) any thing a person does on public or private land which unreasonably detracts from or interferes with the enjoyment or value of land owned by another person, provided that any thing done in accordance with the law or a legal right or which is consistent with the standard of behaviour in the relevant locality shall not be unreasonable for the purpose of this local law

“number” means a number with or without an alphabetical suffix indicating the address of land as assigned by the local government from time to time, in accordance with this local law;

“open fence” means a fence which has continuous vertical gaps with a minimum gap width of 50 mm with the area of gaps being not less than one third of the fence face. The lower portion of an open fence may be closed up to a height of 1.2 m above a line between the height of the road verge at the property boundary and the floor level of the dwelling at the entrance;

“person” means any person, company, employer and includes the owner, occupier and licensee.

“planning approval” means an approval given under a relevant town planning scheme operating in the district from time to time;

“private property” means any real property, parcel of land or lot that has a separate certificate of title, which is in private ownership or subject of a lease or agreement with a company or person enabling its use for private purposes and includes any building or structure thereon;

“public lighting” means lighting provided for the purpose of all-night safety and security on public roads cycle paths, footpaths and pedestrian movement areas within public parks and gardens but not including car parks;

“public place” means any place to which the public has access;

“reserve” includes parklands, reserves, foreshores and other lands included in or adjoining the district, and set apart for the use and enjoyment of the public and includes parks and other lands acquired for public purposes, and vested in or under the care, control and management of the local government;

“residential lot” means any lot situated within a residential zone as classified by the town planning scheme and includes land predominately used for residential purposes;

“retaining wall” means any structure which prevents the movement of soil in order to allow ground levels of different elevations to exist adjacent to one another;

“rural lot” means any lot situated within a rural zone as classified by the town planning scheme and includes land predominately used for rural purposes;

“sacrificial graffiti protection” means a coating applied to a fence or wall which is removed in the process of removing graffiti;

“secondary frontage” means in the case of land that has a frontage and access to more than one road, unless the local government otherwise approves, the longer of the boundaries that separates the road reserve and a lot adjacent the road reserve;

“soil” includes sand, limestone, dust, rock, clay and mulch;

“special rural lot” means any lot situated within a special rural zone as classified by the town planning scheme;

“state of disrepair” in relation to wrecking and storage of vehicles, means a vehicle, part, or body of a vehicle or machinery that is disused and generally not working or needs repair for it to work as initially intended or can not be used, driven or applied for the purpose it was manufactured. The term includes a vehicle which is not licensed;

“sufficient fence” means a fence described in clause 3.2;

“swimming pool” has the same meaning as in the Building Regulations 1989;

“town planning scheme” means any town planning scheme for the time being applying zoning or classification to land within the district;

“vehicle” means any motor vehicle, part of a motor vehicle or machine, whether licenced or not;

“wreck” includes the dismantling, breaking up, storage and disposal of vehicles and wrecking and wrecked have a corresponding meaning.

PART 2 - APPROVALS

Approval requirements

- 2.1 Where in accordance with this local law an approval is required to enable the lawful building or erecting of a fence or performance of an activity, that approval must first be obtained before any work is commenced.

Planning and other approvals

- 2.2 Where under any written law operating within the district, the erection and maintenance of a fence, structure or performance of an activity, requires planning or other approval, the requirement for such approval shall be additional to the requirement for a approval under this local law.**

Application for approval

- 2.3 (1) A person seeking the issue of an approval shall make application on the form provided and used for the purpose and shall forward the application to the local government together with:**
- (a) where required, a copy of planning approval issued by the local government under the town planning scheme;**
 - (b) 3 copies of plans drawn to scale of not less than 1:50 showing the size, position, design, and the method of construction of the proposed fence or retaining wall and any other matter reasonably required by the local government;**
 - (c) the relevant fee; and**
 - (d) such other information as may be required by the local government to assist in determining the application.**
- (2) Where a building licence is also required the Local Government may provide that the form of the application is the form of an application for a building licence and in such instances the application shall be an application for both an approval under this local law and a building licence.**

Determination of application

- 2.4 (1) The local government may refuse an application for an approval that does not comply with the requirements of clause 2.3, and in any event, shall refuse an application where planning approval is required and has not first been obtained under the town planning scheme.**
- (2) The local government may, in respect of an application for an approval:**
- (a) refuse the application; or**
 - (b) approve the application on such terms and conditions, if any, as it considers appropriate.**

Approval

- 2.5 (1) An approval shall be issued to the person whose name appears on the application and is the owner of the land or acting on behalf of the owner.**
- (2) The approval shall be issued in the form prescribed or provided by the local government for that purpose.**
- (3) Where the application is an application for both an approval and a building licence, the issue of a building licence by the local authority shall also be an approval under this local law.**

Fees and charges

- 2.6 All fees and charges applicable under this local law shall be as determined by the local government from time to time in accordance with section 6.16 of the Act.**

PART 3 - FENCING - GENERAL

Dividing and boundary fences

- 3.1 Unless by agreement between the owners of adjoining properties, a person shall not:**

- (b) erect, construct or alter a dividing or boundary fence on a lot that does not satisfy the requirements of a sufficient or permissible fence; or**
- (c) fail to maintain a dividing or boundary fence in a condition which satisfies the requirements of a sufficient or permissible fence; or**
- (d) alter the level of the ground adjoining the boundary so as to change the height of a dividing or boundary fence unless the dividing or boundary fence is altered, re-erected, reconstructed or relocated so as to satisfy the requirements of a sufficient or permissible fence.**

Sufficient fence

- 3.2 (1) Subject to sub-clauses (2) and (3), a sufficient fence:**

- (a) on a residential lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of the First Schedule;**
- (b) on a commercial lot and on an industrial lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of the Second Schedule;**
- (c) on a rural lot and on a special rural lot is a dividing fence or a boundary fence constructed and maintained in accordance with the specifications and requirements of the Third Schedule.**

- (2) Where a fence is erected on or near the boundary between a residential lot and any of the following:**

- (a) an industrial lot;**
- (b) a commercial lot;**
- (c) a rural lot; or**
- (d) a special rural lot,**

a sufficient fence is a dividing fence constructed and maintained in accordance with the specifications and requirements of the First Schedule.

- (3) Unless an authorised person specifies otherwise, a sufficient fence on a boundary between lots other than those specified in sub-clause (2) is a dividing fence constructed in accordance with the specifications and requirements of the Second Schedule.**
- (4) Where any of the Schedules provides for permissible alternative fences, such fences may be constructed as an alternative to the respective sufficient fence.**

Fences within front setback - approval requirement

- 3.3 (1) Subject to clause 3.6 a person must not without the written approval of the local government, erect a fence within the front setback area of a residential lot in the district on a boundary , greater than one metre in height unless:**
- (a) the fence is an open fence; or**
 - (b) the fence is a side boundary fence which uniformly slopes down to 1m in height over a maximum distance of 1.5m from the front set back area.**
- (2) An open fence is a fence constructed and maintained in accordance with the specifications and requirements of the First Schedule.**

Boundary fences on secondary frontages

- 3.4 Subject to clauses 3.3 and 3.5 a person shall not, without the written approval of the local government, erect a fence on any secondary frontage of a residential lot in the district unless the fence is a permissible alternative fence.**

Sightlines at vehicle access points

- 3.5 (1) Fences adjacent to vehicle access points shall be truncated with the minimum dimension of the truncation being 1.5m or the fence reduced in height to no more than 0.75m.**
- (2) Sub-clause (1) does not apply;**
- (a) to a fence which is an open fence that does not obscure the lines of vision of a motorist using the access point, or**
 - (b) where there is a distance of 3.5m between the fence and a carriageway or footpath.**

General discretion of the local government

- 3.6 (1) The local government may approve the erection of a fence which does not comply with the requirements of this local law.**
- (2) In determining whether to approve the erection of a fence, the local government may consider, in addition to any other matters that it is authorised to consider, whether the erection or retention of the fence would have an adverse effect on:**
- (a) the safety or convenience of any person; and**
 - (b) the safe or convenient use of any land.**

Maintenance of fences

- 3.7 An owner or occupier of a lot on which a fence is erected shall maintain the fence in good condition and so as to prevent it from becoming dangerous, dilapidated, unsightly, or prejudicial to the amenity of the locality.**

Fencing materials

- 3.8 A person shall not construct a fence of barbed wire or an electrified fence on a rural property, adjacent to a public place or reserve, unless the barbed wire is fixed to the side of the fence furthestmost from the public place or reserve.**

Prohibited fencing materials

- 3.9 (1) A person shall not use broken glass in the construction of any fence.**
- (2) A person shall not use barbed wire or razor wire or other material with spiked or jagged projections in the construction of any fence unless the fence is a sufficient or permissible alternative fence.**

Gates in fences

- 3.10 A person shall not erect or maintain a gate in a fence:**
- (a) which does not open into the property;**
 - (b) which does not open by sliding parallel and on the inside of the boundary fence, of which it forms part when closed; or**
 - (c) abutting a road reserve, pedestrian access way, right of way, reserve or public property without approval unless the local government has otherwise approved access from the road reserve, pedestrian access way, right of way, reserve or public property.**

Fences across rights of way, pedestrian access ways or road reserves

- 3.11 A person shall not, without the written consent of the local government, erect or maintain a fence or obstruction of a temporary or permanent nature across any right of way, pedestrian access way or road reserve so as to impede or prevent use of those facilities in the manner for which they are intended and constructed.**

PART 4 - GRAFFITI

Graffiti protection and removal

- 4.1 (1) A person shall not erect a fence, structure, building or wall constructed of masonry or other materials, adjacent to a public place or reserve without treating the fence, structure, building or wall with non sacrificial graffiti protection.**
- (2) An owner or occupier of a lot with a fence, structure, building or wall erected adjacent to a public place or reserve shall treat that fence, structure, building or wall with non sacrificial graffiti protection where required by an authorised person.**

- (3) The graffiti protection treatment required in accordance with sub-clauses (1) and (2) shall be applied to the manufacturer's specifications.**
- (4) The owner or occupier of a lot with a fence, structure, building or wall erected adjacent to a public place or reserve shall, when required by an authorised person, remove any graffiti which may have been applied to the fence, structure, building or wall.**

Record of graffiti protection

- 4.2 Where in accordance with this local law, a person is required to treat a fence, structure, building or wall adjacent to a public place or reserve with graffiti protection, that person must cause to be affixed to that fence, structure, building or wall a plate inscribed with the approved number relating to the which identifies the name of the graffiti protection applied to the fence, structure, building or wall, and details of the manufacturer's recommended treatment including materials to be used for removal of graffiti.**

PART 5 - ESTATE FENCES

Estate fencing

- 5.1 (1) No person shall construct or erect an estate entry statement or estate boundary fence without the approval of the local government.**
- (2) Where an estate entry statement or estate boundary fence is constructed and contains an estate name, the entry statement or estate boundary fence shall also depict the suburb name in equal prominence.**

Repairs to estate fencing

- 5.2 (1) An owner or occupier of a lot adjacent to an estate boundary fence shall, where that fence is damaged, dilapidated or in need of repair, cause it to be repaired or replaced with the same or similar materials with which it was first constructed, so as far as practicable the repaired or replaced section shall be the same as the original fence.**
- (2) Where in accordance with clause 4.1 graffiti protection has been applied to the section of a masonry fence or wall facing a reserve or public place and that wall is to be repaired or replaced, the owner or occupier of the lot adjacent to that section of fence or wall, shall cause it to be treated with graffiti protection as part of the repair or replacement.**

PART 6 - TENNIS COURT FENCING

Tennis court fencing

- 6.1 (1) This clause does not apply to a rural lot.**
- (2) A person shall not erect a fence around or partly around a tennis court on a lot unless:**
- (a) the fence is less than 3.6m in height;**

- (b) the whole of the fence is at least 900mm from the boundary between the lot on which the tennis court is located and the adjoining lot or if it is less than 900mm, the owner of the adjoining lot has first been given the opportunity to make submissions to the local government on the location of the fence; and
- (c) the fence is constructed of chain link fabric mesh and is 50mm x 2.5mm poly-vinyl chloride coated or galvanised, and is erected in accordance with the manufacturer's specification.

8.1.1 PART 7 - SECURITY AND FLOOD LIGHTING

Security and floodlights

- 7.1 (1) A person shall not erect or maintain or permit to be erected or maintained, on any private land, a luminaire which:**
- (a) causes a level of illumination greater than 1 lux to spill into adjacent land by more than 1m or onto any vertical or horizontal surface of a building thereon; or
 - (b) has the main beam angle of any floodlight or security light installed higher than 3m above natural ground level and positioned at a maximum angle of 70 degrees from the vertical plane; or
 - (c) in the opinion of the local government because of the glare adversely affects the amenity of adjoining residents or is hazardous to pedestrians or road users.
- (2) Paragraphs (a) and (b) of subclause (1) do not apply to a commercial lot or an industrial lot.**

Lighting exclusion

- 7.2 Clause 7.1 does not apply to any luminaires erected or maintained in accordance with any written law operating in the district.**

Tennis court floodlighting

- 7.3 (1) This clause does not apply to a rural lot.**
- (2) In determining an application in respect of the erection or use of floodlights or other exterior lights for illumination of a tennis court on a lot, the local government shall not approve the application unless:**
- (a) the owner of each adjoining lot is given the opportunity to make submissions;
 - (b) the mounting height of light fittings is within the following range, and determined by the lamp luminous flux per pole:
 - (i) single court equal to or less than 12,500 lumens per pole - 5m;
 - (ii) single court equal to or less than 25,000 lumens per pole - 8m;
 - (c) approval may be given outside the range detailed in paragraph (b) if considered appropriate to the circumstances;

- (d) light fittings used are of a type mounted horizontally or of a type approved by an authorised person;
- (e) the level of illumination from the floodlights or external lights on any land more than 1m from the lot does not exceed 10 lux; and
- (f) where required by an authorised person, written approval for the erection of the lights or other exterior lights has been obtained from the Commissioner of Main Roads.

Tennis court floodlight use and other restrictions

7.4 Unless otherwise approved, the owner or occupier of a residential lot which has a tennis court and floodlights thereon, shall not:

- (a) permit the floodlights to remain lit after 10 pm;
- (b) hire the court for playing tennis or any other activity for commercial gain.

PART 8 - ELECTRIFIED AND RAZOR WIRE FENCES

Requirement for an approval

8.1 (1) An owner or occupier of a lot shall not:

- (a) have and use an electrified fence on that lot without first obtaining an approval under sub-clause (3); or
 - (b) have a fence constructed wholly or partly of razor wire on that lot without first obtaining an approval under sub clause (4).
- (2) Sub clause (1)(a) does not apply to a rural lot or a special rural lot where the keeping of stock is permitted and is used for that purpose.**
- (3) An approval to have and use an electrified fence shall only be issued:**
- (a) in respect of a lot which does not abut a residential lot;
 - (b) where the fence complies with AS/NZS 3016:1994; and
 - (c) where provision is made so as to enable the fence to be rendered inoperable during the hours of business operations, if any, on the lot where it is erected.
- (4) An approval to have a fence constructed wholly or partly of razor wire shall only be issued:**
- (a) if the fence is not closer than 3m from the boundary of the lot; or
 - (b) where any razor wire used in the construction of the fence is higher than 2m but not more than 2.4m above the ground level.
- (5) An application for an approval referred to in sub-clauses (3) or (4) shall be made by the owner of the lot on which the fence is or is to be erected, or by the occupier of the lot with the written consent of the owner.**

PART 9 - STREET NUMBERING

Assignment and standard of street numbers

- 9.1 (1) The local government may assign a number to land in a street, thoroughfare or way in the district and may from time to time assign another number instead of that which was previously assigned.**
- (2) The local government may establish a minimum standard for the display of street numbering in the district and may from time to time establish another standard instead of that which was previously established.**

Street number to be displayed

- 9.2 (1) The owner or occupier of land in the district shall paint or affix and maintain, to a standard not less than that established by the local government, the current street number assigned by the local government, in a conspicuous place on the front of the building, fence or gate adjacent to the street fronting the land.**
- (2) A sign painted on a kerb, adjacent to a property used for residential purposes, depicting the house number and in accordance with specifications approved by the local government is satisfactory for the purposes of sub-clause (1).**

Location of number not to be misleading

- 9.3 (1) The owner or occupier of land shall not place or display a number or the street number of the land in such a way as to cause confusion or be misleading.**
- (2) Where in the opinion of an authorised person, the location or display of a number or street number causes confusion or is misleading, a notice may be served on the owner or occupier of the land, specifying remedial action to be taken in accordance with clause 14.1.**

Part 10 - Vehicle Wrecking, Fibreglassing And

SPRAY PAINTING

Commercial wrecking of vehicles

- 10.1 An owner or occupier of land in the district shall not undertake, permit or suffer the commercial wrecking of vehicles on that land, except in accordance with a planning approval.**

Wrecking and storage of vehicles generally

10.2 (1) A person shall not:

- (a) store any vehicle, part or body of a vehicle or machinery, in a state of disrepair or which is disused;**
- (b) allow to remain on any land or place a vehicle, part or body of a vehicle or machinery, in a state of disrepair or which is disused; or**
- (c) wreck, dismantle or break up any vehicle, part or body of a vehicle or machinery, unless:**
 - (i) inside a building; or**
 - (ii) in the case of a residential lot or a special rural lot, within an area enclosed by a fence or wall of not less than 1750mm in height and of such a nature as to screen all vehicles, parts or bodies of vehicles or machinery from the street and from adjoining properties.**

(2) A person shall not:

- (a) wreck, dismantle or break up any vehicle, part or body of a vehicle or machinery; or**
- (b) keep in a state of disrepair more than one vehicle,**
on a residential lot or a special rural lot without the prior written approval of the local government.

Disposal of vehicles, parts and machinery

- 10.3 (1) A person shall not dispose of, abandon or leave a vehicle, parts or body of vehicles or machinery except at a place set aside or approved by the local government for the purpose.**
- (2) A person shall not destroy any portion of a vehicle or machinery by fire so as to cause a nuisance to occupiers of adjacent land by smoke or odour.**

Fibreglassing and spraypainting

10.4 No person shall:

- (a) apply, use, manufacture or repair fibre reinforced plastics or resins; or**
- (b) engage in spraypainting,**
on any land other than an industrial lot except in accordance with the prior written approval of the local government.

Part 11 –Private Swimming Pools

Private swimming pool inspections

11.1 Where the local government has authorised a swimming pool inspector to inspect private swimming pools in the district:

- (a) no person shall prevent the inspector from undertaking an inspection of a swimming pool on any property; and**
- (b) where in the opinion of the inspector reasonable or safe access to the property is not possible because of locked gates, doors and the like or the presence of dogs the local government may by giving not less than 7 days' notice served on the occupier or owner require that the matter which prevented the inspection be removed or remedied to allow the inspection to be undertaken.**

Part 12 –Sand Drift And Litter Control

Wind blown sand

12.1 No person shall allow any land in the district to be kept in such a condition so as to allow soil or dust to be released or escape whether by means of wind, water or other causes, from that land onto adjoining or nearby land.

Soil to be retained

12.2 (1) Unless authorised by a building licence issued under the Local Government (Miscellaneous Provisions) Act 1960 or otherwise authorised by law, no person shall cause land in the district to be excavated, filled or kept in such a condition so as to:

- (a) undermine the land adjoining; or**
- (b) to allow the fill to spill onto the land adjoining.**
- (2) The adjoining land is to be taken to be affected by the events listed in sub clause (1) if:**
 - (a) the local government considers that the embankment resulting from the fill or excavation exceeds the natural angle of repose of the soil and consequently is likely to result in a change in level of the adjoining land, or**
 - (b) the local government considers that a change in level has occurred.**
- (3) Where a person causes a change in the level of land at the boundary, the land so excavated or filled shall be retained to the satisfaction of the local government.**

Litter control on building sites

12.3 (1) No person, owner or occupier shall allow or commence or continue the construction of any building works on any land, unless one of the following

measures is implemented to prevent building litter or rubbish of any kind whatsoever from being blown from the construction site:

- (a) **provide a receptacle of a capacity not less than 4m³ fitted with a lid on site for the disposal of all rubbish; or**
- (b) **provide an equivalent wire enclosure on site with a lid for the disposal of all rubbish.**
- (2) **All rubbish which is capable of being wind blown and other offensive matter on the construction site is to be placed and kept in the receptacle.**
- (3) **The lid is to be kept secure on the receptacle at all times.**

PART 13 - DRIVEWAYS AND DRAINAGE

Road verge and driveway gradients

- 13.1 (1) **No person shall on a road reserve adjacent to a residential lot construct or maintain a vehicle crossing to that property which rises up from the road surface edge, kerb or other treatment to the property boundary other than at a 2% gradient without the approval of the local government.**
- (2) **No person shall on a residential lot construct or maintain a driveway connecting a parking bay and a vehicle crossing at a gradient which exceeds that specified in the Fourth Schedule without the approval of the local government.**

Property drainage

13.2 **A person shall not allow storm water or other waste water to discharge onto:**

- (a) **an adjoining lot without the current approval of the adjoining owner; or**
- (b) **on to a road reserve or other property under the care control and management of the local government without the approval of the local government.**

PART 14 -REMEDY FOR BREACH

Works on private property

- 14.1 (1) **Where a breach of any provision of this local law has occurred on private property, the local government may give notice in writing to the owner or occupier of that property:**
- (a) **advising details of the breach of the local law;**
 - (b) **requiring the owner or occupier that the breach is to be remedied within the time specified in the notice; and**
 - (c) **advising that where the owner or occupier fails to comply with the requirements of the notice within the time specified, the local government may enter the property and do the required work.**

- (2) Where the owner or occupier of the property fails to comply with the requirements of the notice, the local government may by its employees, agents or contractors enter upon the property and carry out all works and do all things necessary to comply with the requirements of the notice.**
- (3) The local government may recover the expenses incurred in carrying out the works in accordance with sub-clause (2) from the owner or occupier of the property in a court of competent jurisdiction.**

Limit on liability

- 14.2 A person is not entitled to make any claim by way of damages or otherwise, against the local government, an authorised person, local government employee, local government appointed sub-contractor or other person authorised by the local government, to enter the land and carry out all or part of the works and do all things necessary that the owner, occupier or holder of a licence was required to do to comply with this local law.**

PART 15 - PENALTIES

Offences

- 15.1 (1) Any person who fails to do anything required or directed to be done under this local law, or who does anything which under this local law that person is prohibited from doing, commits an offence.**
- (2) An offence against any provision of this local law is a prescribed offence for the purposes of section 9.16(1) of the Act.**
- (3) Any person who commits an offence under this local law shall be liable, upon conviction, to a penalty not exceeding \$5,000, and if the offence is of a continuing nature, to an additional penalty not exceeding \$500 for each day or part of a day during which the offence has continued.**

Infringement and infringement withdrawal notices

15.2 For the purposes of this local law:

- (a) the form of the infringement notice referred to in section 9.17 of the Act is form 2 in the First Schedule of the Local Government (Functions and General) Regulations 1996; and**
- (b) the form of the infringement withdrawal notice referred to in section 9.20 of the Act is form 3 in the First Schedule of the Local Government (Functions and General) Regulations 1996 .**

Offence description and modified penalty

- 15.3 The amount appearing in the final column of the Fifth Schedule directly opposite an offence described in that Schedule is the modified penalty for that offence.**

Prosecution for offences

- 15.4 A penalty for an offence against this local law (not being a modified penalty) may be recovered by the local government by taking proceedings against the alleged offender in a court of petty sessions.**

Records to be kept

- 15.5 The local government shall cause adequate records to be kept of all infringement notices served and modified penalties received.**

Footnotes:

Appeal of decision

- 1. When the local government makes a decision as to whether it will:**
- (a) grant a person an approval under this local law; or**
 - (b) renew, vary, or cancel an approval that a person has under this local law,**
- the appeal provisions of Division 1 of Part 9 of the Act and regulations 33 and 34 of the Local Government (Functions and General) Regulations 1996 apply to that decision.**

Vehicle wrecking

- 2. The commercial wrecking of vehicles is covered under the provisions of the town planning scheme.**

**CITY OF WANNEROO
PRIVATE PROPERTY LOCAL LAW 2001**

FIRST SCHEDULE

SPECIFICATIONS FOR A SUFFICIENT FENCE ON A RESIDENTIAL LOT

Subject to clause 5.2 relating to estate fences, the following is a “sufficient fence” on a residential lot for the purpose of the Dividing Fences Act.

A fence constructed of corrugated fibre reinforced pressed cement sheeting which satisfies the following specifications:

- (a) a minimum in-ground length of 25 per cent of the total length of the sheet, but in any case shall have a minimum in-ground depth of 600mm;**
- (b) the total height and depth of the fence to consist of a single continuous fibre reinforced cement sheet;**
- (c) the sheets to be lapped and capped with extruded “snap-fit” type capping in accordance with the manufacturers written instructions; and**
- (d) the height of the fence to be between 1750mm to 1850mm.**

Permissible alternative fences

The following fence types are permissible alternative fences to a sufficient fence on a residential lot

- 1. A picket timber fence.**
- 2. A fence constructed of brick, stone or concrete.**
- 3. A composite fence.**
- 4. A factory colored sheet metal post and paneled fence**

Open fence

The following fence types are open fences on required by clause 15 on a residential lot

- 1. An open picket timber fence.**
- 2. A fence comprising brick or stone piers with an open infill of timber, wrought iron or tube.**
- 3. Other open fences approved by the local government.**

Footnote: Specifications for permissible alternative and open fences are detailed in the Fences Information Sheets obtained from local government offices.

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SECOND SCHEDULE

**SPECIFICATIONS FOR A SUFFICIENT FENCE ON A COMMERCIAL LOT
AND AN INDUSTRIAL LOT**

Subject to clause 5.2 relating to estate fences, the following is a “sufficient fence” on a commercial lot and an Industrial Lot for the purpose of the Dividing Fences Act.

A fence constructed of galvanised or PVC coated rail-less link mesh, chain mesh or steel mesh which satisfies the following specifications:

- (a) corner posts to be minimum 50mm nominal bore x 3.5mm and with footings of a 225mm diameter x 900mm;**
- (b) intermediate posts to be minimum 37mm nominal bore x 3.15mm at maximum 3.5m centres and with footings of a 225mm diameter x 600mm;**
- (c) struts to be minimum 30mm nominal bore x 3.15mm fitted at each gate and two at each corner post;**
- (d) cables to be affixed to the top, centre and bottom of all posts and to consist of two or more 3.15mm wires twisted together;**
- (e) rail-less link, chain or steel mesh is to be to a height of 2m on top of which are to be three strands of barbed wire carrying the fence to a height of 2.4m; and**
- (f) galvanised link mesh wire to be 2m in height and constructed of 50mm mesh 2.5mm galvanised iron wire and to be strained, neatly secured and laced to the posts and affixed to cables. Vehicle entry gates shall provide an opening of not less than 3.6m and shall be constructed of 25mm tubular framework with one horizontal and one vertical stay constructed of 20mm piping and shall be covered with 50mm x 2.5mm galvanised link mesh strained to framework. Gates shall be fixed with a drop bolt and locking attachment.**

Permissible alternative fences

- 1. A fence of fibre reinforced cement sheets.**
- 2. A fence constructed of painted or galvanized steel or aluminium sheeting.**
- 3. Fences of timber, brick, stone or concrete.**

Footnote: Specifications for permissible alternative fences are detailed in the Fences Information Sheets obtained from local government offices.

CITY OF WANNEROO
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THIRD SCHEDULE

**SPECIFICATIONS FOR A SUFFICIENT FENCE ON A RURAL LOT
AND SPECIAL RURAL LOT**

Subject to clause 5.2 relating to estate fences, a sufficient fence on a Rural Lot for the purpose of the Dividing Fences Act is a fence of posts and wire construction, the minimum specifications for which are:

- (a) wire shall be high tensile wire and not less than 2.5mm. A minimum of five wires shall be used, these to be generally with the lower wires spaced closer together than the higher wires so as to prevent smaller stock passing through, and connected to posts in all cases, and threaded through 12mm holes in posts to all fences;**
- (b) posts shall be of indigenous timber or other suitable material including timber impregnated with a termite and fungicidal preservative cut not less than 1.8m long x 100mm diameter at small end of round or 125mm x 60mm if split or sawn. Posts to be set minimum 600mm in the ground and 1.2m above the ground; and**
- (c) strainer posts shall be not less than 2.25m long and 150mm diameter at the small end and shall be cut from indigenous timber or other suitable material. These shall be placed a minimum of 1m in the ground.**

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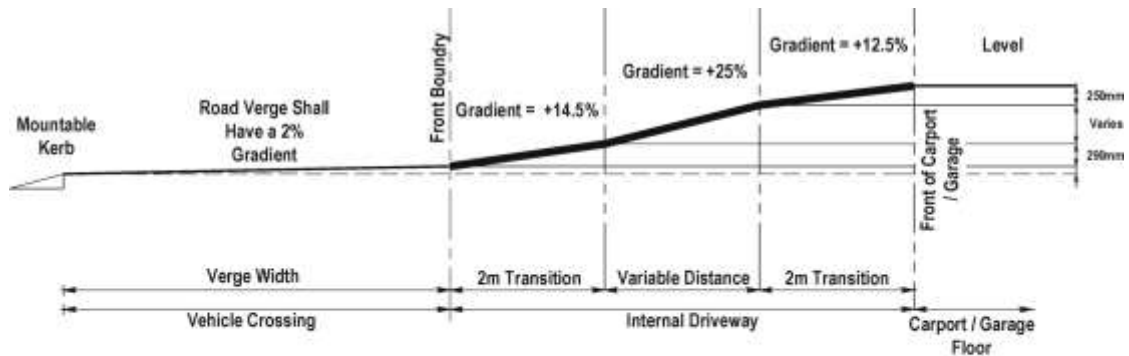
FOURTH SCHEDULE

Maximum Vehicle Driveway Gradients

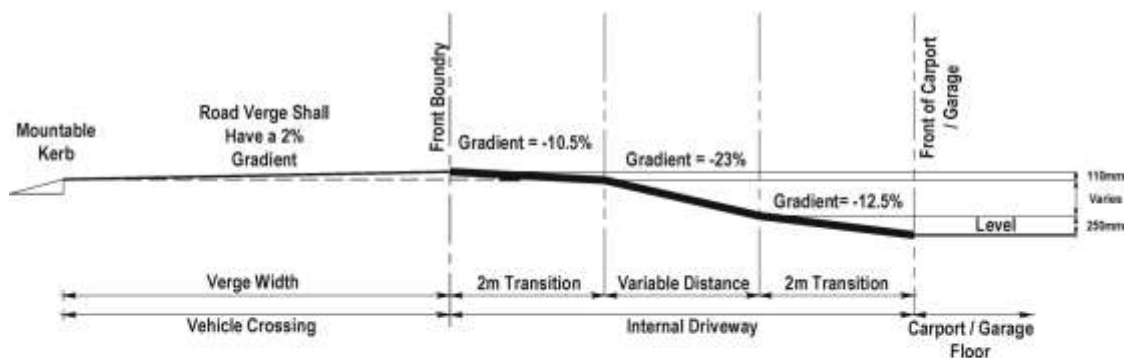
For the purpose of this Schedule

“Transition” means half the sum of the two adjacent gradients

“Gradient” means the height divided by the horizontal length of any slope expressed as a percentage, eg a slope of 1m change in height (upward) over 8m in length = 1 in 8 = +12.5%

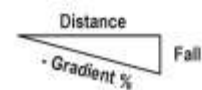
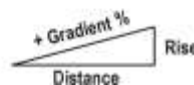


DRIVEWAY SLOPES UP FROM PROPERTY BOUNDARY



DRIVEWAY SLOPES DOWN FROM PROPERTY BOUNDARY

NOTE : Gradient = $\frac{\text{Rise / Fall}}{\text{Distance}} \times 100 (\%)$



CITY OF WANNEROO

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FIFTH SCHEDULE

Offences and Modified Penalties

Clause No	Nature of Offence	Modified Penalty \$
Part 3 - Fencing General		
3.1(a)	Erect a fence which is not a sufficient or permissible fence	100
3.1(b)	Alter or fail to maintain a fence to satisfy requirements of sufficient or permissible fence	100
3.3	Erect without approval a fence higher than 1 m within the front setback which is not an open fence	100
3.4	Erect without approval a fence which is not a permissible alternative fence on a secondary frontage	100
3.5	Erect a fence adjacent to an access point without a truncation	100
3.7	Failure to maintain a fence in good condition/prevent fence becoming dangerous, dilapidated, unsightly	100
3.8	Construct a barbed wire fence on rural property wire not furthestmost from public place or reserve	100
3.9	Use broken glass, barbed or razor wire, spiked or jagged projections in fence construction without approval	100
3.10(a)	Erect or maintain a gate in a fence not opening into the property	100
3.10(b)	Erect or maintain a gate in a fence not sliding parallel and on inside of fence	100
3.10(c)	Erect or maintain a gate in a fence without approval	100
3.11	Erect or maintain a fence/obstruction temporary or permanent across right of way, public access way or road without consent	100
Part 4 - Graffiti		
4.1(1)	Erect masonry fence/wall adjacent public place or reserve or public place without treating with non-sacrificial graffiti protection	100
4.2(2)	Failure to treat fence/wall adjacent public place or reserve without treating with non-sacrificial graffiti protection where required	100
4.3(3)	Failure to apply non sacrificial graffiti protection to manufactures specification	100
4.2	Failure to affix approved non sacrificial graffiti identification plate to treated fence or wall	100
Part 5 - Estate Fences		
5.1	Failure to depict suburb name on estate boundary fence or estate entry statement	200
5.2(2)	Failure to repair/replace damaged estate boundary fence with same or similar materials as original fence	100
5.2(3)	Failure to treat repaired/replaced fence/wall with non sacrificial graffiti protection	100
Part 6 - Tennis Court Fencing		
6.1(2)(a)	Erect or repair a tennis court fence higher than 3.6m	100
6.1(2)(b)	Erect tennis court fence less than 900mm from boundary of adjoining lot without submission from adjoining owner	100
6.1(2)(c)	Erect or repair chain link mesh fence higher than 3.6m not in accordance with manufacturers specification	100

Part 7 - Security and Flood Lighting

7.1(1)(a)	Erect or maintain on private land a luminaire which spills 1 lux or more illumination into adjacent land/building	100
7.1(1)(b)	Erect or maintain security/floodlight higher than 3m or at greater angle than 70 degrees	100
7.1(1)(c)	Erect or maintain security/floodlight so which effects amenity or is hazardous	100
7.4(a)	Permit tennis court floodlights to remain lit after 10 p.m. or cause a nuisance	100
7.4(b)	Hire the tennis court for tennis or other activity for commercial gain	100

Part 8 - Electrified and Razor Wire Fences

8.1(1)(a)	Have and use an electrified fence without a licence	100
8.1(1)(b)	Have and use a razor wire fence without a licence	100

Part 9 - Street Numbering

9.2(1)	Failure to paint/affix/maintain either the current standard or current street number in a conspicuous place on the building, fence/gate to street	100
9.3(1)	Place street number so as to cause confusion or be misleading	100

Part 10 - Vehicle Wrecking, Fibreglassing and Spray painting

10.1	Undertake or permit commercial wrecking of vehicles without planning approval	100
10.2(a)	Store, wreck or allow to remain on land any vehicle, part or body of vehicle or machinery in state of disrepair unless screened from view	100
10.2(b)	Allow to remain on any residential or special rural land more than one vehicle, part or body of vehicle or machinery in state of disrepair	100
10.3(1)	Fail to dispose of vehicle, parts or body of vehicle or machinery at place set aside or approved place	100
10.3(2)	Destroy portion of vehicle or machinery by fire so as to cause nuisance by smoke or odour	100
10.4	Use or manufacture fibreglass or undertake spray painting without approval	100

Part 11 - Private Swimming Pools

11.1(a)	Not allow inspector to inspect swimming pool	100
11.1(b)	Failure to remove impediment to reasonable and safe access	100

Part 12 - Sand Drift and Litter Control

12.1	Failure to prevent soil or dust from being released or escaping	100
12.2(1)	Allowing fill or excavation to effect adjoining land	100
12.2(3)	Failure to retain soil	100
12.3(1)	Failure to provide a suitable litter receptacle or enclosure on a building site	200
12.3(2)	Failure to keep wind blown building rubbish in receptacle or enclosure	100

Part 13 - Driveways and Drainage

13.1(1)	Construct a vehicle crossing at a gradient exceeding maximum allowable	100
13.1(2)	Construct a driveway at a gradient exceeding maximum allowable	100
13.2	Allow storm water to discharge onto adjoining land or road reserve	100

Other offences not specified 100

CITY OF WANNEROO

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SCHEDULE OF FEES AND CHARGES

Nature of Fee	Clause No.	Fee
Application for approval of variation to sufficient fence	3.2(3)	\$100
Application for approval of overheight front fence	3.3(1)	\$100
Application for approval of variation to secondary street fence	3.4	\$100
Application for approval of gates or fences across Right Of Way, Public Access Way or Road Reserve	3.11	\$100 annually
Application for approval of estate fences except where approved as part of an application for planning approval	5.1(1)	The greater of \$100 minimum or 0.23% of development cost
Application for approval of an electrified fence or razor wire fence	8.1	\$100
Application to store or wreck more than one disused vehicle on a residential or special rural lot	10.2(2)	\$100
Application to vary vehicle crossover or driveway gradients	13.1	\$100
All other applications required by the Private Property Local Law		\$60

Technical Services

Traffic Management

TS01-12/01 Traffic Management Concerns in Mindarie

File Ref:	21039, 06085
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment:	Nil

Issue

To address the concerns by residents about the increase and type of traffic on local roads within Mindarie.

Background

Over the past two years numerous requests have been received from Mindarie residents, Mindarie Community Group Inc. and CRAM (Concerned Residents About Mindarie) regarding traffic concerns in Mindarie, particularly in streets such as Bellport Parade, Rothesay Heights and Rochester Drive. It is considered by the residents and the various groups who have concerns in this regard that the non construction of Anchorage Drive between Seaham Way and Rosslare Promenade has had a major impact on traffic flows through Mindarie.

The construction of the portion of Anchorage Drive between Seaham Way and Rosslare Promenade was the subject of a detailed traffic study by Sinclair Knight Merz Consulting Engineers on behalf of the developers of Mindarie. The traffic study indicated that the ultimate traffic volumes anticipated for the street network in the current Mindarie Keys Local Structure Plan (MKLSP) were such that the construction of the subject section of Anchorage Drive link was not warranted. This was determined as the ultimate traffic volumes anticipated on the local distributor roads within the MKLSP such as Rochester Heights, Rothesay Drive and Bellport Parade were below the capacity of 6000 vehicles per day which these roads were designed to carry. It was on this basis that the developer argued that the section of Anchorage Drive was not required.

The subdivisional application was subsequently determined by Western Australian Planning Commission (WAPC) in consultation with the City of Wanneroo (WAPC 108380 Subdivisional Application Part Lots 962 and 963 Anchorage Drive, Mindarie) on 2 December 1998. City Administration was not convinced with the proposal to totally delete the section of Anchorage Drive as proposed by the proponent, recommending to WAPC to retain, at minimum, the Anchorage Drive road reserve to maintain some future flexibility should traffic volumes and safety concerns determine the need for its construction. The road reserve for the unconstructed portion of Anchorage Drive was therefore retained within the MKLSP and was required to be created as a condition of the above subdivisional approval for the adjoining Lot 963.

Under the agreement not to construct this section of Anchorage Drive it was required under a condition of the subdivision that the developer landscape the road reserve whilst preserving the option to construct the road and associated drainage and lighting, sometime in the future.

With respect to the issue of responsibility of construction of the subject portion of Anchorage Drive, it is no longer possible for the City to require the Fini Group to fund the construction of the road.

Detail

Development in Mindarie is nearing completion and traffic patterns are being established to suit the road layout that is now in existence. As a result, some of the residential streets in Mindarie, for example Bellport Parade, are experiencing increased traffic volumes. It is on this basis that residents who purchased their lots in Bellport Parade are of the opinion that much of the traffic travelling on Bellport Parade and other residential streets in the immediate vicinity is a direct result of the middle section of Anchorage Drive not being constructed.

Bellport Parade is a typical residential street and constructed to City standards. It is 7.4m wide and is adequate for a bus route and/or parking on the road without contravening the Traffic Code 2000. The Code indicates that a minimum width of 3 metres must be allowed for through traffic. Investigations into traffic volumes, speed and crashes on Bellport Parade were undertaken by City Administration in February 2001 following several complaints from residents. There was one recorded crash for the period from 1 January 1996 to 4 May 2001, with this crash occurring at the intersection of Bellport Parade and Mulgrave Loop when a single vehicle hit a refuge island and lost control. There were no injuries. Traffic volumes have been recorded at between 2443 vehicles per day near Anchorage Drive, and 800 vehicles per day near Kin Bay Entrance.

Comment

In assessment of local streets, particularly those in urban areas, the City is dealing with people's living space. However, there is not a clear distinction between the transport related needs that the living space fills, and other associated needs, ie., aesthetic, amenity, etc. People take an holistic view of their local environment and are more likely to find it acceptable if it 'feels' safe and secure. The safety issue becomes part of a wider amenity issue. This distinction between safety and security is important as people wish to feel safe in their area and it is this issue that City Administration believes is the basis on which the residents of Bellport Parade are presenting their request to the City with regard to traffic management strategies to divert traffic away from Bellport Parade.

In order to establish the need for traffic management devices in Mindarie or the construction of Anchorage Drive, a comprehensive Traffic Management Study would need to be undertaken. This would also entail an Origin and Destination survey that would confirm residents claims that Bellport Parade is being used as the main route through Mindarie for access to the three schools, the shops on Anchorage Drive north, and access to the boat harbour on the weekends. A detailed public consultation approach, similar to other traffic management studies undertaken in areas within the City, should be undertaken before consideration is made with regards to construction, or otherwise, of the remaining section of Anchorage Drive and the installation of traffic treatments in Mindarie.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

To undertake a comprehensive Traffic Management Study which includes an Origin and Destination Survey would cost between \$20,000 and \$25,000. There are no funds allocated in the budget for 2001/2002 and it is recommended that this project be listed for consideration by Council as a new initiative in the draft budget for 2002/2003.

Voting Requirements

Simple Majority

Recommendation**That Council:**

1. **LISTS for consideration in the Draft 2002/2003 New Initiatives Budget an allocation of \$25,000 for the Mindarie Traffic Management Study, inclusive of an Origin and Destination Survey.**
2. **ADVISES in writing those Mindarie residents, groups, etc that have formalised their concerns in writing since the formation of the new City of Wanneroo, of Council's decision**

Land Development

TS02-12/01 Subdivisional Retaining Walls over 3m in Height, Kingsway Lot 5 (WAPC No. 114026)

File Ref:	60536
Responsible Officer:	Acting Director Technical Services
Disclosure of Interest:	Nil
Attachments:	5

Issue

Approval of subdivisional development retaining walls over 3m in height at Lot 5, Kingsway, Madeley (WAPC 114026).

Background

A request by Sinclair Knight Merz, consulting engineers, was forwarded to City Administration to consider approval for retaining walls in excess of 3m in height in early October 2001. Refer to Attachment 1 for the locality plan. City Administration became aware of the fact that the walls in question were already partially constructed, ie, up to 3m in height. This work was undertaken without a Building License. City Administration subsequently withdrew the proposed report to be presented for Council consideration at its meeting on 16 October 2001. A Section 401 Notice was issued under the Local Government Act 1995 to remove the illegal retaining walls. Sinclair Knight Merz, on behalf of the land developer, then appealed to the Minister for Housing and Works. The appeal has been upheld – refer Attachment 2 for a copy of the Ministers approval.

Detail

As a consequence of the Minister's decision, Sinclair Knight Mertz on behalf of the landowners/developers, Seabeam Enterprises Pty Ltd have now resubmitted their proposal for retaining walls exceeding 3m in height in the development known as "The Grove" for Lot 5 Kingsway, Madeley. Refer to Attachment 3 for the extent of the subdivision. It is noted that the walls are on the rear boundaries of Lots 199 to 205 The Oval.

Council's policy (Policy No. DS6) allows walls up to 3m in height to be approved for construction by the City's Engineer (in this case the Director of Technical Services). Consequently, where retaining walls exceed 3m in height Council's approval is required.

Sinclair Knight Mertz have been carrying out the design, construction and supervision of subdivisional development for this area. Justification for approval of the retaining walls is summarised as follows:

“Lilac Hill Vista bounds the site to the west and The Oval to the south. The existing contour of the land and level between these two roads determine control for adjacent development. In order to provide a suitable building platform for normal residential development the lots must be filled and retained to heights ranging between 2.9m to 4.2m. This is also the most feasible alternative from an engineering design/construction perspective. The retaining walls for this subdivision will be located fully within each of the retained lot boundaries. Primarily, maintenance of lot shape, facilitation of level building platforms and the need to overcome significant site contour constraints while maintaining existing levels at abutting roads (condition of subdivision) has resulted in the final design height of the retaining walls.”

Approval to construct retaining walls exceeding 3m in height is now requested for Lot 5 in the Kingsway, Madeley.

Comment

There was no opportunity for this report to be presented to the Council Briefing Session on 11 December as the determination by the Minister was only made on 10 December and the submission by Sinclair Knight Merz was received at this office on 13 December. Advice has been received from the proponents that there are 37 Offer and Acceptances within Stage 2A and 2B precincts of this development. Many of these purchasers are eligible for the First Home Owners Grant and the titles need to be created and the survey plans lodged with the Titles Office prior to 31 December when the \$14,000 grant is to be reduced. It is on the basis of this potential loss of grant for future residents of the City that this report is presented to Council without consideration at a briefing session.

The landform and subdivision design suggests that the proposed retaining walls over 3m in height and up to a maximum of 4.2m is warranted in order to provide a suitable building platform. The long-section and cross-section through Lot 5, as shown on Attachments 4 and 5 respectively, demonstrates how the retaining walls are constructed to provide level lots between the existing road levels at Lilac Hill Vista (RL 52:16m) and The Oval (RL 58:20m). This equates to a height difference of 6m between the two roads, and following earthworks design, the height of the retaining walls has been reduced to 4.2m.

It is considered that these retaining walls do not have an adverse impact on the amenity of the surrounding area. A precedent exists for approving retaining walls of similar height where topographical constraints have existed. The proposed height of the retaining walls will not create overshadowing of adjoining lots.

Staff of Planning and Building Approvals raised no major concerns other than the requirement that a Building Licence is necessary for all retaining walls before construction can commence.

It is therefore recommended that the proposed retaining walls ranging up to 4.2m in height be approved.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Application for approval to construct retaining walls exceeding 3m in height has been processed in accordance with Council's policy (Policy No D56).

Financial Implications

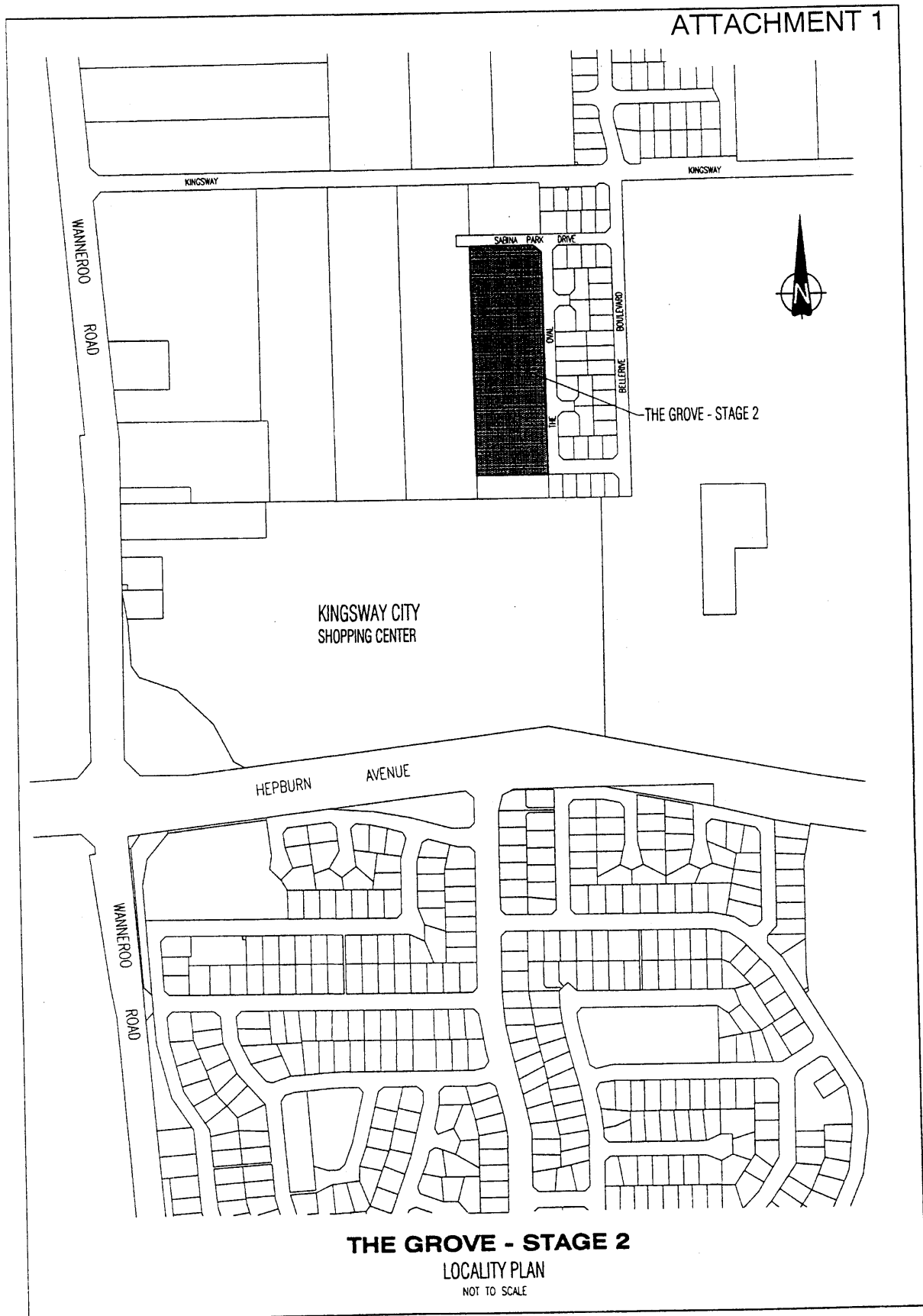
Nil

Voting Requirements

Simple Majority

Recommendation

That Council AUTHORISES approval of the retaining walls proposed for Lot 5 Kingsway, Madeley (WAPC 114026), up to a maximum of 4.2m in height and fully contained within the parent Lot 5 and limited to subdivisional Lots 199 to 205 The Oval, subject to a Building License for the design of the retaining walls over and above the Minister for Housing and Works approval being obtained before construction in excess of 3m can commence.



ATTACHMENT 2



**MINISTER FOR HOUSING AND WORKS;
LOCAL GOVERNMENT AND REGIONAL DEVELOPMENT;
THE KIMBERLEY, PILBARA & GASCOYNE**

Hon Tom Stephens MLC
Member for the Mining and Pastoral Region;
Deputy Leader of the Government
in the Legislative Council

Our Ref. 903-01

Mr Murray Dixon
C/- Sinclair Knight Merz
PO Box H615
PERTH WA 6001

Dear Sir

APPEAL - CITY OF WANNEROO

I refer to your appeal dated 2 November 2001, against two notices issued by the City of Wanneroo in relation to unauthorised building work at Lot 5 (52) Kingsway, Madeley.

Subdivisional retaining walls have been constructed without a building licence being issued. One notice requires that you cease all building work. The other notice requires that the building be removed.

The City of Wanneroo advises that the building does not contravene the requirements of the Building Code of Australia or the City's Town Planning Scheme.

I have carefully considered the matter and decided to uphold your appeal against the requirements of each of the notices.

The *Local Government (Miscellaneous Provisions) Act, 1960* is very clear on this issue and a licence must be obtained prior to the commencement of any building works.

I trust you will have regard for the requirements of the legislation in the future.

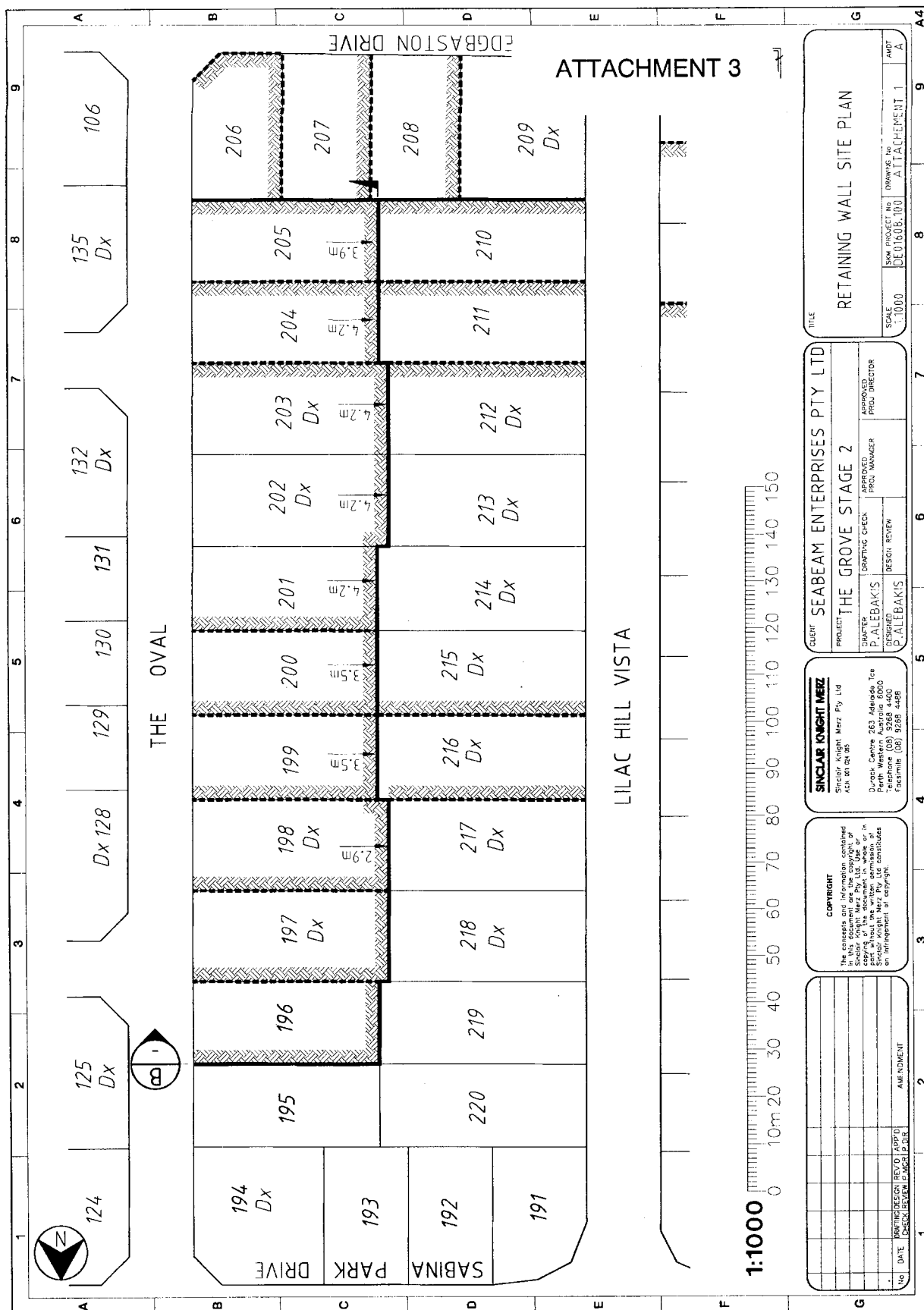
Yours sincerely

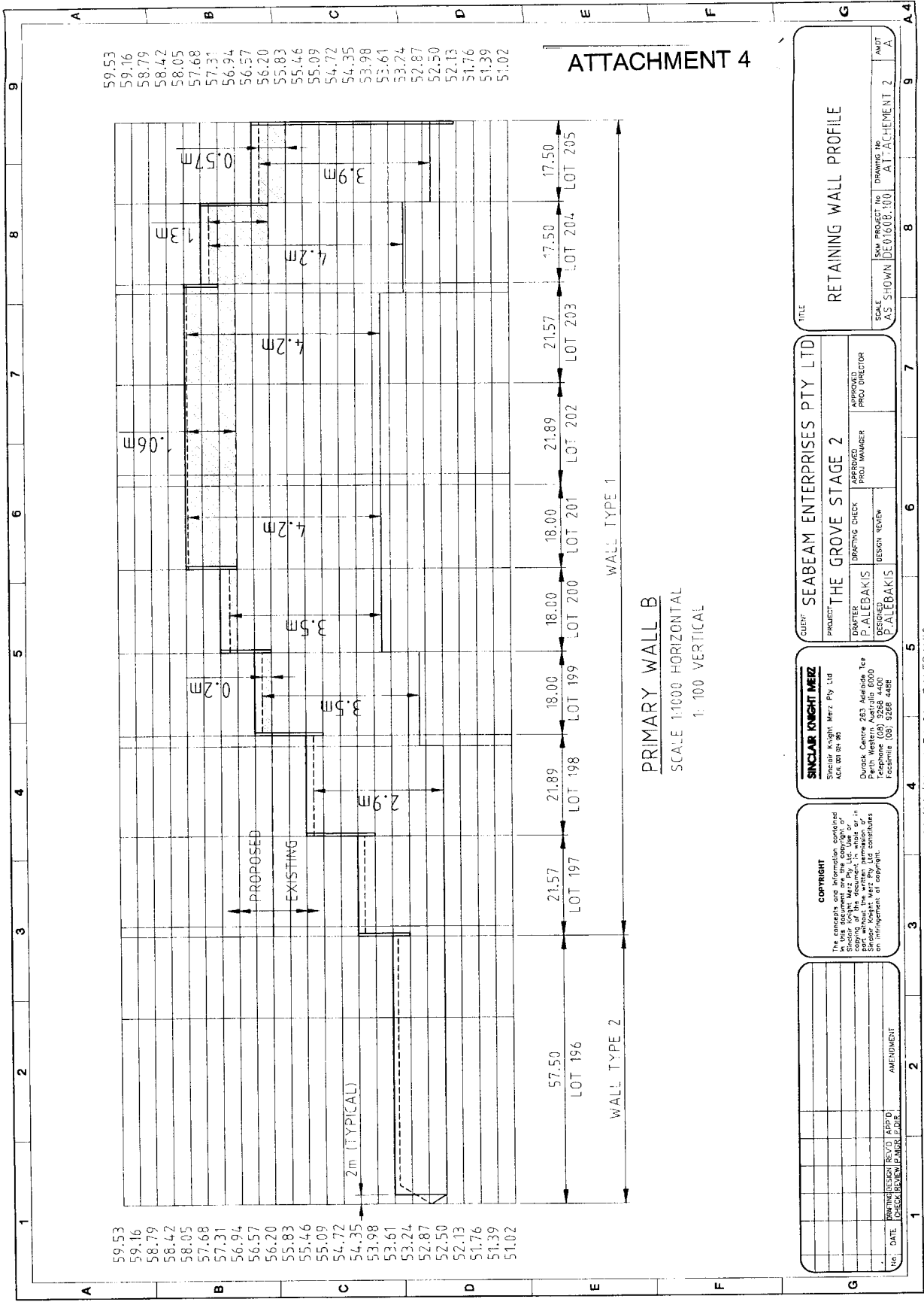
Tom Stephens MLC
MINISTER FOR HOUSING AND WORKS;
LOCAL GOVERNMENT AND REGIONAL DEVELOPMENT
THE KIMBERLEY, PILBARA AND GASCOYNE

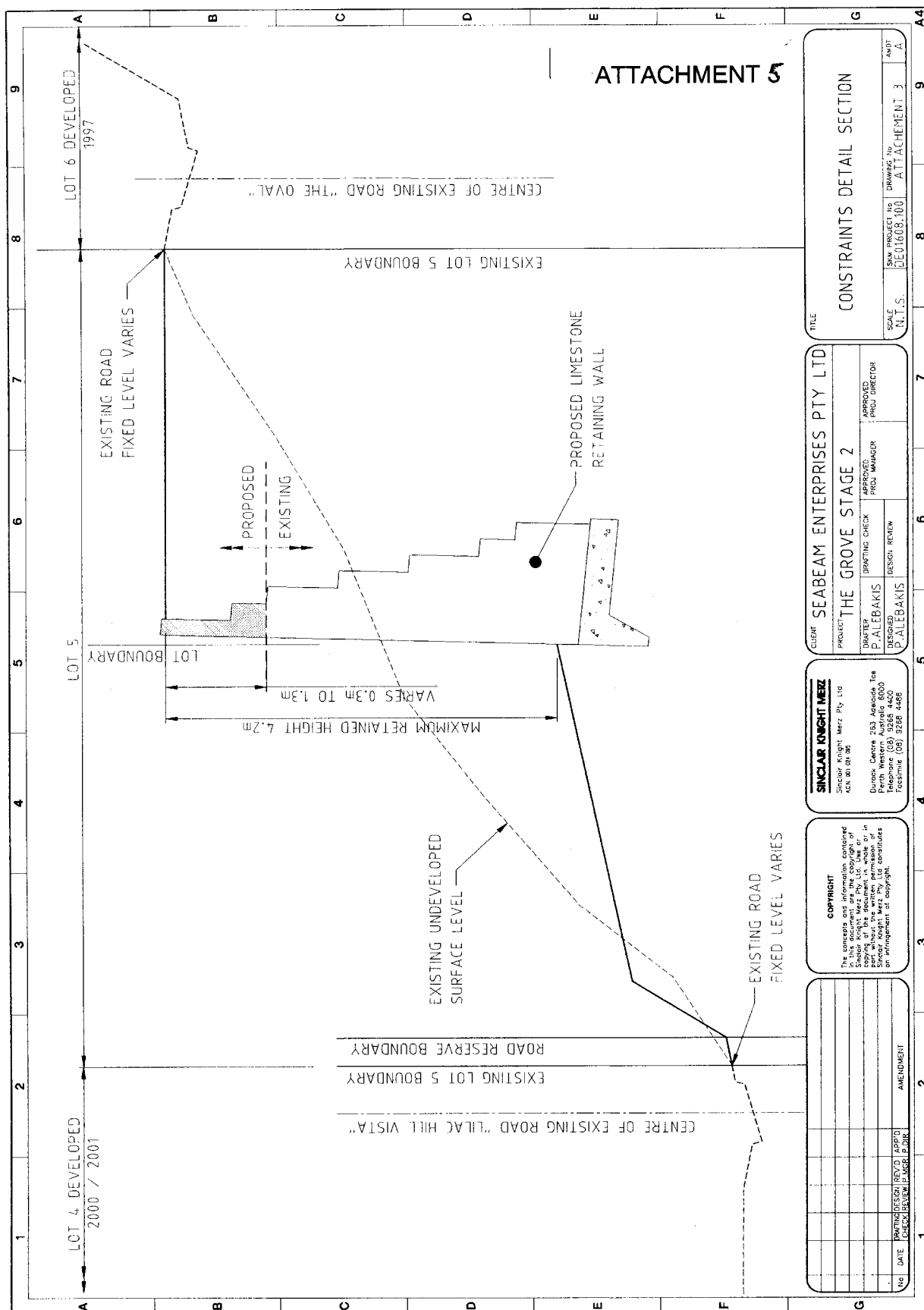
cc. The Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

11th Floor, Dumas House, 2 Havelock Street, WEST PERTH WA 6005
Telephone: (08) 9213 6500 • Facsimile: (08) 9213 6501
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Dec 10 2001 17:44 P.02 MINISTER FOR HOUSING Fax: +61-8-92136501







Infrastructure

TS03-12/01 Burt Street Drainage Sump Consultancy Investigation

File Ref:	64718
Responsible Officer:	Director Technical Services
Disclosure of Interest:	Nil
Attachments:	3

Issue

Consideration of recommendations arising out of a report prepared by PPK Environment and Infrastructure (PPK) for the City on “The Investigation of the Upgrade of Burt Street Sump, Quinns Rocks (November 2001)”.

Background

In May 2001 JDA Consultant Hydrologists prepared the Quinns Rocks Drainage Catchment Study for the City of Wanneroo. This study showed that the existing drainage system and sump in the Burt Street Drainage Catchment does not meet the City of Wanneroo’s design criteria. Based on the analysis undertaken in the Quinns Rocks Drainage Catchment Study, the Ilbery Street Precinct (Burt Street Drainage Catchment) was identified as having the highest priority for upgrading.

The findings in the Quinns Rocks Drainage Catchment Study were confirmed when during the storm event on the 29 July 2001, the sump at Burt Street overtopped and flooded adjacent private property. From monitoring work being undertaken by PPK at Lake Joondalup, the storm event on the 29 July 2001 correlates with an Annual Recurrence Interval (ARI) in excess of 100 years.

The Burt Street Drainage Sump (BSDS) is situated in a topographic low between residential housing at 13 and 17 Burt Street (refer to Attachment 1 for the location plan). The sump occupies the majority of the lot with some limited ability to increase storage in a southwest direction at the rear of the lot. Two residential lots to the northwest of the sump are also situated in the topographic low and susceptible to flooding should the sump overtop. Following the July storm, Administration sought submissions from Consultants to investigate various options for the upgrade of this sump in order to prevent this flooding from reoccurring. Submissions were received from:

1. Airey Ryan and Hill
2. PPK
3. Jim Davies and Associates
4. Halpern Glick Minsell

The submissions were assessed and on 31 August 2001 the City engaged PPK for a fixed lump sum of \$7,840.00 exclusive of GST to undertake the consultancy work.

Detail

The report prepared by PPK details the investigation undertaken and presents various options for the upgrading of the BSDS to comply with Council's Drainage Criteria. A copy of the report is available for perusal in the Councillors Reading Room with a copy of the Executive Summary from the report presented in Attachment 2. A summary of the work undertaken follows:

Geotechnical Investigation

A geotechnical investigation was undertaken on 4 October 2001 to determine the sub-surface stratigraphic profile and infiltration rates of the BSDS.

The site works included:

- Preliminary mapping of the sump and surrounding properties;
- Investigation and mapping of the sump wall and floor materials using a hand auger;
- Drilling of soil investigation bores at the northeast corner of the sump and on the northwestern neighbouring property at 17 Burt Street, and
- Installation of a piezometer to conduct falling-head permeability tests to determine soil infiltration rates.

Results of this investigation provide the following information:

- The sump has been excavated into an impermeable limestone cap rock, or calcrete;
- The sump is centred in a topographic low, surrounded by topographic highs formed by the Tamala Limestone Unit;
- The upper section of the walls of the sump is composed of a medium to fine grained sand, residual from leaching of the Tamala Limestone Unit;
- The permeability of the sand, representative of the permeability of the upper walls of the sump, is in the order of $3 \times 10^{-5} \text{ ms}^{-1}$ or 2.6 m/day (typical silty sand), as determined by falling head permeability tests;
- The calcrete perches any water that comes in contact with it. Any water infiltrating through the surficial sediments in the catchment will perch on the calcrete and flow laterally to the topographic low, which happens to be the BSDS. Thus there is inflow to the sump, not only through the stormwater drainage system, but also through the sump walls;
- At present the sump acts largely as an evaporation basin rather than an infiltration basin as there is virtually no permeability of stormwater through the base of the sump. Therefore, there will be no additional infiltration at the existing location if the sump were to be enlarged.

Due to the topography of the catchment no overland flow path for flood relief during extreme storm events exists or is possible. Furthermore, suggestions have also been made to increase the size of the sump, however, this will not provide for the infiltration of stormwater from the sump.

The required volume for the BSDS to meet the 10-year volume requirement is 1540m³ and for the 100-year requirement, 3280m³. The current volume for the BSDS is 790m³, which is grossly undersized and does not comply with the City's design criteria for both the 10-year and 100-year ARI storm events. The volume of 790m³ is based on no freeboard, which also fails to comply with the City's requirements. The figures quoted were referenced from Figure 18 in the Quinns Rocks Drainage Catchment Study prepared by JDA Consultant Hydrologists.

Land Acquisition - Upgrade Options

The options examined were:

1. Increase the volume of the existing sump, within its lot boundaries.
2. Increase the volume of the existing sump by acquisition of 17 Burt Street.
3. Increase the volume of the existing sump by acquisition of 17 and 19 Burt Street.

The outcome of this investigation is tabled in Table 1 below.

Table 1 Options for Increasing Burt Street Drainage Sump Volume by Land Acquisition

OPTION	VOLUME (m ³)		ESTIMATED COST (\$ exclusive of GST)
	Existing	Enlarged	
1	220	270	\$11,000
2	220	965	\$199,500
3	220	3550	\$382,500

The estimated costs for each option were calculated on the following basis:

- Option 1:** The cost of excavation of the sump within its current boundaries at the rear and sides.
- Option 2:** Enlargement of the sump through the acquisition of 17 Burt Street and associated excavation costs.
- Option 3:** Enlargement of the sump through the acquisition of 17 and 19 Burt Street and associated excavation costs.

From Table 1 it is clear that only Option 3 meets the City's 100-year volume requirement for the sump.

Land acquisition costs were based on the median house price of \$144,300 in Quinns Rocks as published by the Real Estate Institute of Western Australia, June 2001.

These three options were then re-examined with the inclusion of an impermeable wall constructed on the adjacent lot boundary of the existing and enlarged sump site. The outcome of this investigation is shown in Table 2 below.

Table 2 Options for Increasing Burt Street Drainage Sump Volume by Land Acquisition and Construction of an Impermeable Wall

OPTION	VOLUME (m ³)		ESTIMATED COST (\$ exclusive of GST)
	Existing	Enlarged	
4	220	1210	\$45,000
5	220	2560	\$227,000
6	220	4250	\$410,000

The estimated costs have been based on the following:

- Option 4:** The cost of excavation of the sump within its current boundaries at the rear and sides and construction of an impermeable wall.
- Option 5:** Enlargement of the sump through the acquisition of 17 Burt Street, associated excavation costs and construction of an impermeable wall.
- Option 6:** Enlargement of the sump through the acquisition of 17 and 19 Burt Street, associated excavation costs and construction of an impermeable wall.

Though the volume for each option has been greatly increased by the addition of the impermeable wall, Option 3 still remains the only option that meets the City's 100-year volume requirement for the sump.

Pump Options

Land acquisition is expensive, will result in relocation of existing residents, reduces Council rate income and provides no mechanism for the rapid removal of excess stormwater from the topographic low. To obviate the need for land acquisition, pumping of excess stormwater was also examined.

Pump options were initially investigated on the basis of enlarging the BSDS within its current lot boundaries, however, in compliance with the City's criteria this only allows for a water depth in the sump of between 0.7m and 1.1m. This approach was considered to be poor utilisation of the existing sump site and would result in undesirable pump stop/start frequencies. Pumping options were therefore examined in conjunction with an impermeable wall constructed along the northwest boundary and analysis of the drainage network was undertaken for 100 year ARI 24 hour duration storm events. The BSDS model was then modified to include a pump station at the sump. Excess stormwater from the BSDS is then transferred to the larger sump in Quinns Road at a pump rate of 50 litres/second while maintaining water level in the BSDS at below the maximum fill level and with controlled start/stop during a storm event.

The design detail associated with the proposed BSDS Pump station is tabled in Table 3 below.

Table 3 Burt Street Drainage Sump Pump Options (100 Year 24 Hour ARI)

PUMP FLOW RATE	PUMP START LEVEL	PUMP STOP LEVEL	MAXIMUM ALLOWABLE WATER LEVEL	PEAK WATER LEVEL
(l/s)	(m AHD)	(m AHD)	(m AHD)	(m AHD)
30	4.00	3.20	4.90	5.54
40	4.00	3.20	4.90	5.10
50	4.00	3.20	4.90	4.82
75	4.00	3.20	4.90	4.59
100	4.00	3.20	4.90	4.44

A concept design was prepared with the order of cost estimates for the construction of the pump station and associated ancillary works at the BSDS detailed in Table 4 below.

Table 4 Burt Street Drainage Sump Pump station Cost Estimate

Item	Description	\$ exclusive of GST
1.	Packaged Pump Station	\$43,000
2.	Site Costs	\$21,000
3.	Pump Station Installation	\$10,000
4.	PVC Rising Main	\$15,000
5.	Drainage	\$10,500
6.	Impermeable Wall	\$30,000
	Sub Total	\$129,500
	Contingency	\$10,000
	Total Burt Street Drainage Sump Pumpstation Cost Estimate (exclusive of GST)	\$139,500

The BSDS Pump station Cost Estimate of \$139,500 is based on concept design only, does not allow for City administrative and project management costs and will need to be firmed up upon final design.

Consultants Recommendations

Currently the BSDS acts largely as an evaporation basin rather than an infiltration basin with a negligible amount of stormwater being discharged through the base of the sump due to poor ground permeability. Given this situation it is therefore assumed that no additional infiltration would be achieved if the sump were to be enlarged.

It was therefore recommended by PPK that the City construct a pump station at the BSDS, with discharge to the Quinns Road Drainage Sump (QRDS). This would necessitate increasing the existing sump volume at Burt Street by utilising a greater proportion of the available land at its existing location in conjunction with the construction of a impermeable wall along the lot boundary of the sump and 17 Burt Street.

A concept design of the recommended upgrade option for the BSDS is provide in Attachment 3.

In addition to adopting a pumping strategy at the BSDS, it was also recommended by PPK that the QRDS will need to be enlarged to cater for the ultimate stormwater capacity that this sump caters for. This will involve detailed analysis of the contributing catchments, geotechnical characteristics and the existing capacity of this sump, with the proposed works linking in with proposed land development/conservation strategy for the land on which the sump is sited, ie; Lot 211, Mindarie.

Council, at its meeting on 22 May 2001, adopted a Structure Plan for Lot 211, Mindarie (Report No. W171-05/01 refers). A component of this Structure Plan which received strong support through the public consultation process was the improvement of the QRDS to a more natural swaled drainage system, revegetated with species consistent with the surrounding bushland currently in existence. The Western Australian Planning Commission has now adopted the Structure Plan for Lot 211 as the guideline for the consideration of future development applications on this lot. In accordance with this approval, any proposal for the enlargement of the QRDS would need to be prepared on the basis of a natural swaled system.

Comment

On review of the report it is advised that the recommendations presented by PPK are endorsed by City Administration as the most practical and cost effective solution in mitigation of the flooding problem at the BSDS. As a consequence it is suggested that:

1. The report prepared by PPK titled "The Investigation of the Upgrade of Burt Street Sump, Quinns Rocks (November 2001)" be accepted by Council.
2. City Administration to proceed with the preparation of a project brief seeking submissions for the design and documentation, inclusive of a cost estimate, for the provision of a pumped solution to the current BSDS capacity limitation and associated upgrade of the QRDS.
3. Upon City Administration's approval of the Burt Street and Quinns Road Drainage Sumps design and documentation submission a report will be prepared seeking Council approval for a budget reallocation. Funds are to be sought from an existing Capital Works item titled "Quinns Rocks Catchment Upgrade (Project 2172)", which has funding totaling \$30,000 allocated to it. This reallocation will also need to include the cost of PPK investigation work undertaken for the BSDS (\$7,840.00 exclusive of GST).

4. On completion of the design and documentation for the Burt Street and QRDSs, prepare a report to Council advising of the proposed solution and associated construction cost estimates. These estimates will then need to be listed for consideration by Council in the Draft 2002/2003 Capital Works Budget

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

It is recommended that the consultancy costs relating to the PPK consultancy and for design and documentation of the upgrades for the Burt Street and Quinns Road Drainage Sumps be funded through an existing Capital Works item titled "Quinns Rocks Catchment Drainage Upgrades (Project 2172)", which has funding totaling \$30,000 allocated to it. Budget reallocation from the Capital Works Program to the Infrastructure Services Consultancy Account will be reported upon City Administration approval of the successful Burt Street and Quinns Road Drainage Sumps design and documentation submission.

Subsequent construction cost estimates for both the Burt Street and Quinns Road Drainage Sumps will need to be listed for consideration by Council in the Draft 2002/2003 Capital Works Budget.

Voting Requirements

Simple Majority

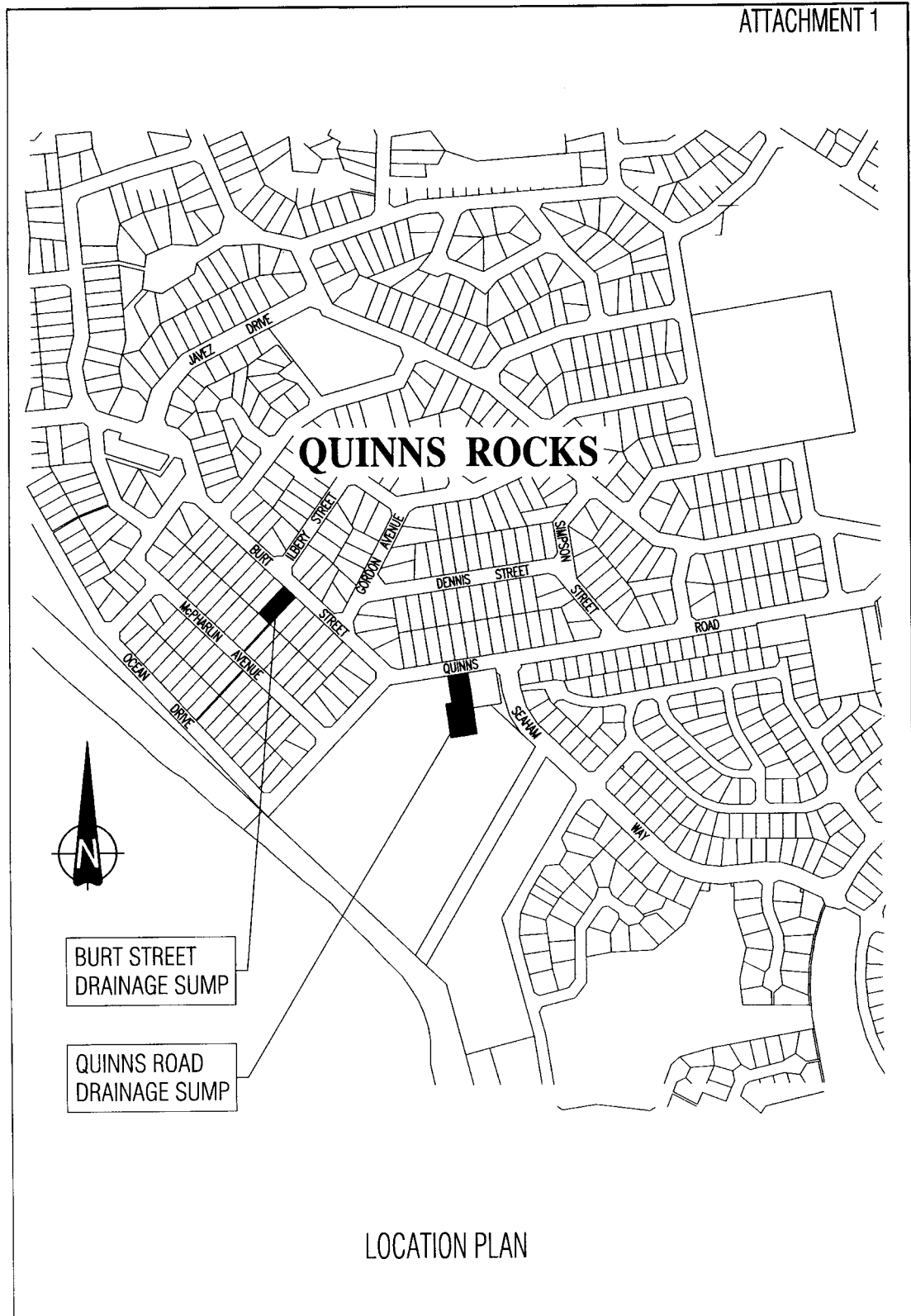
Recommendation

That Council:-

1. **ACCEPTS** the report by PPK Environment and Infrastructure titled "The Investigation of the Upgrade of Burt Street Drainage Sump, Quinns Rocks (November 2001)".
2. **AGREES** to City Administration preparing a Project Brief, seek quotations and appoint a consultant for design and documentation of works necessary for the pumped solution to the current Burt Street Drainage Sump capacity limitation and associated upgrade of the Quinns Road Drainage Sump.

3. **REQUESTS a report regarding budget reallocation requirements associated with the consultancy costs arising from the PPK Environment and Infrastructure report on the Burt Street Drainage Sump and the still to be confirmed consultancy to address the proposed pumped solution to the current Burt Street Drainage Sump capacity limitation and associated upgrade of the Quinns Road Drainage Sump.**
4. **REQUESTS a report on the outcome of the pumped solution to the current Burt Street Drainage Sump capacity limitation, the upgrade of the Quinns Road Drainage Sump and associated construction cost estimates prior to Council finalising consideration of the Draft 2002/2003 Capital Works Budget.**

ATTACHMENT 1



LOCATION PLAN

**ATTACHMENT 2**

Executive Summary

Executive Summary

PPK Environment & Infrastructure were commissioned by the City of Wanneroo to investigate the upgrade of Burt Street Sump, Quinns Rocks.

The Quinns Rocks Drainage Catchment Study prepared for the City of Wanneroo showed that the existing sump in the Burt Street catchment does not meet the City's design criteria for drainage basins.

During a storm event on 29 July 2001, the sump at Burt Street overtopped and flooded adjacent private property. The storm event had an Annual Recurrence Interval (ARI) of 100 years.

A geotechnical investigation was undertaken to determine the sub surface stratigraphic profile and infiltration rates of the Burt Street sump.

The sump is situated in a topographic low between residential housing at 13 and 17 Burt Street, Quinns Rocks. Housing adjacent to the sump is also situated in the topographic low and is susceptible to flooding when the sump fails.

A geotechnical investigation revealed:

- *The sump is centred in a topographic low, surrounded by topographic highs formed by the Tamala Limestone Unit;*
- *The sump has been excavated into very well cemented limestone;*
- *The upper section of the walls of the sump are composed of a medium to fine grained sand;*
- *The limestone perches any water that comes in contact with it. Any water infiltrating through the surficial sediments in the catchment will flow laterally to the topographic low, the Burt Street sump. Thus there is inflow to the sump, not only through the stormwater drainage system, but also through the sump walls;*
- *At present the sump acts largely as an evaporation basin rather than an infiltration basin with zero (0) permeability through the base of the sump. Therefore there will be no additional infiltration at the existing location if the sump were enlarged.*

Due to the topography of the catchment no overland flow path for flood relief during extreme storm events exists or is possible.

The volume of the Burt Street sump to meet the City of Wanneroo's 10 and 100 year drainage design criteria is 1540m³ and 3280m³ respectively.

The sumps current volume is 790m³, which is grossly undersized to comply with both the 10 and 100 year criteria.



ATTACHMENT 2

Executive Summary

A number of options to alleviate flooding at the Burt Street sump were considered. These included land acquisition, additional storage, and the creation of leakages within the catchment, to increase infiltration.

Once the stratigraphy of the sump and catchment were determined these options were considered unsatisfactory.

The option of acquiring land was examined and is considered cost prohibitive. It will result in relocation of existing residents, reduce Council rate income and provides no mechanism for the rapid removal of excess stormwater from the topographic low. In order to comply with the City's 100 year volume requirement, acquisition of houses at 17 and 19 Burt Street is necessary at an estimated cost of \$410,000, including site costs.

The other alternatives rely on infiltration of stormwater upstream of the sump, however due to the presence of the perching limestone layer, the stormwater would percolate through the upper sand layer, and flow to the sump. The steepness of the catchment also limits the extent of impervious area that could be captured.

To obviate the need for land acquisition, pumping of excess stormwater was examined in conjunction with an impermeable wall constructed along the northwest boundary of the sump.

Hydrologic and hydraulic modelling of the Burt Street catchment was undertaken to include a pump station at the sump, which pumped excess stormwater to a basin in Quinns Road.

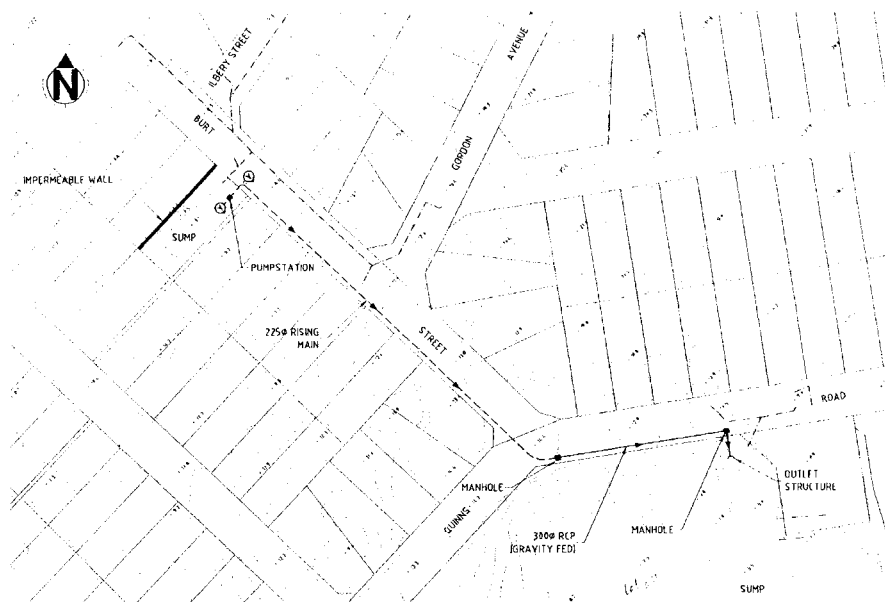
Modelling indicated a pump rate of 60 litres per second maintained the 100 year ARI design storm event for various durations at an acceptable freeboard below the proposed impermeable wall.

It is our recommendation that the City of Wanneroo construct a pump station at the Burt Street sump. The pump station will pump water from the Burt Street sump to the basin located in Quinns Road.

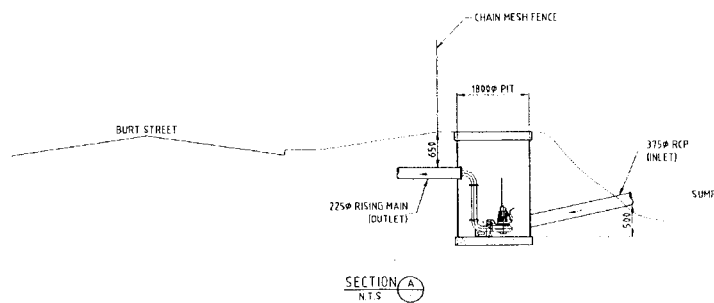
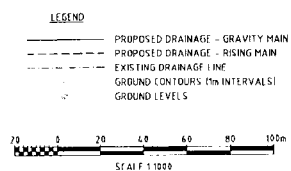
The estimated cost of the pump station, pipe work, site works and impermeable wall is \$153 000.

In addition to adopting a pumping strategy at the Burt Street sump it is our recommendation that the City of Wanneroo further investigate the existing capacity, the contributing catchments, geotechnical characteristics and options for enlarging the Quinns Road sump.

ATTACHMENT 3



DRAINAGE PLAN
Scale 1:1000



<p>PPK Environmental Infrastructure A Parsons Brinckerhoff Company</p> <p>PPK HOUSE 389 MAY STREET SUBIACO WESTERN AUSTRALIA, 6008 PO BOX 1232 SUBIACO, WA, 6904 TELEPHONE: (08) 9489 9700 FAX: (08) 9380 4060 Email: perth@ppk.com.au ABN 84 797 321 433</p>	<p>Project</p> <p>BURT STREET SUMP, QUINNS ROCK PUMP STATION CONCEPT DESIGN</p>
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Funding and Budget

TS04-12/01 Utilise Funds held in Bond to Complete Subdivisional Work on WAPC 107665/Clarkson Stage 22a Lithgow Drive, Clarkson - Dual Use Path and Modification to Intersection

File Ref:	61851
Responsible Officer:	Director Technical Services
Disclosure of Interest:	Nil
Attachments:	1

Issue

Budget variation to utilise funds held in bond for completion of a dual use footpath and intersection modifications to facilitate safe pedestrian and cyclist movements on Lithgow Drive, Clarkson.

Background

The original owners of the Clarkson Stage 13 development, Landcorp, transferred their interests to Landrow on 22 June 1999. Landrow has subsequently indicated their reluctance to complete outstanding works on behalf Landcorp. City Administration has been in contact with both Landrow and their consulting engineer, Wood Grieve Pty Ltd, to advise that Landcorp's bond of \$11,990.00, currently held by the City, will be utilised to construct the dual use path in Lithgow Drive and modify the intersection as per the original conditions of subdivision and bond application. This issue has previously been addressed by Council at its meeting on 12 June 2001 (Report W211-06/01 refers) A location plan indicating the extent of the proposed works is attached (Refer Attachment 1).

Detail

City Administration proposes to utilise the bond to undertake the construction of the dual use path and associated intersection modifications to facilitate safe movements for pedestrians and cyclists. The City accepted a bond from Landcorp to the value of \$11,990.00 in 1995 as security against incomplete works associated with the subdivision. This bond is required to finance the works. This amount is sufficient to undertake the construction of the dual use path, verge reinstatement and the works associated with the improvements to the intersection treatments.

Comment

The construction of the dual use path is supported for the safe passage of pedestrians and cyclists in Lithgow Drive. It was previously reported to Council on 12 June 2001 that Landcorp would construct the dual use path as part of Clarkson Stage 22A subdivisional development works. This is no longer the case and the use of bond is strongly recommended to enable completion this long awaited dual use path.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Funds are held as a cash bond to cover the cost of construction of the dual use path. Budget variations are necessary to transfer these funds to a Contribution Income Account and then redistribute to a Project Account to allow expenditure and capitalisation of the works. As the cash bond will accommodate the expenditure on the dual use path, there will be no direct funding from Municipal funds

Voting Requirements

Absolute Majority

Recommendation

That Council RESOLVES, by an ABSOLUTE MAJORITY, to utilise the bond held as security for incomplete dual use path works in Lithgow Drive Clarkson associated with the Clarkson Stage 13 land development project, originally owned by Landcorp and subsequently transferred to Landrow, and approve the following budget variations:

Cost Code	From	To	Description
51.00.01.011.6533.0000 Budget expenditure Bond Account	\$11,900		LandCorp Bond
51.60.72.724.1801.0001 Non Operating Activities Contributions		\$11,900	Bond Transferred to Income Account
51.60.72.724.1801.0001 Non Operating Activities Contributions	\$11,900		
Project Number 2167		\$11,900	Lithgow Drive Dual Use Path

TS05-12/01 Budget Variation to Accommodate the Amenities for the Lease Area of the New Civic Centre

File Ref: 33545
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment: Nil

Issue

Budget variation to accommodate the costs for the addition of a tea preparation amenity and toilet for the lease area in the New Civic Centre building

Background

Council at its meeting on the 16 October 2001 considered a report dealing with the use of the designated first floor lease area and the addition of a tea preparation amenity and toilet to be incorporated into this area to enable it to operate independently of the remainder of the Building (Report PD02-10/01 refers).

Council subsequently resolved to fund the new toilet and tea preparation amenities to the lease area and a sum of \$30,000 was allocated for this purpose (Project Number 2076).

Detail

Quotation documentation was prepared for the works as the value of the work was estimated to be less than \$50,000. The documents were issued on the 16 November 2001 to four contractors known to be capable of undertaking this type of construction work.

The following quotations were received on the 29 November 2001:

Homestead Constructions Pty Ltd	\$48,441
Brodun Construction Pty Ltd	\$55,170
Furntech (WA) Pty. Ltd.	\$55,644
KBE Building Services Pty Ltd	withdrew

Comment

Homestead Constructions Pty Ltd provided the lowest quotation and this firm has successfully completed several projects for the City including similar work to temporarily house the City of Wanneroo's administration at the Kingsley Administration Centre and the Ashby Depot during the period the New Civic Centre was being built.

Homestead Constructions Pty Ltd is recommended to undertake the proposed works.

Statutory Compliance

As the lowest tender is less than \$50,000 the City is exempt, under the Local Government Act (Functions and General) Regulations, from the need to obtain a contractor to undertake the works by public tender.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The lowest tender sum of \$48,441 is \$18,441 above the funding allocated for this project.

Estimating the value of additions is generally a difficult task and in this instance the rates applied to the initial project cost were underestimated against all areas of the proposed works. The value of these rates will be updated in the City's Administration records before future valuations are estimated. Some other issues affecting the comparison between the estimates and the lowest quotation received are:

- The placement of plumbing and in ground drains with associated cutting of existing concrete floor was overlooked.
- The breakdown of the quotation valued the provision of electrical, mechanical and hydraulic services at 50% of the quotation price.
- The Water Corporation after close of tender reassessed its valuation for the waste water discharge from the New Civic Centre and has reduced its initial headwork fees from \$3,900 to \$457. The lowest tender sum of \$48,441 can therefore be reduced to a value of \$44,998. The shortfall in project funding can therefore be reduced from \$18,441 to \$14,998.

The City is not able to lease the subject premises without undertaking the construction of the proposed amenities. A decision to proceed with the works would mean construction start early in January 2002. It is therefore recommended that the shortfall in funding of \$14,998 (say \$15,000) be sourced from the New Civic Centre building budget (Project W402) which has sufficient unexpended funding available.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **By ABSOLUTE MAJORITY, APPROVES the following Budget Variation for the construction of a tea preparation amenity and toilet within the designated first floor lease area of the New Civic Centre building.**

Project/Account No	From	To	Comment
W402	\$15,000		New Civic Centre Building - Unexpended funds carried forward 2001-2002
2076		\$15,000	To construct necessary facilities within the lease area

2. **ACCEPTS the quotation from Homestead Constructions Pty Ltd for the construction of a tea preparation amenity and toilet within the designated first floor lease area in the New Civic Centre building for the adjusted lump sum price of \$44,998.**

TS06-12/01 Joondalup Drive Underpass Grating - East of Houghton Drive

File Ref: 23433
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment: Nil

Issue

To report on progress and seek additional funding for the fabrication and installation of a grating at the Joondalup Drive underpass, Carramar.

Background

The City received a request from the Carramar Residents Association during the 2000/2001 financial year to provide a grating over the open section of the Joondalup Drive underpass to prevent children from throwing rocks from above into the opening.

As part of the preparation of the 2001/2002 Draft Capital Works Budget, quotations were sought to undertake this work. It was indicated that \$8,000 would be required for the works and this amount was subsequently approved by Council in the 2001/2002 Capital Works Budget.

Detail

Due to the structural nature of this work, the City engaged consultants Terpkos and Santillo to:

- Structurally design the grating and support required for the underpass void inclusive of specification and associated quotation documentation.
- Obtain a minimum of three quotations for the fabrication and installation of this structure.
- Oversee the fabrication and installation of the structure and provide certification of compliance and completion of the project.

The fee for this consultancy was \$2,300, plus GST. Three quotations for the approved design were received, the lowest being \$20,900 plus GST, which was considerably higher than the budget allocation. It was considered that this price was unacceptable and the consultant was requested to:

- Contact the original companies who provided the indicative quotations and confirm their compliance with all necessary structural aspects of their design and submission. It is noted that the indicative prices originally sought were not based on a structurally approved design.
- Amend their original design so that all structural requirements are complied with.
- Obtain further quotations for the structure from the companies who provided the original quotations.

The reviewed design resulted in the removal of the precast ring beam supporting the grating which accounted for between 40 and 50% of the \$20,900 quote. Minor changes to the grating design accounted for the remaining saving

A quotation of \$9,400 was received for the revised design solution for the fabrication and installation of a grating at the Joondalup Drive underpass and was recommended by the consultant Terpkos and Santillo as being fair and reasonable.

Comment

In summary, costs for the project are now revised as follows:

Consultant Design and Certification	\$2,300
Fabrication and Installation of the grating	\$9,400
Total Cost	<u>\$11,700</u>

This revised project cost leaves a shortfall of \$3,700.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Additional funding of the shortfall of \$3,700 to undertake the fabrication and installation of a grating at the Joondalup Drive underpass can be sourced from Project No 1199 Traffic Treatments Various. There are currently no specific minor traffic safety projects for funding from this source. Should this budget variation be approved then the remaining funds in Project No 1199 will be \$342

Voting Requirements

Absolute Majority

Recommendation

That Council **APPROVES**, by **ABSOLUTE MAJORITY**, the following budget variation to accommodate the shortfall in funding for fabrication and installation of a grating at the Joondalup Drive underpass, Carramar:

Project No	From	To	Comment
1199	\$3,700		Traffic Treatments Various
2114		\$3,700	Joondalup Drive Underpass, Carramar

Corporate Services

CS01-12/01 Change In Rateable Status - Lot 512 Salerno Drive, Mindarie - Quinns Baptist College

File Ref:	63276
Responsible Officer:	A/Director Corporate Services
Disclosure of Interest:	Nil
Attachment:	Nil

Issue

To advise the Council of the change in rateable status of the property located at Lot 512 (No 8) Salerno Drive Mindarie, Quinns Baptist College.

Background

Quinns Baptist College has requested an exemption from rates for the property at Lot 512 (No 8) Salerno Drive, Mindarie, on the basis that the land is being used exclusively as a private school.

The school wrote to the City of Wanneroo in February 1999 but due to an administrative oversight the request was not processed. Since that time, rates amounting to \$14,206.35 have accumulated.

Detail

In accordance with Section 6.26(2)(f) of the Local Government Act 1995 (the Act), land which is used exclusively as a private school and is registered under Section 32A(1) of the Education Act 1928 is not rateable.

The Accounts Manager of Quinns Baptist College has recently written to confirm that the land meets the above criteria and that the school commenced in January 1996. Rates for the property have been raised with effect from 26 March 1996.

Accordingly, the property is not rateable, effective from the date of commencement of the college. Rates raised since 26 March 1996 have been reversed and a refund of rates paid by the College will result.

Consultation

Nil.

Comment

Pursuant to *Section 6.26(2)(f)* of the Act, the land at Lot 512 (No 8) Salerno Drive, Mindarie, Quinns Baptist College, is not rateable and therefore rates raised since the property's change in rateable status have been raised inadvertently. Consequently, it is not appropriate to seek the Council's approval to waive the payment of rates under Section 6.47 of the Act. Instead, reversal of the rates raised has been actioned by the Rates Section.

Statutory Compliance

Section 6.26(2)(f) of the Local Government Act 1995, provides that

The following land is not rateable land:

...Land used exclusively as a private school, which is registered under section 32A (1) of the Education Act 1928.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **NOTES the change in rateable status of the land owned by Quinns Baptist College at Lot 512 (Number 8) Salerno Drive, Mindarie to not rateable effective from 26 March 1996; and**
2. **NOTES the action taken to reverse rates raised since the property's change in rateable status (26 March 1996) and to refund any amount paid to date.**

CS02-12/01 Commonwealth Bank of Australia - Ratification of Group Limit Facility

File Ref: 03121
Responsible Officer: A/Director Corporate Services
Disclosure of Interest: Nil
Attachment: 1

Issue

To authorise the Mayor and Chief Executive Officer to execute the Group Limit Facility Agreement with the Commonwealth Bank of Australia on behalf of the City of Wanneroo.

Background

In 1999, the City of Wanneroo entered into an Agreement for the Provision of Banking Services with the Commonwealth Bank. This Agreement required the bank to set up the following accounts with overdraft facilities.

Municipal Fund
Advance Account
Trust Fund Account
Reserve Account
Town Planning Scheme No. 5 – Berkley
EWDA Town Planning Scheme – Cell 1
EWDA Town Planning Scheme – Cell 2
EWDA Town Planning Scheme – Cell 3
EWDA Town Planning Scheme – Cell 4
EWDA Town Planning Scheme – Cell 5
EWDA Town Planning Scheme – Cell 6
EWDA Town Planning Scheme – Cell 7
EWDA Town Planning Scheme – Cell 8
Town Planning Scheme – No 7A(B) (NB. now closed)
Town Planning Scheme – Berkley

Offset Arrangement

An offset arrangement was set in place over the first three accounts on the list, meaning that the balances of these three accounts are added together for interest purposes. The overdraft facility therefore relates to the three accounts combined and is called a Group Limit Facility.

Detail

A recent investigation showed that in spite of this arrangement, the bank has treated the accounts separately and charged a hefty interest on the Advance Account (which is nearly always overdrawn) while ignoring the modest interest payable on the Municipal and Trust Fund Accounts (which are nearly always in credit). The bank is currently calculating a refund, expected to exceed \$75,000.

Reserve & Town Planning Accounts

Whilst interest is charged on overdrawn balances, no interest is paid on credit balances for any of the Reserve or Town Planning accounts. Therefore, offset arrangements similar to those in place for the main fund bank accounts would be beneficial. Accordingly, but only as an interim solution, the bank offered to extend the existing offset arrangement to all bank accounts operated by the City.

The Group Limit Facility (GLF) costs \$600pa for each account included. By adding the remaining 11 Reserve and Town Planning Accounts to the existing GLF, the fee charged has increased from \$1,800pa to \$8,400pa. However, this additional cost is more than countered by the savings achieved in interest charges. In addition, the overdraft facilities are combined, resulting in a \$4,950,000 line of credit being made available to the City.

Having already put the facility in place, the bank has requested that the City formalise the arrangements by executing the Group Limit Facility.

Consultation

Nil.

Comment

On 24 July 2001 Council approved the borrowing of funds from State Treasury to replace the various overdraft facilities for East Wannon Development Cells 1 to 8. The funds can be borrowed from State Treasury at lower cost and overall savings in interest costs would result.

However, the interim solution outlined above has saved the East Wannon Development Cells considerable interest expense over recent months and the administration is currently assessing alternatives to loan funding. It is anticipated that a report recommending an appropriate medium to long term approach will be placed before the Council in March 2002.

Statutory Compliance

Nil.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

The interim arrangements are providing substantial savings for the Town Planning Schemes currently in overdraft. A statement of balances as at 30 November 2001 is attached (**Attachment 1**).

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES the Group Limit Facility arranged by the Commonwealth Bank of Australia for all accounts of the City of Wanneroo is an interim measure to reduce interest charges for the East Wanneroo Development Cells bank accounts.**
- 2. AUTHORISES the Mayor and Chief Executive Officer to execute and affix the Common Seal of the City of Wanneroo to the Group Limit Agreement between the City of Wanneroo and the Commonwealth Bank of Australia.**

ATTACHMENT 1

City of
Wanneroo

As at 30 November 2001

SCHEDULE OF TOWN PLANNING SCHEMES - SUMMARY

TOWN PLANNING SCHEME	BALANCE 01-JUL-01	INTEREST EARNED	TRANSFERS TO SCHEMES	INTEREST PAID	TRANSFER FROM SCHEMES	BALANCE 30-NOV-01
	\$		\$		\$	\$
TOWN PLANNING SCHEME 5 (Landseale)	308,579	4,992			333	313,938
TOWN PLANNING SCHEME 7A Part B (Merrangaroo)						-
BERKLEY ROAD STRUCTURE PLAN AREA	2,201,717	32,248	4,982		32,484	2,288,441
SUB TOTAL	2,511,296	36,938	4,962	-	32,817	2,520,379
EAST WANNEROO DEVELOPMENT AREA (Cell 1)	(285,004)		47,808	3,819	2,635	(224,052)
EAST WANNEROO DEVELOPMENT AREA (Cell 2)	(42,485)		8,333	208	12,968	(47,318)
EAST WANNEROO DEVELOPMENT AREA (Cell 3)	784,846	3,333	29,167		25,883	791,262
EAST WANNEROO DEVELOPMENT AREA (Cell 4)	1,243,731	4,014	84,712		83	1,342,374
EAST WANNEROO DEVELOPMENT AREA (Cell 5)	2,489,300		1,250		333	2,470,217
EAST WANNEROO DEVELOPMENT AREA (Cell 6)	(1,301,028)		389,558	19,031	333	(1,010,834)
EAST WANNEROO DEVELOPMENT AREA (Cell 7)	(128,576)			1,887	336	(128,078)
EAST WANNEROO DEVELOPMENT AREA (Cell 8)	82,432				167	82,265
TOTAL EAST WANNEROO DEVELOPMENT AREA	2,824,714	7,347	490,827	24,925	42,827	3,254,838
TOTAL	5,336,010	44,285	495,889	24,925	75,744	5,775,215

CS03-12/01 Kingsway Sporting Complex Master Plan - Carry Forward Capital Funding

File Ref: 70297
Responsible Officer: A/Director Corporate Services
Disclosure of Interest: Nil
Attachment: Nil

Issue

To outline a capital item omitted from the adopted Budget and the proposed remedial action.

Background

Since the adoption of the 2001-2002 Budget, the Director of Technical Services has identified that the Implementation of the Kingsway Sporting Complex Master Plan Project was not included in the list of projects put forward in the schedule of Carry Forward Capital items to be included in the Budget. This was an oversight and the item should have been included at a value of \$200,000.

Detail

The former Director, Corporate Services confirmed that based on the way in which the Budget was constructed and the funding statement calculated, this omission of the carried forward does not represent a funding issue. The funding statement was based on the calculated Operating Surplus together with known savings on Capital Projects. Carried Forward Capital was treated as a contra item of funding and the equal and opposite expenditure. Hence, the omission of this item is reflected in the surplus calculated at the completion of the year end process.

Consequently, this report proposes a budget variation to effectively reinstate the project in the City's Capital Works Programme.

Comment

The omission of the carry forward capital funding for the implementation of the Kingsway Sporting Complex Master Plan from the adopted Budget is a matter that can be readily corrected now that the 2000/2001 Financial Accounts have been completed.

Consultation

Nil.

Statutory Compliance

Section 6.8(1)(b) of the Local Government Act 1995 requires a local government to authorise any expenditure for which provision has not been made in the Budget in advance. In amending the City's management budgets it is necessary to authorise the expenditure contemplated.

Strategic Implications

Nil.

Policy Implications

Nil

Financial Implications

This item can be reinstated in the Capital Programme by means of a budget variation, with funding generated by the excess surplus that will result.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **AUTHORISES the following budget amendment to include the sum of \$200,000 for the implementation of the Kingsway Sporting Complex Master Plan project –**

Account No.	From	To	Description
51.00.01.011.8000.0001	\$200,000		Accumulated surplus
Project No. W1800		\$200,000	Implementation of the Kingsway Sporting Complex Master Plan

2. **AUTHORISES BY AN ABSOLUTE MAJORITY pursuant to Section 6.8(1)(b) of the Local Government Act 1995 expenditure to be incurred against the budget item referred to in 1. above.**

CS04-12/01 Warrant of Payments for the Period ended 31 October 2001

File Ref: 19882
 Responsible Officer: A/Director Corporate Services
 Disclosure of Interest: Nil
 Attachments: 1

Issue

Cheques drawn on the funds during the month of October 2001.

Background

Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 requires a list of accounts paid by the CEO to be prepared each month, showing each account paid since the last such list was prepared.

In addition, *Regulation 13(4) of the Local Government (Financial Management) Regulations 1996* requires that the total of all outstanding accounts received but not paid, be presented to Council. At the close of October 2001, the amount was \$815,000.56.

Detail

Funds	Vouchers	Amount
City of Wanneroo - Director Corporate Services Advance Account Cheque Numbers EFT Document Numbers	19694 – 20555 50000109 – 50000135	\$4,605,085.05
City of Wanneroo – Municipal Account	000147 - 000149	\$9,199,109.60
City of Wanneroo – Town Planning Scheme Accounts	00015 – 00017	\$12,629.01

Consultation

Nil.

Comment

This warrant of accounts to be passed for payment, covering vouchers numbered as indicated and totalling \$9,211,738.61 has been checked and is fully supported by vouchers and invoices. These vouchers, duly certified for the receipt of goods and the provision of services, are due for payment.

Statutory Compliance

Nil.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council PASS for payment the following vouchers, as presented in the Warrant of Payments for the period to 31 October 2001, certified by the A/Director Corporate Services and Manager Finance, totalling \$9,211,738.61.

Funds	Vouchers	Amount
City of Wanneroo - Director Corporate Services Advance Account Cheque Numbers EFT Document Numbers	19694 – 20555 50000109 – 50000115	\$4,605,085.05
City of Wanneroo – Municipal Account	000147 – 000149	\$9,199,109.60
City of Wanneroo – Town Planning Scheme Accounts	00015 – 00017	\$12,629.01

ATTACHMENT 1

Warrant of Payments for the Month of October 2001

City of Wanneroo - Director Corporate Services Advance Account

Cheque No	Cheque Date	Vendor Name	Amount	Details
19694	02-Oct-01	AARQUEanitech	5,863.13	MAINTENANCE AGREEMENT METER CHARGES
19695	02-Oct-01	ALINTA GAS	240.00	FINANCIAL SUPPORT- COMM SVCS
19696	02-Oct-01	ABORIGINAL SENIORS GROUP P/C	50.00	PETTY CASH
19697	02-Oct-01	RANGERS SERVICES PETTY CASH	159.20	PETTY CASH
19698	02-Oct-01	WESTERN POWER	254.10	FINANCIAL SUPPORT- COMM SVCS
19699	04-Oct-01	WANNEROO DAIRY SUPPLIES	662.45	MILK SUPPLY
19700	04-Oct-01	AUST COMMUNICATIONS AUTHORITY	69.60	SUBSCRIPTION RENEWAL
19701	04-Oct-01	AMERICAN INTER UNDERWRITERS	7.00	PAYROLL DEDUCTION
19702	04-Oct-01	AUSTRALIAN MANUFACT WKS UNION	73.80	PAYROLL DEDUCTION
19703	04-Oct-01	AVIS	129.14	BUS HIRE- COMMUNITY SERVICES
19704	04-Oct-01	ALIA PUBLIC LIBRARY ASSOCIATION	1,360.00	CONFERENCE REGISTRATION & ACCOM
19705	04-Oct-01	BELAIR SMASH REPAIRS	500.00	INSURANCE EXCESS
19706	04-Oct-01	CITY OF WANNEROO MUNI FUND	293.08	RATES PAYMENT
19707	04-Oct-01	C C I TRAINING SERVICE	875.00	ABORIGINAL CROSS CULTURAL AWARDS
19708	04-Oct-01	CITY OF WANNEROO PAYROLL A/C	1,598.00	PAYROLL DEDUCTION
19709	04-Oct-01	CHEF EXCEL PTY LTD	1,251.00	CATERING- VAR COUNCIL FUNCTIONS
19710	04-Oct-01	CAFE CORPORATE	127.00	CATERING- VAR COUNCIL FUNCTIONS
19711	04-Oct-01	CITY OF SWAN	952.41	LONG SERVICE PAYMENT
19712	04-Oct-01	DEPT OF LAND ADMINISTRATION	366.00	ON LINE SEARCHING/STATEMENT REQST
19713	04-Oct-01	D & M LAUNDRY SERVICE	268.40	LAUNDRY SERVICES
19714	04-Oct-01	EXECUTIVE SERVICES PETTY CASH	341.65	PETTY CASH
19715	04-Oct-01	EASIFLEET MANAGEMENT	57,113.81	LEASE CHARGES
19716	04-Oct-01	FOCUS ON ACTIVITY	66.00	FOCUS ON ACTIVITY SUBSCRIPTION
19717	04-Oct-01	HOME CHEF	2,557.74	MEALS - COMMUNITY SERVICES
19718	04-Oct-01	HOMECARE PURSUITS	3,720.76	RECREATIONAL CARE- COMM SVCS
19719	04-Oct-01	K & F CONCRETE	993.30	PAVING INSTALL & REPAIRS
19720	04-Oct-01	KEYWEST CONSTRUCTION GROUP	47,698.20	PROGRESS PAYMENT
19721	04-Oct-01	CANCELLED	0.00	
19722	04-Oct-01	MAYNE NICKLESS	1,660.28	COURIER CHARGES
19723	04-Oct-01	MUNICIPAL EMPLOYEE UNION-PAYROLL	1,143.84	PAYROLL DEDUCTION
19724	04-Oct-01	P & T E MATHIAS	5,808.00	BADGERUP RECYCLING GATHERING MOSS HERB FARMS HYDRAULIC CONTRACT SERVICES
19725	04-Oct-01	NON-ORGANIC DISPOSALS	4,891.70	GLASS DISPOSAL
19726	04-Oct-01	NICK DEL BORRELLO	3,078.90	REPAIRS/ MODIFY HYD TANK & HOSES
19727	04-Oct-01	QUALITY PRESS	13,560.80	RECYCLING CALENDARS
19728	04-Oct-01	SPORTS SURFACES	154.00	20 LTRS INDOOR/OUTDOOR ADHESIVE

19729	04-Oct-01	STIRLING CONCRETE PTY LTD	13,180.20	INSTALL FOOTPATH & REMOVE BITUMEN
19730	04-Oct-01	SHIRE OF ROEBOURNE	139.71	PAYROLL
19731	04-Oct-01	WATER CORPORATION	91.20	URGENT METER REPAIR FEE
19732	04-Oct-01	DR C T WONG	560.00	IMMUNISATION CLINIC
19733	04-Oct-01	WESTERN POWER	4,733.00	CHARGES- VAR PARKS, OFFICES & CTRS
19734	04-Oct-01	WANNEROO PASTRY HOUSE	40.00	CATERING FOR DEPT'L MEETINGS
19735	04-Oct-01	PRESTON HELICOPTER SERVICES P/L	2,324.30	HIRE FEE FOR AERIAL SPRAYING
19736	04-Oct-01	AMAZING STAGING	8,855.00	SPRING INTO IT FESTIVAL
19737	04-Oct-01	GEARY SIGNS	352.00	VAR SIGNS
19738	04-Oct-01	FESA	330.00	EMERGENCY MANAGEMENT SEMINAR
19739	04-Oct-01	PARINS	495.00	MUDGUARD REPAIRS
19740	04-Oct-01	HIRE INTELLIGENCE	1,243.00	DESKTOP & LAPTOP RENTAL
19741	04-Oct-01	ROAD SAFETY SHOP	1,177.00	REFLECTIVE BOLLARDS & BASES
19742	04-Oct-01	MIC CHECK PRODUCTIONS	798.60	HIP-HOP WORKSHOP- YOUTH SVCS
19743	04-Oct-01	THOMPSON HUGHES & CO	6,164.40	INVESTMENTS- PROF SERVICES
19744	04-Oct-01	HELEN JEAN TRENKA	21.35	RATE REFUND
19745	04-Oct-01	S HAGGER	10.68	RATE REFUND
19746	04-Oct-01	S MCLEOD	17.87	RATE REFUND
19747	04-Oct-01	F ZNIDARSIC	273.00	RATE REFUND
19748	04-Oct-01	LYNETTE & J PARKER	300.00	VEHICLE CROSSING SUBSIDY
19749	04-Oct-01	GARY J & HELEN RANDALL	250.00	VEHICLE CROSSING SUBSIDY
19750	04-Oct-01	JENNIFER L & S GERVASONI	345.00	VEHICLE CROSSING SUBSIDY
19751	04-Oct-01	SUNCORP METWAY	200.00	REFUND SUBDIVISION CLEARANCE
19752	04-Oct-01	ROYAL LIFE SAVING SOCIETY OF AUST	70.00	STAFF TRAINING
19753	05-Oct-01	ROMAN ZAGWOCKI	320.00	CASH ADVANCE- CONFERENCE EXP
19754	05-Oct-01	MKTNG & TRANSPORT CONSULTANCY	3,762.00	REVIEW COMPUTER TENDER
19755	05-Oct-01	B BARNES	30.00	VOLUNTEER PAYMENT
19756	05-Oct-01	S BRESNEHAN	70.00	TRAINING AIDES
19757	05-Oct-01	WANNEROO SENIOR HIGH SCHOOL	100.00	COMMUNITY SERVICES
19758	05-Oct-01	R RUSSELL-BROWN	180.00	INDONESIAN LESSONS- COMM SVCS
19759	05-Oct-01	COLLIERS JARDINE	150.00	GIFT VOUCHERS- SAFER CITIZENS
19760	05-Oct-01	M BURNABY	60.00	VOLUNTEER PAYMENT
19761	05-Oct-01	F WEST	60.00	VOLUNTEER PAYMENT
19762	05-Oct-01	DANNY LENFERNA	545.00	ACCOMODATION PKS & LEISURE CONF
19763	05-Oct-01	PENELOPE VORPAGEL	55.00	REFUND- SCHEME MEMBERSHIP FEES
19764	05-Oct-01	ECLIPSE RESOURCES PTY LTD	247.50	GENERAL CONSTRUCTION WASTE
19765	05-Oct-01	MCLEOD & CO	48.77	PROFESSIONAL SERVICES
19766	05-Oct-01	ALEXANDER HTS ADULT DAY CARE P/C	36.50	PETTY CASH
19767	05-Oct-01	ALEX HTS - THE HEIGHTS P/C	79.20	PETTY CASH
19768	05-Oct-01	M ADAMSON	39.00	VOLUNTEER PAYMENT
19769	05-Oct-01	ABORIGINAL SENIORS GROUP P/C	50.00	PETTY CASH
19770	05-Oct-01	FARLEY CAMPBELL	100.00	VOLUNTEER PAYMENT
19771	05-Oct-01	CITY OF WANNEROO	510.00	PYMNT FOR THE YANCHEP COMM HALL
19772	05-Oct-01	P DUMARESQ	65.00	VOLUNTEER PAYMENT
19773	05-Oct-01	C HIRD	60.00	VOLUNTEER PAYMENT
19774	05-Oct-01	WATER CORPORATION	354.35	ADJ SVC CHARGES- ROUNDABOUTS
				METER REPAIR
19775	05-Oct-01	WESTERN POWER	6,163.80	CHARGES- VAR PARKS, OFFICES & CTRS
				FINANCIAL SUPPORT - COMM SVCS
19776	05-Oct-01	H WALKER	68.00	VOLUNTEER PAYMENT

19777	09-Oct-01	HYDRA-PAK	166,122.00	HORIZONTAL AUTO TIE BALING MACHINE
19778	10-Oct-01	JOONDALUP COURT	781.35	WARRANTS
19779	10-Oct-01	RED BOOK SERVICE	594.00	AUTO DATA SVCS- SUBSCRIPTION RNWL
19780	10-Oct-01	FREEDOM POOLS	60.46	DONATION- TELETHON HOUSE 2001
19781	10-Oct-01	WHITE OAK HOME CARE SERVICES P/L	187.00	RESPIRE CARE- COMMUNITY SERVICES
19782	10-Oct-01	WA PAINT CITY	88.50	VARIOUS PAINTS
19783	10-Oct-01	MICHAEL HAYES	50.00	KEY HOLDER
19784	10-Oct-01	J CORP	820.45	DONATION- TELETHON HOUSE 2001
19785	10-Oct-01	M HECKLER	165.60	VOLUNTEER PAYMENT
19786	10-Oct-01	DEWSONS MERRIWA	318.80	FOOD FOR YOUTH SVCS
19787	10-Oct-01	CITIZEN'S ADVICE BUREAU	1,100.00	SUBSCRIPTION COMM MEDIATION SCHM
19788	10-Oct-01	HAMES SHARLEY	275.00	LANDSCAPE CONSULTANCY SVCS
19789	10-Oct-01	BANDT GATTER & ASSOCIATES	2,935.90	CONSULTING FEE
19790	10-Oct-01	NORTHERN SUBURBS BAILIFF	339.81	BAILIFFS FEES
19791	10-Oct-01	GOWRIE (WA) INC	165.00	JELLYTIME- FDC SVCS
19792	10-Oct-01	CANCELLED	0.00	
19793	10-Oct-01	INTRACO MNGMNT CONSULTING P/L	1,325.00	SAFETY MNGMT PLAN WORKSHOP
19794	10-Oct-01	SUNCITY NEWSAGENCY	26.58	NEWSPAPER SUPPLY
19795	10-Oct-01	AHL HOLDINGS LIMITED	426.65	RATE REFUND
19796	10-Oct-01	DRIVESHAFT BALANCING SERVICES	412.50	DRIVESHAFT REPAIRS
19797	10-Oct-01	K L M CONSULTANTS	440.00	QUALITY ASSURANCE ACCREDITATION
19798	10-Oct-01	HIRE INTELLIGENCE	242.00	RENTAL DESKTOP
19799	10-Oct-01	STATE REVENUE	266.57	RATE REFUND
19800	10-Oct-01	TECHNOLOGY ONE LIMITED	165.00	PROCLAIM CONFERENCE
19801	10-Oct-01	JULIA ROSS RECRUITMENT LTD	2,004.75	FINANCE CONTRACT STAFF
19802	10-Oct-01	ENVIRONMENTAL INDUSTRIES	916.30	LANDSCAPE MAINTENANCE
19803	10-Oct-01	SMART SHAPES	25.00	TEACHERS MANUAL
19804	10-Oct-01	ACELLCOMM	445.00	HANDS FREE KIT FOR THE MAYOR
19805	10-Oct-01	NATASHA STONE - ART OF FUN	345.00	CLAY SCULPTURE WORKSHOPS
19806	10-Oct-01	APPLE AUSTRALIA PTY LTD	330.73	APPLE COMPUTER EQUIPMENT
19807	10-Oct-01	INFORMATION ENTERPRISE AUST P/L	1,930.92	RECORDS CONTRACT STAFF
19808	10-Oct-01	FLEETCARE	422.37	LEASE OF VEHICLE
19809	10-Oct-01	PETER C & RJ NOTARANGELO	241.00	VEHICLE CROSSING SUBSIDY
19810	10-Oct-01	ELIZABETH DOOLEY	300.00	VEHICLE CROSSING SUBSIDY
19811	10-Oct-01	VERONICA K MURRAY	345.00	VEHICLE CROSSING SUBSIDY
19812	10-Oct-01	THE SUNDAY TIMES	61.60	NEWSPAPER SUPPLY
19813	10-Oct-01	JOONDALUP LITTLE ATHLETICS	40.00	BOND REFUND
19814	10-Oct-01	WHITFORDS CHURCH OF CHRIST	300.00	BOND REFUND
19815	10-Oct-01	MINDARIE KEYS JOINT VENTURE	438.04	RATE REFUND
19816	10-Oct-01	CRESSALL HOLDINGS	3,197.28	RATE REFUND
19817	10-Oct-01	NORMAN & M WILSON	424.84	RATE REFUND
19818	10-Oct-01	KERRY LLEWELLYN	108.67	RATE REFUND
19819	10-Oct-01	PAUL G DAVIS	51.89	RATE REFUND
19820	10-Oct-01	JOSE MANUEL FIGUEROA	59.32	RATE REFUND
19821	10-Oct-01	ALBERT S & P DREW	181.92	RATE REFUND
19822	10-Oct-01	MJ TANNER	202.83	RATE REFUND
19823	10-Oct-01	JAYNE & G HARMSWORTH	563.60	RATE REFUND
19824	10-Oct-01	MG THOMAS	202.83	RATE REFUND
19825	10-Oct-01	BERTHA LOUISE SLATTER	382.85	RATE REFUND
19826	10-Oct-01	LAURA & M VERHOOGT	545.65	RATE REFUND

19827	10-Oct-01	DAVID & M McMEECHAN	1,014.00	RATE REFUND
19828	10-Oct-01	A SWYNY	13.20	RATE REFUND
19829	10-Oct-01	TT TRAN & TL NGUYEN	174.27	RATE REFUND
19830	10-Oct-01	ANN & BRENDON NEWTON	345.00	VEHICLE CROSSING SUBSIDY
19831	10-Oct-01	CHRISTINA FRANCES	300.00	VEHICLE CROSSING SUBSIDY
19832	10-Oct-01	ALLMARK & ASSOCIATES	70.62	SUPPLY OF RUBBER STAMPS
19833	10-Oct-01	ASPHALTECH PTY LTD	5,117.68	GRANITE ASPHALT & HOTMIX LAYING
19834	10-Oct-01	ACTIMED AUSTRALIA	671.11	FIRST AID PRODUCTS & PODIATRY SUPP
19835	10-Oct-01	ALGAR BURNS PTY LTD	81,924.92	COMPUTER EQUIPMENT & SOFTWARE
19836	10-Oct-01	ADVANCED MATTING	859.53	AQUAMOTION- HERONAIR MATTING
19837	10-Oct-01	CHRIS ANTILL	2,090.00	URBAN DESIGN CONSULTANCY SVCS
19838	10-Oct-01	ADELPHI TAILORING CO	198.00	FIRE TROUSERS
19839	10-Oct-01	ALLEN MOBILE PHONE SERVICES	264.00	INSTALL HANDS FREE KIT
19840	10-Oct-01	AIR LIQUIDE WA PTY LTD	666.81	OXYGEN CYLINDERS
19841	10-Oct-01	AUST AIRCONDITIONING SVCS P/L	6,404.26	AIRCONDITIONING REPAIRS & MAINTCE
19842	10-Oct-01	BOC GASES	9.35	INSECTIGAS DE SIZE
19843	10-Oct-01	BENARA NURSERIES	72.60	VARIOUS PLANTS
19844	10-Oct-01	BROWNBUILT METALUX INDUSTRIES	278.92	METAL CABINET
19845	10-Oct-01	BUNNINGS LIMITED	1,060.67	TREATED PINE, TROLLEY HAND & VAR
19846	10-Oct-01	BUNNINGS LIMITED	153.68	PINE TREATED MGP, SCREWS & VAR
19847	10-Oct-01	BUNNINGS LIMITED	248.43	CEMENT SOLVENT, POWERBOARD & VAR
19848	10-Oct-01	BIG W	43.96	PROGRAMME ACTIVITIES- THE HEIGHTS
19849	10-Oct-01	BOOMERANG PAPER PTY LTD	60.50	COLOUR PAPER FOR SAFER CITIZENS
19850	10-Oct-01	B G C CONCRETE	986.21	MONO & CONCRETE SUPPLY
19851	10-Oct-01	BLUE COLLAR PEOPLE	1,305.15	COW CONTRACT STAFF
19852	10-Oct-01	BEAUREPAIRES	8,791.91	TYRES FITTING, RUST BAND & VARIOUS
19853	10-Oct-01	BEAUREPAIRES	2,528.93	TYRES FITTING, RUST BAND & VARIOUS
19854	10-Oct-01	BYWEST PTY LTD	1,812.95	EDGER BLADE, MOWER TRIMMER & VAR
19855	10-Oct-01	BUDGET PORTABLES	3,381.52	VARIOUS SECURITY CONTAINERS HIRE
19856	10-Oct-01	BRAVO HIRE	206.00	POST HOLE DIGGER & GROUND HOG HIRE
19857	10-Oct-01	BGC BLOKPAVE	2,421.18	EASICOBBLE & VAR PAVERS SUPPLY
19858	10-Oct-01	BAKEWELL FOODS PTY LTD	57.80	AQUAMOTION SUPPLY
19859	10-Oct-01	BT EQUIPMENT PTY LTD	2,356.94	REPAIRS TO MUSTANG
19860	10-Oct-01	CASE QUIP WA	577.83	HEADLIGHT, CABLE & PARKING BRAKES
19861	10-Oct-01	CASTROL AUSTRALIA PTY LTD	310.45	APX T GREASE 450
19862	10-Oct-01	CHALLENGE BATTERIES WA	1,123.10	BATTERIES SUPPLY
19863	10-Oct-01	COASTAL SERVICES	283.80	ELECTRONIC APPLIANCES REPAIRS
19864	10-Oct-01	COATES HIRE OPERATIONS PTY LTD	127.58	PLATE COMPACTOR HIRE
19865	10-Oct-01	COVENTRYS	122.57	GLOBES, MIRROR, SPRING PIN & VAR
19866	10-Oct-01	CANCELLED	0.00	
19867	10-Oct-01	COVENTRYS	2,008.29	ROLL PIN, SPARKPLUG, LAMPS & VAR
19868	10-Oct-01	CUTTING EDGES PTY LTD	322.11	PLOUGH NUTS,PLOUGH BOLTS & VAR
19869	10-Oct-01	CONSOLIDATED BEARING COMPANY	79.75	6205 X 5/8 BEARING
19870	10-Oct-01	COCKBURN/WRECKAIR HIRE	92.51	FUEL TO TOP TANK ON RETURN OF HIRE
19871	10-Oct-01	CHADSON ENGINEERING PTY LTD	498.97	PLANT REPAIR AND EQUIPT MAINTNANCE
19872	10-Oct-01	CHEMICAL FORMULATORS	1,562.88	C 7 N/SUPER WET 25L
19873	10-Oct-01	COLLINS CRAFT & SCHOOL SUPPLIES	60.18	CRAFT SUPPLIES
19874	10-Oct-01	CHAINPOWER	1,320.00	SS188 CHAIN 56P
19875	10-Oct-01	CENTAMAN SYSTEMS PTY LTD	390.50	BARCODES
19876	10-Oct-01	DEUTZ AUSTRALIA	296.64	SOLENOID VALVE

19877	10-Oct-01	DBS FENCING	132.00	NORTH OF GATE B
19878	10-Oct-01	DE NEEFE SIGNS PTY LTD	6,552.81	STREET PLATE & VAR SIGNS
19879	10-Oct-01	DEPT OF CONSERVATION & LAND	221.90	CHARGES 10/7/01 - 12/9/01
19880	10-Oct-01	DIAMOND LOCK & KEY	15,140.95	VAR INSPECTIONS & REKEYING PROJCTS
19881	10-Oct-01	DYMOCKS WHITFORDS	25.46	BLUE NOWHERE
19882	10-Oct-01	DYMOCKS HAY STREET	322.52	SELECTED BOOKS GIRRAWHEEN LIBRARY
19883	10-Oct-01	BOOK CITY OCEAN KEYS	152.95	BOOKS FOR MOBILE LIBRARY
19884	10-Oct-01	ENZED SERVICE CENTRE PERTH	2,765.08	SWIVEL, PIPE COUPLING & VAR SVCS
19885	10-Oct-01	E R S AUSTRALIA PTY LTD	326.15	PARTS WASHER SERVICE
19886	10-Oct-01	EASTWAY UNI-LOADER HIRE	1,320.00	REBUILD BMX TRACK - A. WARING PARK
19887	10-Oct-01	ECLIPSE RESOURCES PTY LTD	440.00	GENERAL CONSTRUCTION WASTE
19888	10-Oct-01	ELLIOTTS IRRIGATION PTY LTD	926.70	IRRIGATION EQUIPMENT
19889	10-Oct-01	EARTHMOVING INDUSTRY TRAIN SERV	330.00	FORK LIFT TRAINING- COW STAFF
19890	10-Oct-01	FORPARK AUSTRALIA	7,739.60	POWDER COATED STEEL STRUCTURE
19891	10-Oct-01	WILLIAM R FINCHER & COMPANY	930.60	ADAPTOR, STAEDTLER, & VAR- GRAPHICS
19892	10-Oct-01	FREEWAY SCREENS & WINDOWS	611.60	REPAIRS TO SECURITY SCREEN
19893	10-Oct-01	FRICTION CONTROL	1,178.06	SEAL KIT, TAPPER ROLLER KIT & VAR
19894	10-Oct-01	FUJITSU AUSTRALIA LIMITED	5,254.40	PAYROLL PROCESSING
19895	10-Oct-01	FRESHFOOD SERVICES PTY LTD	183.43	MARKETING FOOD SUPPLY
19896	10-Oct-01	FUCHS LUBRICANTS (AUST) P/L	2,137.30	TITAN UNIVERSAL
19897	10-Oct-01	GEOFF'S TREE SERVICE	2,533.65	PRUNING & CUTTING DOWN TREES
19898	10-Oct-01	GIBSONS & PATERSON W A PTY LTD	285.56	TRAYS, CAKE FORKS & VAR ITEMS
19899	10-Oct-01	GUARDIAN DATA	759.00	HYUNDAI PC & MICROSOFT MICE
19900	10-Oct-01	GREEN & GOLD HIAB SERVICES	1,292.50	PAVING TRANSPORT & PUMP INSTALLTN
19901	10-Oct-01	GREEN SCENE	33.00	COMMUNITY SERVICES
19902	10-Oct-01	GERAGHTY'S BEARING SUPPLIES	54.12	SEAL & BEARING
19903	10-Oct-01	GELDENS PTY LTD	424.44	FIRE SERVICES CLOTHING
19904	10-Oct-01	G & M LOMBARDI PTY LTD	21.12	GEN CAP 03 DUST CAP- LANDCRUISER
19905	10-Oct-01	HUGALL & HOILE MALAGA	5,999.21	RETIC EQPT, COUPLING & VAR
19906	10-Oct-01	HUMES CONCRETE	342.27	GULLY BASE
19907	10-Oct-01	HEAVY AUTOMATICS	1,889.48	TRANSMISSION SHIFT & FLEET REPAIRS
19908	10-Oct-01	HUGALL & HOILE WANGARA - MALAGA	195.84	PLAIN TEE, RETIC ITEMS & VAR
19909	10-Oct-01	HEATLEY SALES PTY LTD	19.14	GAFFA TAPE 48MM IN BLACK
19910	10-Oct-01	HADDON'S CHILDRENS BOOKS	431.81	VARIOUS BOOKS G/WHEEN LIB
19911	10-Oct-01	INDUSTRIAL PROTECTIVE PRODUCTS	132.00	VITAL PIONEER BACK SUPPORT
19912	10-Oct-01	I W D STRAPPING SALES PTY LTD	6,781.28	STEEL STRAP
19913	10-Oct-01	ICON OFFICE TECHNOLOGY	9,386.33	VAR METRE READING, CARTRIDGES &
				SERVICE REPAIRS
19914	10-Oct-01	JACKSONS DRAWING SUPPLIES P/L	28.38	VARIOUS ITEMS
19915	10-Oct-01	J B PRECISE ENGINEERING	1,650.00	MAKE 2 SETS OF SKIDS
				MAKE 4 NEW SHAFTS AS PER SAMPLE
19916	10-Oct-01	JMAC INDUSTRIES	132.00	CLEANING RAG MIX COTTON
19917	10-Oct-01	JOONDALUP CANVAS WORKS	33.00	TARP REPAIR
19918	10-Oct-01	JASON MAZDA	124.97	WN31659 FRONT DOOR LOCK
19919	10-Oct-01	KOTT GUNNING	1,922.25	PROFESSIONAL CHARGES
19920	10-Oct-01	GEOFF KEMP	301.00	8LTR WATER URN
				FAN/HEATER AND DUSTBUSTER
19921	10-Oct-01	KERB QIC & CO	36,039.53	KERB INSTALL & REPAIRS
19922	10-Oct-01	LOCAL HEALTH AUTH ANALYTICAL COM	13,751.93	ANALYTICAL SERVICES
19923	10-Oct-01	LYONS & PEIRCE	10,296.00	HIRE OF A CAMEL TRUCK OPERATOR

19924	10-Oct-01	LINCOLNE SCOTT	5,953.20	CONSULTANCY FEES - BUILDING
19925	10-Oct-01	LULLFITZ	144.71	NATIVE PLANTS FOR PARKS
19926	10-Oct-01	LINATEX AUSTRALIA	298.65	WP93249 LINATEX PARCIAL SHEET
19927	10-Oct-01	MIRACLE REC EQUIPMENT PTY LTD	290.40	COILED SPRING TO SUIT 4 WAY ROCKER
19928	10-Oct-01	MINI EXCAVATORS PTY LTD	371.25	MINI EXCAVATOR HIRE
19929	10-Oct-01	MAJOR MOTORS	1,100.00	THRUST BEARING, CLUTCH PLATE & VAR
19930	10-Oct-01	MIRCO BROS PTY LTD	66.00	THERMOMETRES
19931	10-Oct-01	MACDONALD JOHNSTON ENG CO P/LTD	20,837.24	REPLACE SOLENOID VALVE, CABLE
				THROTTLE, SHAFT ROLLER & VAR
19932	10-Oct-01	MIDLAND BRICK COMPANY PTY LTD	3,973.23	HEAVY DUTY PAVERS & STD MANHOLE
19933	10-Oct-01	MEMO COMMUNICATIONS	636.06	BATTERY, REMOVE & INSTALL 2WAY
19934	10-Oct-01	METRO BRICK	834.28	SUPPLY OF PAVERS
19935	10-Oct-01	MAYDAY EARTHMOVING	6,600.88	BACKHOE, GRADER & TRUCK HIRE
19936	10-Oct-01	MCLEOD & CO	3,245.43	PROFESSIONAL SERVICES
19937	10-Oct-01	METAL ARTWORK CREATIONS	135.03	BADGES & MAGNETIC ATTACHMENTS
19938	10-Oct-01	M M ELECTRICAL MERCHANDISING	667.52	TRUCK BIN LIFT SWITCH & ELEC CONDTs
19939	10-Oct-01	MEY EQUIPMENT	179.80	EDGER REPAIRS
19940	10-Oct-01	MINDARIE REGIONAL COUNCIL	241.53	VAR WASTE DISPOSAL FEES
19941	10-Oct-01	MIKE GEARY SIGNS	1,753.84	VAR SIGNS- SUPPLY & FIT
19942	10-Oct-01	MINI PICKERS	704.00	CHERRY PICKER HIRE
19943	10-Oct-01	J S MCLUCKIE	1,399.20	PICK UP TOOLS (NIFTY NABBERS)
19944	10-Oct-01	N E C BUSINESS SOLUTIONS P/L	2,035.29	RENEWAL OF NETCARE SERVICE
19945	10-Oct-01	NORTH WEST ENGINEERING PTY LTD	6,163.70	WATER TANKER, COMPACTOR &
				VAR REPAIRS
19946	10-Oct-01	OCCUPATIONAL SERVICES (WA)	8,493.60	EMPLOYEE ASSISTANCE
19947	10-Oct-01	PEERLESS EMULSION WA PTY LTD	33.72	CLEANING SUPPLIES
19948	10-Oct-01	PETER WOOD PTY LTD	715.00	SUPPLY OF PINE BOLLARDS
19949	10-Oct-01	PROTECTOR SAFETY PTY LTD	1,317.87	SUPPLY OF VAR SAFETY GEARS
19950	10-Oct-01	P R AGENCIES INDUSTRIAL PTY LTD	2,675.00	POLAROID & KODAK DIGITAL CAMERA
19951	10-Oct-01	PRESTIGE ALARMS	519.75	MONITORING & MAINTENANCE SVCS
19952	10-Oct-01	PHOTOLAND	35.85	FILM DEVELOPING & PHOTOS
19953	10-Oct-01	PHOTOLAND	23.90	DEVELOP PANORAMIC FILMS
19954	10-Oct-01	THE PRINTING FACTORY	872.88	BUSINESS CARDS, TIMESHEETS &
				VARIOUS PRINTING
19955	10-Oct-01	POPE PACKAGING	237.27	DEPOT SAND BAGS
19956	10-Oct-01	PETER & PAUL	1,735.80	FAN (MOSQUITO TRAP PART)
19957	10-Oct-01	PACIFIC BRANDS APPAREL	149.60	COW CLOTHING
19958	10-Oct-01	QUALITY ASSURANCE SERVICES	1,100.00	QEC ANNUAL RENEWAL FEE
19959	10-Oct-01	Q TECHNOLOGY	2,670.80	MODULE KIT PROLIANT 5500
19960	10-Oct-01	QUICK CORPORATE AUSTRALIA	974.62	TEA, COFFE, SUGAR - MKTG SUPPLIES
19961	10-Oct-01	ROVER MOWERS LIMITED	24.51	BRAKE SHOE
19962	10-Oct-01	E & M J ROSHER	5,444.90	BELLOWS KIT, DRIVE CHAINS & VAR
19963	10-Oct-01	R & P ENGINEERING PTY LTD	2,351.80	VAR SWEEPING SVCS
19964	10-Oct-01	ROCLA QUARRY PRODUCTS	199.88	FILLING & WASHED WHITE SAND DELIVERY
19965	10-Oct-01	RCG PTY LTD	5,194.23	LANDFILL
19966	10-Oct-01	M P ROGERS & ASSOCIATES PTY LTD	306.35	ASSES SET BACK DIST QUINNS CARA/PK
19967	10-Oct-01	RUNNING BARE AUSTRALIA PTY LTD	2,382.37	AQUAMOTION SUPPLY OF GOODS
19968	10-Oct-01	REINOL-PROCHEM WA	160.60	REINOL WALL DISPENSER
19969	10-Oct-01	SANAX /ST ANDREWS PHARMACY	162.83	MEDICAL SUPPLY
19970	10-Oct-01	SANDERSON ENGINEERING COMPANY	1,444.85	CHAINSAW BARS, AIRFILTER & VAR

19971	10-Oct-01	SILVERLOCK & CO PTY LTD	364.10	TOTE BOX
19972	10-Oct-01	CANCELLED	0.00	
19973	10-Oct-01	CANCELLED	0.00	
19974	10-Oct-01	SKIPPER TRUCKS BELMONT	332,155.13	OIL, AIR & FUEL FILTER, DIPSTICK ASSY,
				ADJUSTER FWD RR BRAKE & VAR
19975	10-Oct-01	SLING RIG PTY LTD	90.20	ROUNDSLING - GREEN
19976	10-Oct-01	STATEWIDE CLEANING SUPPLIES P/L	3,765.16	VAR CLEANING ITEMS
19977	10-Oct-01	SALMAT	486.49	DAA CONVERSION & LASER PRINT
19978	10-Oct-01	SCHWEPPE'S DRINKS	538.44	AQUAMOTION SUPPLY OF GOODS
19979	10-Oct-01	SCANIA AUSTRALIA PTY LTD	2,166.88	REPAIR RANGE CHANGE FAULT & VAR
19980	10-Oct-01	SANDS & MCDUGALL OFFICE PROD	13,184.43	STATIONERY SUPPLY
19981	10-Oct-01	SPOTLIGHT STORES PTY LTD	199.99	CRAFT FOR COMMUNITY SERVICES
19982	10-Oct-01	SOUTHCOTT PTY LTD	145.70	SUPPLY HYD HOSE WITH FITTINGS
19983	10-Oct-01	SOUTHCOTT PTY LTD	419.25	HYDRAULIC/HOSE SUPPLY& REPAIR
19984	10-Oct-01	STOPMASTER BRAKES	2,585.29	SUPPLY & INSTALL BRAKE LININGS
19985	10-Oct-01	SHELL COMPANY OF AUSTRALIA LTD	43,358.37	FUEL PURCHASE
19986	10-Oct-01	TORO AUSTRALIA PTY LTD	1,840.48	DRIVE BELT, MOWER WHEELS & VAR
19987	10-Oct-01	TRAILER PARTS PTY LTD	230.27	TOW BALL AO305A & TOW COUPLING A0102
				VARIOUS ITEMS
19988	10-Oct-01	TECHNICAL IRRIGATION IMPORTS	700.07	BATTERY & VAR SVCE & REPAIRS
19989	10-Oct-01	TERPKOS & SANTILLO PTY LTD	1,320.00	DESIGN & DOCUMENTATION- VOID GRILL
19990	10-Oct-01	TALDARA	97.41	KITCHEN TIDY BAGS
19991	10-Oct-01	TRUCKLINE	764.63	DIAPHRAGM,GASKET,PEDAL PAD & VAR
19992	10-Oct-01	TURF TEC AUSTRALIA	150.37	CLUTCH LEVER, SHARPEN CUT EDGES
19993	10-Oct-01	TOTAL TORO	4,931.65	DEFLECTOR, PULLEY, CUTTING DECK,VAR
19994	10-Oct-01	UNDERGROUND SERVICES AUSTRALIA	440.00	LOCATE UNDERGROUND SERVICES
19995	10-Oct-01	VALUER GENERAL'S OFFICE	8,164.76	MARKET & GRV INT VALUATIONS
19996	10-Oct-01	L & T VENABLES	118.27	NUTS, BOLTS & VARIOUS ITEMS
19997	10-Oct-01	WESTCARE INDUSTRIES	130.35	VTI RED LOGO- CITY OF WANNEROO
19998	10-Oct-01	WESTBOOKS	356.64	BOOKS FOR THE LIBRARY
19999	10-Oct-01	WESTERN AUSTRALIAN MUNICIPAL	41,970.92	MEMBERSHIP & SVCS SUBSCRIPTIONS
				CONF REGISTRATIONS & DIRECTORIES
20000	10-Oct-01	WANNEROO CARAVAN CENTRE	7,696.15	COVER PLATE & VAR METAL FABRICATION
20001	10-Oct-01	CANCELLED	0.00	
20002	10-Oct-01	WANNEROO HARDWARE	6,644.31	GLOVES, CHAINSAW FILE, SHOVEL & VAR
20003	10-Oct-01	WEMBLEY CEMENT INDUSTRIES	8,831.50	SUPPLY OF VAR CEMENT PRODUCTS
20004	10-Oct-01	WORMALD FIRE SYSTEMS	319.86	FIRE EQUIPMENT SERVICE
20005	10-Oct-01	WANN AGRICULTURAL MACHINERY	1,799.59	DOOR GLASS, HANDLE ASSY & VAR
20006	10-Oct-01	WANNEROO DAIRY SUPPLIES	222.15	MILK SUPPLY
20007	10-Oct-01	WATTS & WOODHOUSE	874.50	WANN RACING PIGEON CLUB
20008	10-Oct-01	W A LIBRARY SUPPLIES	106.85	BROCHURES & STICK ON LETTERING
20009	10-Oct-01	WESTSIDE FIRE SERVICES	275.00	ALEX HEIGHTS COMMUNITY CENTRE
20010	10-Oct-01	WATTLEUP TRACTORS	670.75	HUB NUT, SEAL KIT, HUB SEAL & VAR
20011	10-Oct-01	WEST AUSTRALIAN NEWSPAPERS LTD	188.66	STREET DIRECTORY
20012	10-Oct-01	WANNEROO TOWING SERVICE	847.00	VARIOUS TOWING SERVICES
20013	10-Oct-01	W A LIMESTONE CO	11,183.26	LIMESTON & BITUMEN MIX
20014	10-Oct-01	WORK CLOBBER	104.99	SAFETY SHOES SIZE 8
20015	10-Oct-01	AUST INST OF MANAGEMENT	1,395.00	STAFF TRAINING
20016	10-Oct-01	AUSTRALIA POST	52,948.38	POSTAGE CHARGES
20017	10-Oct-01	AUSTRALIA POST	6,616.47	MAIL PREPARATION & POSTAGE

20018	10-Oct-01	ALINTA GAS	10,126.20	CHARGES- VAR PARKS, CTRS & OFFICES
20019	10-Oct-01	GEL GROUP PTY LTD	1,012.00	ORACLE DBA PROGRAMMER
20020	10-Oct-01	ALINE BRICK PAVING	6,356.90	BOLLARDS, PAVING & ROUNDABOUT
20021	10-Oct-01	ALLTOOLS	2,647.00	DRILL MAKITA KEYLESS
20022	10-Oct-01	ANTISKID INDUSTRIES P/L	242.55	AQUAWASH ETC
20023	10-Oct-01	BELL HEALTH	702.64	HEALTH CARE- COMMUNITY SERVICES
20024	10-Oct-01	BANKWEST CONVEYANCING	448.00	RATE REFUND
20025	10-Oct-01	B & G CHAMBERS	517.50	CATERING-VAR COUNCIL FUNCTIONS
20026	10-Oct-01	BUILDERS REGISTRATION BOARD	10,094.00	COLLECTION AGENCY FEES SEPT
20027	10-Oct-01	BAILEYS FERTILISERS	5,686.12	AGRAN /IRON SULPHATE
20028	10-Oct-01	BAPTIST CARE	88.00	HEALTH CARE- COMMUNITY SERVICES
20029	10-Oct-01	CLEAN SWEEP	1,691.25	MOB,SWEEP,DEMOB
20030	10-Oct-01	CITY OF JOONDALUP PLANT HIRE	1,023.00	HIRE OF CHERRY PICKER VARIOUS PKS
20031	10-Oct-01	CABCHARGE	184.52	CHARGES- BUSINESS SERVICES
20032	10-Oct-01	CUSTOM SERVICE LEASING LTD	2,423.40	LEASE ON VEHICLES
20033	10-Oct-01	C P S FILENE PLASTICS	859.10	ROAD LITTERBAGS KAB
20034	10-Oct-01	FRANK CVITAN	558.23	TRAVEL & TEL EXP- UDIA CONF
20035	10-Oct-01	CHEF EXCEL PTY LTD	810.00	CATERING-VAR COUNCIL FUNCTIONS
20036	10-Oct-01	CAFE CORPORATE	142.99	RENTAL CONTENTA COFFEE MACHINE
20037	10-Oct-01	DELOITTE TOUCHE TOHMATSU	3,850.00	PROFESSIONAL SERVICE
20038	10-Oct-01	DUNCAN CROSBIE -MARANGAROO	8,872.70	GREEN FEES
20039	10-Oct-01	DUNCAN CROSBIE-CARRAMAR	7,646.10	PLAYING FEES
20040	10-Oct-01	DEPT OF LAND ADMINISTRATION	33.00	STATUTORY SERV PLAN 20262
20041	10-Oct-01	P F DONEGAN	1,320.00	REMOVE & RELOCATE PLAY EQUIP
20042	10-Oct-01	DIRECT COMMUNICATIONS	1,166.00	MAGNETIC BASE
20043	10-Oct-01	DEPT OF INDUSTRY & TECH-CAMS	31.35	TRANS FEES FOR WA FASTPAY
20044	10-Oct-01	DIGGERS AUSTRALIA PTY LTD	279.79	MINERAL TURPS & RAW LINSEED OIL
20045	10-Oct-01	DRAKE AUSTRALIA PTY LTD	903.38	BUSINESS SERVICES CONTRACT STAFF
20046	10-Oct-01	EDGEWATER VETERINARY HOSPITAL	327.70	DISPENSE MEDICATION & EUTHANASIA
20047	10-Oct-01	EDGEWATER COMMUNICATIONS	2,906.20	SUPPLY & INSTALL TELEPHONES
20048	10-Oct-01	GIRRAWHEEN LIBRARY PETTY CASH	255.05	PETTY CASH
20049	10-Oct-01	GEE-WOOLHOUSE & ASSOCIATES P/L	6,538.13	FINANCE CONTRACT STAFF
20050	10-Oct-01	HOMESWEST - EAST PERTH	2,559.90	RATE REFUND
20051	10-Oct-01	CA	0.00	
20052	10-Oct-01	HEMOCARE PURSUITS	4,388.84	COMMUNITY SERVICES
20053	10-Oct-01	INTEGRATED WORKFORCE LIMITED	7,333.33	CEO IST INSTALLMENT
20054	10-Oct-01	K & F CONCRETE	2,211.00	DRAINAGE WORK & LIMESTONE
20055	10-Oct-01	CANCELLED	0.00	
20056	10-Oct-01	LO-GO APPOINTMENTS	35,347.35	COW CONTRACT STAFF
20057	10-Oct-01	TERRY LOFTUS	583.00	TRAVEL EXPENSES
20058	10-Oct-01	MAYNE NICKLESS	257.70	COURIER CHARGES
20059	10-Oct-01	MUSEUMS AUSTRALIA	104.50	MUSEUMS MEMBERSHIP
20060	10-Oct-01	P & T E MATHIAS	2,904.00	GATHERING MOSS HERB FARMS
				HYDRAULIC CONTRACT SERVICES
20061	10-Oct-01	MIRAGE TECHNOLOGY	440.00	STAFF TRAINING
20062	10-Oct-01	MEERILINGA Y C FOUNDATION INC	440.00	CONFERENCE REGISTRATION
20063	10-Oct-01	NEBA INTERNATIONAL COURIERS	127.44	COURIER CHARGES
20064	10-Oct-01	NON-ORGANIC DISPOSALS	7,137.90	GLASS DISPOSALS
20065	10-Oct-01	NICK DEL BORRELLO	440.00	WELD CRACKS, SKIDS,& VAR
20066	10-Oct-01	POOL TABLE MAN	30.00	SET OF BRASS BRACKETS

20067	10-Oct-01	QUALITY PRESS	1,925.00	INSERT BROCHURES
20068	10-Oct-01	RYAD ENGINEERING	1,702.80	REPAIRS TO FORK GRABS
20069	10-Oct-01	STAMPALIA CONTRACTORS	10,307.00	BOBCAT, WATER TRUCK HIRE
20070	10-Oct-01	SJW PODIATRY PTY LTD	1,925.00	PODIATRY SERVICES
20071	10-Oct-01	ST JOHN AMBULANCE OF AUSTRALIA	6.60	FIRST AID KIT
20072	10-Oct-01	P SCOTT	15.00	VOLUNTEER PAYMENT
20073	10-Oct-01	STANHOPE HOME NURSING SVCS	184.80	RESPIRE SERVICES -COMM SVCS
20074	10-Oct-01	CANCELLED	0.00	
20075	10-Oct-01	TELSTRA CORPORATION	100.00	FINANCIAL SUPPORT- COMM SVCS
20076	10-Oct-01	TURBOMASTER PUMPS	1,372.80	PUMP SERVICES AT FRED STUBBS PARK
20077	10-Oct-01	TRAFFIC ENGINEERING SERVICES	2,640.00	CONTRACT STAFF- TRAFFIC SVC MNGMT
20078	10-Oct-01	WANNEROO PLUMBING	16,109.24	VARIOUS PLUMBING INSTALL & REPAIRS
20079	10-Oct-01	CANCELLED	0.00	
20080	10-Oct-01	WANNEROO ELECTRIC	15,925.90	VAR SERVICE, INSTALL & REPAIRS
20081	10-Oct-01	WATER CORPORATION	7,631.85	CHARGES- VAR PARKS, OFFICES & CTRS
20082	10-Oct-01	W A LOCAL GOVT SUPERANNUATION	193,487.53	SUPERANNUATION CONTRIBUTION
20083	10-Oct-01	WESTERN POWER	28,079.76	CHARGES- VAR PARKS, OFFICES & CTRS
20084	10-Oct-01	WANNEROO TAVERN	120.00	WINE- MARKETING STOCKS
20085	10-Oct-01	WANNEROO COFFEE LOUNGE	105.00	HUMAN RESOURCES
20086	10-Oct-01	WORLDWIDE ONLINE PRINTING	16.50	1 X A1 LAMINATE
20087	10-Oct-01	WA STATE COASTAL CONFERENCE	265.00	CONFERENCE REGISTRATION
20088	11-Oct-01	CORPORATE SERVICES PETTY CASH	211.95	PETTY CASH
20089	11-Oct-01	WESTERN AUSTRALIAN MUNICIPAL	352.00	WAMA AWARDS
20090	12-Oct-01	ALEXANDER HTS ADULT DAY CARE P/C	135.15	PETTY CASH
20091	12-Oct-01	ABORIGINAL SENIORS GROUP P/C	50.00	PETTY CASH
20092	12-Oct-01	ALEX HTS - THE HEIGHTS P/C	55.30	PETTY CASH
20093	12-Oct-01	COMMUNITY SERVICES PETTY CASH	105.45	PETTY CASH
20094	12-Oct-01	SKATE TECH PTY LTD	37,985.00	CLARKSON YOUTH CTR SKATE FACILITY
20095	12-Oct-01	COMMUNITY NEWSPAPERS	7,211.68	ADVERTISING CHARGES
20096	16-Oct-01	ESPLANADE HOTEL	371.46	CONFERENCE EXPENSES
20097	16-Oct-01	LOCAL GOVT MANAGERS AUSTRALIA	88.00	CONFERENCE EXPENSES
20098	17-Oct-01	CANCELLED	0.00	
20099	18-Oct-01	CANCELLED	0.00	
20100	18-Oct-01	CANCELLED	0.00	
20101	18-Oct-01	CANCELLED	0.00	
20102	18-Oct-01	CANCELLED	0.00	
20103	18-Oct-01	CANCELLED	0.00	
20104	18-Oct-01	CANCELLED	0.00	
20105	18-Oct-01	M MUNRO	270.00	PAYMENT HONORARIA OCT
20106	18-Oct-01	R RUSSELL-BROWN	323.50	TAI CHI LESSONS
20107	18-Oct-01	CAVERSHAM PROPERTY PTY LTD	30,975.00	BOND REFUND FOR F/PATH WORKS
20108	18-Oct-01	KERRICK INDUSTRIAL EQUIPMENT	55.00	REPAIRS TO PRESSURE CLEANER
20109	18-Oct-01	M PAKI	1,748.62	PAYROLL
20110	18-Oct-01	JULIA ROSS RECRUITMENT LTD	1,113.75	FINANCE CONTRACT STAFF
20111	18-Oct-01	LANDROW - MANAGED PROJECTS	149,854.00	BOND REFUND- CLARKSON STAGE 22
20112	18-Oct-01	MIC CHECK PRODUCTIONS	399.00	HIPHOP WORKSHOP
20113	18-Oct-01	INFORMATION ENTERPRISE AUST P/L	1,681.77	RECORDS OFFICER- CONTRACT STAFF
20114	18-Oct-01	DANIEL SIMMS	275.00	MEMBERSHIP SUBSCRIPTION
20115	18-Oct-01	ROBERT JACKSON & NATASHA COTTER	260.00	VEHICLE CROSSING SUBSIDY
20116	18-Oct-01	PATRICK F O'CONNOR	303.00	VEHICLE CROSSING SUBSIDY

20117	18-Oct-01	ELAINE & STEPHEN BURTON	345.00	VEHICLE CROSSING SUBSIDY
20118	18-Oct-01	CHESTERTON INTERNATIONAL	13,750.00	FOLIO OF PROPERTIES
20119	18-Oct-01	V M BLACKLEY-PITMAN & JOHN PITMAN	345.00	VEHICLE CROSSING SUBSIDY
20120	18-Oct-01	JACQUES MARCEL CAMPBELL	345.00	VEHICLE CROSSING SUBSIDY
20121	18-Oct-01	MARIO & LIA MARIA BUSUTTL	345.00	VEHICLE CROSSING SUBSIDY
20122	18-Oct-01	SHANE LONG & BRENDA FERGUSON	330.00	VEHICLE CROSSING SUBSIDY
20123	18-Oct-01	CANCELLED	0.00	
20124	18-Oct-01	CHRISTINE HAWKINS & PHILLP SMITH	345.00	VEHICLE CROSSING SUBSIDY
20125	18-Oct-01	MR & MRS D LEVETT	404.85	RATE REFUND
20126	18-Oct-01	JOSIP MARTINOVICH	345.00	VEHICLE CROSSING SUBSIDY
20127	18-Oct-01	QUINNS ESTATE PARTNERSHIP	106,989.00	REFUND OF SURPLUS PAYMENTS
20128	18-Oct-01	BT EQUIPMENT PTY LTD	929.36	WHEEL ASSY, BOLT, WEAR STRIP & VAR
20129	18-Oct-01	PACIFIC BRANDS APPAREL	107.58	VAR COW CLOTHING
20130	18-Oct-01	QUICK CORPORATE AUSTRALIA	40.74	SUGAR & VAR MARKETING STOCKS
20131	18-Oct-01	B & G CHAMBERS	1,115.25	CATERING- VAR COUNCIL FUNCTIONS
20132	18-Oct-01	STATE SKATE	1,530.00	SKATE COMPETITION- YOUTH SVCS
20133	18-Oct-01	FARMYARD FAVOURITES	165.00	LEISURE PROGRAM ACTIVITIES
20134	18-Oct-01	ROD PEAKE	320.00	RAPI CONFERENCE EXPENSES
20135	18-Oct-01	CARBITZ AUTO PARTS	13.26	SOCKET & VAR ITEMS
20136	18-Oct-01	PROMARK PROMOTIONS	12,402.50	VAR PROMOTIONAL ITEMS FOR RANGERS
20137	18-Oct-01	L SNAPE	270.00	HONORARIA PAYMENT
20138	18-Oct-01	K MART JOONDALUP	199.00	MICROWAVE- ALEX HTS ADULT DAY CARE
20139	18-Oct-01	PARINS	500.00	EXCESS ON INSURANCE CLAIM
20140	18-Oct-01	BUSH FIRE BRIGADE	6,400.00	DONATIONS FOR VOLUNTEERS
20141	18-Oct-01	BUSH FIRE BRIGADE	9,600.00	DONATIONS FOR VOLUNTEERS
20142	18-Oct-01	NORTHWEST CRIME PREVENTION UNIT	330.00	DONATIONS
20143	18-Oct-01	RSPCA	840.00	SHARE OF THE RSPCA COSTS
20144	18-Oct-01	JEAN CLARKE	100.00	COUNCIL DONATION
20145	18-Oct-01	C A JUNGE & J M LAVELL	345.00	VEHICLE CROSSING SUBSIDY
20146	18-Oct-01	J M & G W JOHNSON	345.00	VEHICLE CROSSING SUBSIDY
20147	18-Oct-01	E P & H BRAUN	345.00	VEHICLE CROSSING SUBSIDY
20148	18-Oct-01	L S C & R V A P CAVU	332.00	VEHICLE CROSSING SUBSIDY
20149	18-Oct-01	L P MARKHAM & S R GREGORY	345.00	VEHICLE CROSSING SUBSIDY
20150	18-Oct-01	AIR LIQUIDE WA PTY LTD	377.80	VAR GASES & RENTAL OF CYLINDERS
20151	18-Oct-01	KEY HYDRAULICS	2,620.20	CHERRY PICKER & VAR REPAIRS
20152	18-Oct-01	ROC CANDY	550.00	CANDY WITH KANGAROO PAW LOGO
20153	18-Oct-01	WANNEROO DAIRY SUPPLIES	174.40	MILK SUPPLY
20154	18-Oct-01	AMERICAN INTER UNDERWRITERS	7.00	PAYROLL DEDUCTION
20155	18-Oct-01	ALINTA GAS	417.10	CHARGES- FERRARA PARK
				FINANCIAL SUPPORT- COMM SVCS
20156	18-Oct-01	AUSTRALIAN MANUFACT WKS UNION	73.80	PAYROLL DEDUCTION
20157	18-Oct-01	GEL GROUP PTY LTD	1,012.00	ORACLE DBA PROGRAMMER
20158	18-Oct-01	ANDY JARMAN	949.03	LANDSCAPING SERVICES
20159	18-Oct-01	BELL HEALTH	408.47	HEALTH CARE SERVICES
20160	18-Oct-01	BUILDING & CONSTRUCTION INDUSTRY	41,862.28	BCITF LEVY SEPT 2001
20161	18-Oct-01	ALAN BLENCOWE	500.00	MONTHLY ALLOWANCE
20162	18-Oct-01	CITY OF JOONDALUP GENERAL ACCT	4,493.00	FINES ENFORCEMENT REGISTRY
				RETURN OF UNSPENT GRANT
20163	18-Oct-01	CENTRELINK	27.19	PAYROLL DEDUCTION
20164	18-Oct-01	CITY OF WANNEROO MUNI FUND	1,553.00	PAYROLL DEDUCTION

20165	18-Oct-01	CITY OF JOONDALUP SVCS INVOICES	150.00	PLUMBING SERVICES, DOG TRAP REPLC
20166	18-Oct-01	FRANK CVITAN	500.00	MONTHLY ALLOWANCE
20167	18-Oct-01	CARRAMAR RESOURCES INDUSTRIES	690.80	OVERBURDEN PART & RUBBLE
20168	18-Oct-01	COMMUNITY SERVICES PETTY CASH	111.90	PETTY CASH
20169	18-Oct-01	CAFE CORPORATE	127.00	COFFEE PACKS- MKTG STOCKS
20170	18-Oct-01	DEPT OF LAND ADMINISTRATION	372.00	SEARCH REQUEST INFORMATION SEPT
20171	18-Oct-01	ENVIRONMENTAL LAND CLEARING SVCS	2,618.00	REMOVAL OF STUMPS & VAR
20172	18-Oct-01	GEE-WOOLHOUSE & ASSOCIATES P/L	2,866.88	FINANCE CONTRACT STAFF
20173	18-Oct-01	HOMECARE PURSUITS	12,552.01	RECREATIONAL CARE- COMM SVCS
20174	18-Oct-01	ICE TECHNOLOGIES AUSTRALIA P/L	7,139.00	ICE MACHINE PACKAGE
20175	18-Oct-01	TERRY LOFTUS	500.00	MONTHLY ALLOWANCE
20176	18-Oct-01	MAYNE NICKLESS	726.46	COURIER CHARGES
20177	18-Oct-01	MUNICIPAL EMPLOYEE UNION-PAYROLL	1,172.44	PAYROLL DEDUCTION
20178	18-Oct-01	LOUISE MCNAMARA	500.00	MONTHLY ALLOWANCE
20179	18-Oct-01	M J S PRECISION GRINDING	803.00	ROAD SWEEPER REPAIR & VAR
20180	18-Oct-01	MOVE CLOTHING & LINEN SUPPLIES	172.15	VARIOUS ITEMS
20181	18-Oct-01	NON-ORGANIC DISPOSALS	4,049.10	VAR GLASS DISPOSALS
20182	18-Oct-01	DOROTHY NEWTON	500.00	MONTHLY ALLOWANCE
20183	18-Oct-01	NICK DEL BORRELLO	1,270.50	RESEAL/MODIFY LIFTER & VAR
20184	18-Oct-01	PROFESSIONAL TRAVEL	817.74	AIRFARES KEITH WEYMES
20185	18-Oct-01	R & S GARDENER EARTHMOVING	2,750.00	CLARKSON YOUTH CENTRE
20186	18-Oct-01	SUNNY BRUSHWARE SUPPLIES	220.00	BROOM REFILL
20187	18-Oct-01	SAM SALPIETRO	1,125.00	MONTHLY ALLOWANCE
20188	18-Oct-01	SHAUN WHITEHEAD SMASH REPAIRS	280.00	RALLY AUSTRALIA- YOUTH SVCS
20189	18-Oct-01	TELSTRA CORPORATION	137.30	FINANCIAL SUPPORT- COMM SVCS
20190	18-Oct-01	WATER CORPORATION	186.70	METRE REPLACEMENT CHARGES
20191	18-Oct-01	WESTERN POWER	53,802.00	UPGRADE/INSTALL SERVICES
20192	18-Oct-01	WESTERN POWER	86,341.05	STREET & DECORATIVE LIGHT CHARGES
				CHARGES- WANN ROAD MUSEUM
20193	18-Oct-01	WANNEROO TAVERN	259.00	CATERING- MARKETING FUNCTIONS
20194	18-Oct-01	WORM AFFAIR	151.47	WORM FACTORY
20195	18-Oct-01	WANNEROO JUNIOR CRICKET CLUB	50.00	BOND REFUND
20196	18-Oct-01	B WESTON	60.00	CLEANING OF SENIORS GROUP
20197	18-Oct-01	WA STATE COASTAL CONFERENCE	305.00	CONFERENCE REGISTRATIONS
20198	22-Oct-01	EXECUTIVE SERVICES PETTY CASH	114.65	EXECUTIVE SERVICES P/CASH
20199	22-Oct-01	ALEX HTS - THE HEIGHTS P/C	101.75	PETTY CASH
20200	22-Oct-01	QUINNS ROCKS ADULT DAY CARE P/C	36.55	PETTY CASH
20201	22-Oct-01	RANGERS SERVICES PETTY CASH	178.55	PETTY CASH
20202	22-Oct-01	ALEXANDER HTS ADULT DAY CARE P/C	48.70	PETTY CASH
20203	22-Oct-01	ABORIGINAL SENIORS GROUP P/C	50.00	PETTY CASH
20204	22-Oct-01	JOONDALUP COURT	1,466.60	18 WARRANTS
20205	23-Oct-01	JOONDALUP COURT	491.05	CONCURRENT WARRANTS
20206	23-Oct-01	TARGET	200.00	VOUCHERS FOR EMPLOYEE OF MONTH
20207	24-Oct-01	JOONDALUP COURT	777.65	9 WARRANTS
20208	24-Oct-01	CLARKSON COMMUNITY HIGH SCHOOL	2,600.00	PROCEEDS CHARITY GOLF DAY
20209	24-Oct-01	WANNEROO SENIOR HIGH SCHOOL	2,600.00	PROCEEDS CHARITY GOLF DAY
20210	24-Oct-01	GIRRAWHEEN SENIOR HIGH SCHOOL	2,600.00	PROCEEDS CHARITY GOLF DAY
20211	24-Oct-01	YANCHEP DISTRICT HIGH SCHOOL	2,600.00	PROCEEDS CHARITY GOLF DAY
20212	24-Oct-01	SUNSHINE CHILDREN'S MINISTRY	2,600.00	PROCEEDS CHARITY GOLF DAY
20213	24-Oct-01	HUMES CONCRETE	12,459.86	PIPE RUBBER RING & VAR CONC SUPPLY

20214	24-Oct-01	WEMBLEY CEMENT INDUSTRIES	924.00	CEMENT & CONCRETE SUPPLY
20215	24-Oct-01	LEISURE & CULTURAL SERVICES P/C	291.35	PETTY CASH
20216	26-Oct-01	WANNEROO LIBRARY PETTY CASH	81.20	PETTY CASH
20217	26-Oct-01	QUINNS ROCKS ADULT DAY CARE P/C	34.75	PETTY CASH
20218	26-Oct-01	ALEXANDER HTS ADULT DAY CARE P/C	58.75	PETTY CASH
20219	26-Oct-01	ALEX HTS - THE HEIGHTS P/C	79.30	PETTY CASH
20220	26-Oct-01	ABORIGINAL SENIORS GROUP P/C	50.00	PETTY CASH
20221	26-Oct-01	COMMUNITY SERVICES P/C	277.90	PETTY CASH
20222	26-Oct-01	COMMUNITY NEWSPAPERS	207.50	ADVERTISING
20223	26-Oct-01	TECHNICAL OPERATIONS P/C	462.85	PETTY CASH
20224	26-Oct-01	JANE COFFEY & ASSOCIATES	748.00	PD CLASSIFICATIONS
20225	26-Oct-01	XP SOFTWARE	1,465.00	XP-SUITE ENTERPRISE
20226	26-Oct-01	SCOTT PARK HOMES	53.61	REFUND OF BLDG APPLICATION FEE
20227	26-Oct-01	J ARRIGO	105.10	KEYHOLDER & BOOKING OFFICER
20228	26-Oct-01	ROBERT TAYLOR	62.10	KEYHOLDER
20229	26-Oct-01	WHITE OAK HOME CARE SERVICES P/L	957.83	HOME CARE SERVICES- COMM SVCS
20230	26-Oct-01	WA PAINT CITY	239.85	VARIOUS PAINTS
20231	26-Oct-01	JUST SPECTACLES	70.00	FINANCIAL SUPPORT- COMM SVCS
20232	26-Oct-01	SPORTS TURF TECHNOLOGY P/L	1,633.50	VAR ORGANIC FINES TESTING
20233	26-Oct-01	LYNNE VERGUNST	91.66	KEYHOLDER & BOOKING OFFICER
20234	26-Oct-01	STABLES SCOTT	42.16	RATE REFUND
20235	26-Oct-01	LOCAL GOVT PLANNERS ASSOCIATION	75.00	BREAKFAST FORUM
20236	26-Oct-01	E MARTIN	41.66	KEYHOLDER
20237	26-Oct-01	D HETHERINGTON	81.00	KEYHOLDER & BOOKING OFFICER
20238	26-Oct-01	JK GILBERT	100.00	BOOKING OFFICER
20239	26-Oct-01	DIAMOND COMMUNICATIONS	1,631.30	LOWER TELSTRA CONDUITS & VAR
20240	26-Oct-01	GRASSTREES AUSTRALIA	7,260.00	GRASS TREES TRANSPLANTED
20241	26-Oct-01	NORTH METRO MUSIC CLUB	540.00	APPEARANCE FEES/JUDGES FEES
20242	26-Oct-01	MARGARET GILCHRIST	41.66	KEYHOLDER
20243	26-Oct-01	D STERPINI	119.28	FDC PROGRAMME ACTIVITIES
20244	26-Oct-01	YANCHEP PHARMACY	80.25	FINANCIAL SUPPORT- COMM SVCS
20245	26-Oct-01	HIRE INTELLIGENCE	506.00	RENTAL DESKTOP SYSTEMS WINDOW
20246	26-Oct-01	STREET TALK ENTERTAINMENT	4,026.00	LEISURE- PROGRAMME ACTIVITIES
20247	26-Oct-01	JEAN DAINES	16.00	REFUND - GOLD PROGRAM
20248	26-Oct-01	TECHNOLOGY ONE	71,502.62	PROCLAIM ANNUAL SUPPORT FEE
20249	26-Oct-01	MARGOT GLASSCOCK	148.50	REIMBURSEMENT-PROCLAIM CONFRNCE
20250	26-Oct-01	JULIA ROSS RECRUITMENT LTD	1,960.20	FINANCE CONTRACT STAFF
20251	26-Oct-01	LADYBIRD'S PLANT HIRE	85.80	RENTAL OF INDOOR PLANTS
20252	26-Oct-01	MARGARET PHILLIS	9.00	DOG REGISTRATION REFUNDS
20253	26-Oct-01	WENDY MONKS	12.00	DOG REGISTRATION REFUNDS
20254	26-Oct-01	MINDARIE KEYS JOINT VENTURE	13.20	RATE REFUND
20255	26-Oct-01	GREG KENT	142.11	REFUND- GOODS FOR THE SUNDOWNER
20256	26-Oct-01	LINDA HUGHES	95.00	CATERING FOR THE KIDS XMAS PARTY
20257	26-Oct-01	WILLIAM C & LJ RYAN	53.37	RATE REFUND
20258	26-Oct-01	J & BD HURT	242.28	RATE REFUND
20259	26-Oct-01	JEAN WILDING	188.10	RATE REFUND
20260	26-Oct-01	TRACEY & J HILLARD	34.21	RATE REFUND
20261	26-Oct-01	DEAN RAYNER	22.68	RATE REFUND
20262	26-Oct-01	HERITAGE SETTLEMENTS	83.95	RATE REFUND
20263	26-Oct-01	TERENCE & Y BOWEN	448.00	RATE REFUND

20264	26-Oct-01	JOHN E SQUARCINI	859.94	RATE REFUND
20265	26-Oct-01	JUSTIN DI GIULIO	20.00	DOG REGISTRATION REFUNDS
20266	26-Oct-01	KELSEY STOREN	5.00	DOG REGISTRATION REFUNDS
20267	26-Oct-01	MARTIN GIBBS	15.00	DOG REGISTRATION REFUNDS
20268	26-Oct-01	JULIE PUGLIA	15.00	DOG REGISTRATION REFUNDS
20269	26-Oct-01	LYNDA BROOKES	15.00	DOG REGISTRATION REFUNDS
20270	26-Oct-01	REBECCA MAUK	6.00	DOG REGISTRATION REFUNDS
20271	26-Oct-01	ANNETTE MCHUGH	7.50	DOG REGISTRATION REFUNDS
20272	26-Oct-01	PETER TRANDOS	9.00	DOG REGISTRATION REFUNDS
20273	26-Oct-01	GORDON HARRISON	5.00	DOG REGISTRATION REFUNDS
20274	26-Oct-01	LAWRENCE NELSON	20.00	DOG REGISTRATION REFUNDS
20275	26-Oct-01	THOMAS SCOTT	20.00	DOG REGISTRATION REFUNDS
20276	26-Oct-01	HANNA GOSTKOWSKI	5.00	DOG REGISTRATION REFUNDS
20277	26-Oct-01	WILLIAMINA MONTGOMERY	9.00	DOG REGISTRATION REFUNDS
20278	26-Oct-01	SHARYN BJORKE-NIELSEN	20.00	DOG REGISTRATION REFUNDS
20279	26-Oct-01	GLEN SWIFT ENTERTAINMENT	154.00	SPRING STORY TELLER
20280	26-Oct-01	WYLDE'S ART GALLERY	300.00	BOND REFUND
20281	26-Oct-01	CONNY THE CLOWN	137.00	CHILDRENS WEEK ENTERTAINMENT
20282	26-Oct-01	ELAINE DRAYTON	300.00	BOND REFUND
20283	26-Oct-01	GERRY LANSDOWNE	300.00	BOND REFUND
20284	26-Oct-01	GERANIUM & PELARGONIUM SOCIETY	300.00	BOND REFUND
20285	26-Oct-01	ANGELA & C JACKSON	255.00	VEHICLE CROSSING SUBSIDY
20286	26-Oct-01	D CHARLES & B ANNING	345.00	VEHICLE CROSSING SUBSIDY
20287	26-Oct-01	HIUFAI AILEEN YAN	345.00	VEHICLE CROSSING SUBSIDY
20288	26-Oct-01	DENISE & MITCHELL BURKETT	265.00	VEHICLE CROSSING SUBSIDY
20289	26-Oct-01	BETTY & N PROUD	89.01	RATE REFUND
20290	26-Oct-01	GARY W GRIMSHAW	27.39	RATE REFUND
20291	26-Oct-01	SASO & J MARKOVA	29.65	RATE REFUND
20292	26-Oct-01	MICHELLE DAY	10.75	KEYHOLDER & TENNIS BOOKING OFFICER
20293	26-Oct-01	LEE TAN	41.66	KEY HOLDER
20294	26-Oct-01	STEPHEN G HULL	98.00	REFUND PARKING INFRINGEMENT
20295	26-Oct-01	ARMAGUARD	767.85	KEY SAFE & CASH COLLECTION
20296	26-Oct-01	ALLMARK & ASSOCIATES	165.00	SELF INKING STAMPS
20297	26-Oct-01	ASPHALTECH PTY LTD	216,831.71	GRANITE MIX, ASPHALT SUPPLY & LAYING
20298	26-Oct-01	AARQUEanitech	14.26	METER CHARGE FOR KIP 2000
20299	26-Oct-01	ADVANCED TRAFFIC MANAGEMENT	1,465.75	TRAFFIC CONTROLLERS
20300	26-Oct-01	ACTION LOCK SERVICE	52.35	CAMLOCKS KEYED TO
20301	26-Oct-01	AGPARTS WAREHOUSE	89.94	FORTRON BRAKE CLEANER & VAR
20302	26-Oct-01	AUST AIRCONDITIONING SVCS P/L	3,062.46	SERVICE, REPAIRS & MAINTENANCE
20303	26-Oct-01	ASKWITH COMPANY P/L	3,126.36	SUPPLY DEL SINGLE DOOR DATA
20304	26-Oct-01	BOC GASES	202.44	DRY ICE PELLETS BULK & INSECTIGAS
20305	26-Oct-01	BUNNINGS LIMITED	84.53	JARRAH-PRIME & VAR
20306	26-Oct-01	BUCKLEYS WASTE DISPOSAL	397.98	GREASE TRAP & VAR CHARGES
20307	26-Oct-01	BRING COURIERS	69.04	COURIER CHARGES
20308	26-Oct-01	B G C CONCRETE	1,387.28	CONCRETE SUPPLY & DELIVERY
20309	26-Oct-01	BLUE COLLAR PEOPLE	1,320.69	COW CONTRACT STAFF
20310	26-Oct-01	BUDGET PORTABLES	384.93	SECURITY CONTAINER HIRE
20311	26-Oct-01	BRAVO HIRE	280.00	HIRE OF CORER/AERATOR
20312	26-Oct-01	BGC BLOKPAVE	2,555.52	SUPPLY OF PAVERS
20313	26-Oct-01	COATES HIRE OPERATIONS PTY LTD	769.71	PORTABLE PETROL GENERATOR HIRE

20314	26-Oct-01	CURTAIN MAN	209.00	SLIMLINE BLINDS -CHILD HEALTH CENTRE
20315	26-Oct-01	COVENTRYS	20.25	BOLTS, SPRAY GREASE & VAR ITEMS
20316	26-Oct-01	COCKBURN/WRECKAIR HIRE	644.93	MEDIUM MOTORISED RAMMER
				PLATE COMPACTOR
20317	26-Oct-01	COLLINS CRAFT & SCHOOL SUPPLIES	98.58	SELECTED CRAFT BOOKS
20318	26-Oct-01	CASTLEDEX BUSINESS SYSTEMS P/L	3,478.00	COVER LABELS, FILE COVERS, SUPPLY
				& INSTALL SEALED PARTICLE BOARD
20319	26-Oct-01	C WOOD DISTRIBUTORS	131.10	ASSORTED CONFECTIONERY
20320	26-Oct-01	DBS FENCING	383.90	RELOCATE TEMP FENCING & GATES
20321	26-Oct-01	CANCELLED	0.00	
20322	26-Oct-01	DRIVE IN ELECTRICS	2,939.00	REGAS & REPLACE BATTERY TERMINALS
20323	26-Oct-01	DIAMOND LOCK & KEY	92.40	TWIN KEYS CUT
20324	26-Oct-01	DYMOCKS WHITFORDS	88.05	VAR BOOKS & GIFT CERTIFICATES
20325	26-Oct-01	DYMOCKS WARWICK	503.76	VARIOUS BOOK PURCHASED
20326	26-Oct-01	BOOK CITY OCEAN KEYS	314.92	VARIOUS BOOKS SUPPLIED
20327	26-Oct-01	ENZED SERVICE CENTRE PERTH	197.98	MAKE UP HYD HOSES
20328	26-Oct-01	E R S AUSTRALIA PTY LTD	465.85	OIL FILTERS AQUEOUS PARTS WASHER
20329	26-Oct-01	ECLIPSE RESOURCES PTY LTD	247.50	GEN CONSTRUCTION WASTE
20330	26-Oct-01	ELLIOTTS IRRIGATION PTY LTD	4,468.11	FIBRE CONCRETE PITS
				VARIOUS IRRIGATION EQUIPMENT
20331	26-Oct-01	EMBROIDERY PLUS	165.00	YOUTH RALLY/ TEAM BADGE
20332	26-Oct-01	ENVIRONMENTAL PRODUCTS	782.10	NATURES 40X 25KG
20333	26-Oct-01	FREEWAY SCREENS & WINDOWS	2,640.00	SUPPLY/INSTALL SCREENS & WINDOWS
20334	26-Oct-01	FLOCON ENGINEERING PTY LTD	578.60	MODIFY WATER TANK
20335	26-Oct-01	FUJI XEROX AUSTRALIA PTY LTD	5,511.42	BLACK TONER & SUPPORT SVCE
20336	26-Oct-01	GEOFF'S TREE SERVICE	5,849.80	PRUNING & CUTTING OFF TREES
20337	26-Oct-01	GREEN & GOLD HIAB SERVICES	123.75	CRANE TRUCK HIRE
20338	26-Oct-01	CANCELLED	0.00	
20339	26-Oct-01	GELDENS PTY LTD	397.10	COW WORK CLOTHES
20340	26-Oct-01	GLAZEWEWELL P/L	768.68	VAR GLASS INSTALL & REPAIRS
20341	26-Oct-01	GEODETIC SUPPLY & REPAIR	814.00	LEICA SURVEY LEVEL & TRIPOD LEGS
20342	26-Oct-01	JR & A HERSEY	506.00	SURVEY PEGS PAINTED
20343	26-Oct-01	HUMES CONCRETE	353.45	CONCRETE DELIVERY
20344	26-Oct-01	HADDON'S CHILDRENS BOOKS	334.09	VARIOUS BOOKS
20345	26-Oct-01	ICON OFFICE TECHNOLOGY	1,039.82	PHOTOCOPIER METRE READING
20346	26-Oct-01	JOONDALUP INDUSTRIAL HEALTH	509.30	PRE-EMPLOYMENT MEDICAL
20347	26-Oct-01	J B PRECISE ENGINEERING	1,155.00	MACHINE SPROCKET,WEAR STRIPS & VAR
20348	26-Oct-01	JOONDALUP CITY ROOFING	49.50	KINGSWAY INDOOR CTR
20349	26-Oct-01	JOOND LAMINATORS & COPY CTRE	77.00	BULK REFUSE MAPS & LOCALITY MAPS
20350	26-Oct-01	JMAC INDUSTRIES	480.70	VAR CLEANING SUPPLIES
20351	26-Oct-01	JARAM PRODUCTS PTY LTD	164.19	RSTH (SINGLE) ROOF RACK
20352	26-Oct-01	KERB QIC & CO	34,015.37	KERB LAYING, INSTALL & REPAIRS
20353	26-Oct-01	KEY HYDRAULICS	3,266.79	REBUILD TEST STEERING PUMP & VAR
20354	26-Oct-01	LYONS & PEIRCE	12,655.50	CAMEL TRUCK HIRE
20355	26-Oct-01	LINCOLNE SCOTT	6,547.20	CONSULTANCY FEE
20356	26-Oct-01	LULLFITZ	1,693.12	PLANTS- GROUNDCOVER
20357	26-Oct-01	LELY WEST VERMEER	165.00	ADJUST ANVIL GAP TAX INVOICE
20358	26-Oct-01	MINI EXCAVATORS PTY LTD	1,831.50	MINI EXCAVATOR HIRE
20359	26-Oct-01	MAKJAP PTY LTD	6,283.75	ROAD WIDENINGS
20360	26-Oct-01	MIRCO BROS PTY LTD	562.00	TURF SPECIAL 50KG BAG

20361	26-Oct-01	MACDONALD JOHNSTON ENG CO P/L	725.00	CHECK & REPAIR ADJ BINLIFTER
				DRIVESHAFT, SEAL KIT, & VAR
20362	26-Oct-01	MIDLAND BRICK COMPANY PTY LTD	2,289.51	STD MANHOLE
20363	26-Oct-01	MAYDAY EARTHMOVING	14,928.01	BACKHOE, DRY ROLLER, BOBCAT HIRE
20364	26-Oct-01	MCLEOD & CO	6,344.44	PROFESSIONAL SERVICES
20365	26-Oct-01	METAL ARTWORK CREATIONS	97.09	BADGES & MAGNETIC ATTACHMENT
20366	26-Oct-01	MEY EQUIPMENT	57.70	EDGER BLADE GUARD
20367	26-Oct-01	MOTORLIFE	188.10	AUTO AEROSOL INOX 300
20368	26-Oct-01	MINDARIE REGIONAL COUNCIL	86,338.33	VARIOUS WASTE DISPOSAL
20369	26-Oct-01	MARLOWS	119.80	4 X HAND HELD SPOTLIGHTS
20370	26-Oct-01	MAD SCIENCE	60.00	ACTIVITIES- SAFER CITIZENS
20371	26-Oct-01	NOVUS WINDSCREEN REPAIRS	271.83	SUPPLY & FIT SLIDER GLASS & WINDOW
20372	26-Oct-01	NETWORK FOODS AUSTRALIA PTY LTD	135.86	CONFECTIONERY- LEISURE SERVICES
20373	26-Oct-01	OCCUPATIONAL SERVICES (WA)	742.50	MEDIATION INTERVENTION
20374	26-Oct-01	ORANGE	5,100.18	CDMA AND MOBILE CHARGES
20375	26-Oct-01	PETER WOOD PTY LTD	1,056.00	PINE BOLLARDS & RINGLOCK FENCING
20376	26-Oct-01	PELIKAN QUARTET PTY LTD	198.00	PINBOARDS
20377	26-Oct-01	PIONEER ROAD SERVICES PTY LTD	2,420.00	CRACK SEALING
20378	26-Oct-01	PUMPWORKS PTY LTD	935.00	SERVICE SEWAGE PITS
20379	26-Oct-01	PROTECTOR SAFETY PTY LTD	2,080.90	VAR SAFETY GEARS
20380	26-Oct-01	PRESTIGE ALARMS	1,596.74	INSTALL & MONITORING SECRTY SYSTMS
20381	26-Oct-01	THE PRINTING FACTORY	1,207.26	BUSINESS CARDS & VAR PRINTING
20382	26-Oct-01	PERTH CONCERT SOUND & VIDEO	4,532.00	CLARKSON BAND COMPETITION
20383	26-Oct-01	P P K ENVMNT & INFRASTRUCTURE P/L	17,044.50	PROF SVCS- INFRASTRUCTURE DESIGN
20384	26-Oct-01	POPE PACKAGING	236.50	SAND BAGS
20385	26-Oct-01	PACIFIC BRANDS APPAREL	870.32	COW CLOTHING
20386	26-Oct-01	PEARSON EDUCATION AUSTRALIA	66.95	DOCUMENTING YOUR BUSINESS
20387	26-Oct-01	QUALCON LABORATORIES	517.00	COMPACT SITE VISIT & SAND GRDNG
20388	26-Oct-01	Q TECHNOLOGY	12,540.00	OMATION/DATA CARTRIDGE
20389	26-Oct-01	ROVER MOWERS LIMITED	69.73	GASKET, TAPPET, GEAR SELECTOR & VAR
20390	26-Oct-01	GALVINS PLUMBING PLUS	106.97	GALV ELBOW, TEE & VAR ITEMS
20391	26-Oct-01	R & P ENGINEERING PTY LTD	550.00	PROFILING AND SWEEPING
20392	26-Oct-01	ROAD AND TRAFFIC SERVICES	150.26	CLARKSON YOUTH CENTRE
20393	26-Oct-01	ROCLA QUARRY PRODUCTS	592.22	BRICKIE, FILLING & WASHED SAND DLVRY
20394	26-Oct-01	RCG PTY LTD	3,195.06	TIPPING OF SPOILS- CLEAN FILL
20395	26-Oct-01	M P ROGERS & ASSOCIATES PTY LTD	664.62	PROF SVCS- EXP COASTAL ENGINEER
20396	26-Oct-01	REXEL AUSTRALIA	67.77	E BASE, RELAY & 4 PLUG OUTLET BOARD
20397	26-Oct-01	RUSSELL LANDSCAPING WA PTY LTD	1,944.80	CLARKSON YOUTH CENTRE
20398	26-Oct-01	RAINWEST ROOFINGS PTY LTD	2,024.00	SPORTS COMPLEX
20399	26-Oct-01	ROWE SCIENTIFIC	335.01	ETHANOL/ BRASS SCREEN
20400	26-Oct-01	SKIPPER TRUCKS BELMONT	1,669.77	BOLT, SPRING PIN, LOCK WIRE & VAR
20401	26-Oct-01	STANDARDS AUSTRALIA	135.96	ENGAGEMENT OF CONSULTANTS
20402	26-Oct-01	CANCELLED	0.00	
20403	26-Oct-01	SILVER CHAIN	334.40	CARE AIDE- COMM SVCS
20404	26-Oct-01	SCHIAVELLO (WA) PTY LTD	4,442.90	STACK PANELS FOR CORP SVCS
20405	26-Oct-01	SWAN TAXIS CO-OPERATIVE LTD	115.83	COURIER SERVICE
20406	26-Oct-01	STOPMASTER BRAKES	2,728.66	SUPPLY, INSTALL, RELINE BRAKE LININGS
20407	26-Oct-01	SHELL COMPANY OF AUSTRALIA LTD	57,910.43	FUEL PURCHASE
20408	26-Oct-01	SPECTRON	287.61	DRIVE 3.5 INT FLOPPY DISK
20409	26-Oct-01	TOTAL EDEN WATERING SYSTEMS	2,640.28	P/C SPRINKLERS & BERMAD VALVES

20410	26-Oct-01	TRAILER PARTS PTY LTD	148.89	PINTLE HOOK, TOWBALL & VAR
20411	26-Oct-01	TECHNICAL IRRIGATION IMPORTS	4,744.22	HYDROMETER & VAR RETIC ITEMS
20412	26-Oct-01	TOPLINE TROPHIES	263.40	MALE/FEMALE JARRAH GOLF
20413	26-Oct-01	FORCORP PTY LTD	2,783.00	REPLACE CAMERAS, CABLE RPRS & VAR
20414	26-Oct-01	TUBEMAKERS OF AUSTRALIA LTD	78.39	LENGTH FLAT MILD STEEL
20415	26-Oct-01	TERPKOS & SANTILLO PTY LTD	5,775.00	UNDERPASS EXTENSIONS
20416	26-Oct-01	TRUCKLINE	4,521.97	A/CON CONTROL ASSY, BEARING & VAR
20417	26-Oct-01	TURF TEC AUSTRALIA	106.56	CYLINDER SHARPEN
20418	26-Oct-01	TURFMASTER PTY LTD	3,740.00	FOLIAR FERTILISING
20419	26-Oct-01	TOTAL TORO	192.45	BRAKE CABLE & BALL JOINT
20420	26-Oct-01	UNDERGROUND SERVICES AUSTRALIA	93.50	LOCATE UNDERGROUND SERVICE
20421	26-Oct-01	SUE KENNEDY	304.17	VARIOUS BOOKS
20422	26-Oct-01	VALUER GENERAL'S OFFICE	1,441.00	GRV INT VALS METRO SHARED
20423	26-Oct-01	CANCELLED	0.00	
20424	26-Oct-01	WANNEROO CARAVAN CENTRE	2,754.95	FABRICATE STEEL DOORS
20425	26-Oct-01	WANNEROO HARDWARE	97.08	VAR HARDWARE ITEMS
20426	26-Oct-01	WEMBLEY CEMENT INDUSTRIES	4,535.21	SUPPLY & DELIVER CEMENT PRODUCTS
20427	26-Oct-01	WEMBLEY CEMENT INDUSTRIES	2,431.62	SUPPLY & DELIVER CEMENT PRODUCTS
20428	26-Oct-01	WEST COAST RADIATORS	90.00	LABOUR COOLER
20429	26-Oct-01	WILSONS SIGN SOLUTIONS	27.50	DOOR SIGN FOR STAFF ROOM
20430	26-Oct-01	CANCELLED	0.00	
20431	26-Oct-01	WANNEROO SMASH REPAIRS PTY LTD	728.33	EXCESS ON INSURANCE
20432	26-Oct-01	WANNEROO DAIRY SUPPLIES	220.00	MILK SUPPLY
20433	26-Oct-01	WATTS & WOODHOUSE	11,280.50	CONSULTANCY FEES
20434	26-Oct-01	WATTLEUP TRACTORS	370.65	NUTS, BOLTS, BLADES & VAR ITEMS
20435	26-Oct-01	WEST AUSTRALIAN NEWSPAPERS LTD	155.00	STREET DIRECTORY
20436	26-Oct-01	W A LIMESTONE CO	21,013.77	LIMESTONE & BITUMEN MIX
20437	26-Oct-01	WESTERN RE-SPOTTING SERVICES	1,622.50	LINE MARKING PARKING BAYS
20438	26-Oct-01	Y M C A OF PERTH	11,261.25	SCHOOL TERM THREE 2001
20439	26-Oct-01	AUST COMMUNICATIONS AUTHORITY	352.40	CARRAMAR GOLF LCNCE & LAND MOBILE
20440	26-Oct-01	ALINTA GAS	225.15	FINANCIAL SUPPORT- COMM SVCS
20441	26-Oct-01	ABLE SETTLEMENTS	12.88	RATE REFUND
20442	26-Oct-01	AUST BUSINESS TELEPHONE CO	724.90	ON HOOK DIAL HEADSET TELEPHONE
20443	26-Oct-01	AVIS	116.60	BUS HIRE COMMUNITY SERVICES
20444	26-Oct-01	ANDY JARMAN	2,284.95	LANDSCAPE SERVICES
20445	26-Oct-01	BELL HEALTH	399.90	HOME SUPPORT- COMM SVCS
20446	26-Oct-01	BASKETBALL MAN P/L	1,084.05	SUPPLY& INSTALL B'BALL POST & BOARD
20447	26-Oct-01	BEST SIGNS & PRINT	3,737.80	FULL COLOUR BANNERS
20448	26-Oct-01	B & G CHAMBERS	420.00	CATERING FOR COUNCIL BRIEFING
20449	26-Oct-01	COURIER AUSTRALIA	1,423.93	COURIER CHARGES
20450	26-Oct-01	CAPE DEMOLITION	53.00	RECYCLED ROOF TILES
20451	26-Oct-01	CLEAN SWEEP	2,332.00	MOB, DEMOB, SWEEP
20452	26-Oct-01	CITY OF COCKBURN	1,000.00	CONTRIBUTION TO MIDGE RESEARCH
20453	26-Oct-01	CITY OF WANNEROO - TRUST	10.00	DOG REGISTRATION REFUND
20454	26-Oct-01	CMP COMMUNICATIONS	270.16	LABOUR-INSTALL OF TAIT RADIO
20455	26-Oct-01	CHEMAG PTY LTD	990.00	ENVIROSPRAY 20LT
20456	26-Oct-01	CONTEK COMMUNICATIONS	407.00	PIT WORK & LOWERING OF TELCOM BOXS
20457	26-Oct-01	EMBROIDERERS INTERNATIONAL	745.01	CAPS & POLO SHIRTS WITH LOGO
20458	26-Oct-01	FINES ENFORCEMENT REGISTRY	690.00	LODGING OF RECORDS
20459	26-Oct-01	FIREPLAN WA	4,180.00	PROVISION OF RISK MANAGEMENT

20460	26-Oct-01	GRAFFITI SYSTEMS AUSTRALIA	2,969.85	GRAFFITI REMOVAL
20461	26-Oct-01	GEE-WOOLHOUSE & ASSOCIATES P/L	3,031.88	FINANCE CONTRACT STAFF
20462	26-Oct-01	GEL GROUP PTY LTD	1,012.00	INFORMATION SYSTEM CONTRACT STAFF
20463	26-Oct-01	HOMESWEST - EAST PERTH	89.01	RATE REFUND
20464	26-Oct-01	HOME CHEF	2,397.00	COMMUNITY SVCS
20465	26-Oct-01	HEMOCARE PURSUITS	4,153.50	RECREATIONAL CARE- COMM SVCS
20466	26-Oct-01	H2OVERLAND ADVENTURE TOURS	375.00	CANCELLATION FEES 25 WOMEN
20467	26-Oct-01	INTERCITY OFFICE PARTITIONING	503.80	GUTTER CLEANING & VAR REPAIRS &
				MAINTENANCE
20468	26-Oct-01	INTERACTIVE VIDEO SECURITY P/L	121.00	SERVICE OF MONITORING SYSTEMS
20469	26-Oct-01	JULIE WEEKS	265.75	PAINTING BANNER
20470	26-Oct-01	LO-GO APPOINTMENTS	23,782.04	COW CONTRACT STAFF
20471	26-Oct-01	LAW SOCIETY OF W A	374.00	REGISTRATION -DOC SEARCH & SEIZURE
20472	26-Oct-01	LIGHTING INTERNATIONAL	199.00	MAGNIFYING LAMP
20473	26-Oct-01	MAYNE NICKLESS	917.80	COURIER CHARGES
20474	26-Oct-01	P & T E MATHIAS	1,089.00	MON TO FRIDAY BADGERUP
20475	26-Oct-01	MOTOROLA	218.50	MOBILE CHARGES
20476	26-Oct-01	NETCARE	1,980.00	RENTAL MICROWAVE EQUIP
20477	26-Oct-01	NICK DEL BORRELLO	372.90	BREATHING TO HYD RAM & VAR REPAIRS
20478	26-Oct-01	PAUL'S TURF SERVICES	726.00	LAYING OF TURF
20479	26-Oct-01	PALACE HOMES CONSTRUCTION	21,109.44	CONSTRUCTION & ADDITIONS
20480	26-Oct-01	REEKIE PROPERTY SERVICES	34,870.67	MONTHLY CLEANING CHARGES
20481	26-Oct-01	SUNNY BRUSHWARE SUPPLIES	220.00	MAIN BROOM REFILL POLY
20482	26-Oct-01	SUNNY BRUSHWARE SUPPLIES	767.25	BROOM REFILL & VAR
20483	26-Oct-01	STAMPALIA CONTRACTORS	41,199.13	BOBCAT,LOADER,WHEEL TIPPER HIRE
20484	26-Oct-01	SJW PODIATRY PTY LTD	1,787.50	PODIATRY SERVICE
20485	26-Oct-01	STIRLING CONCRETE PTY LTD	354.75	CONCRETE/ASPHALT LAYING & REPAIRS
20486	26-Oct-01	STATE SKATE	300.00	CLARKSON YOUTH SKATE COMPETN
20487	26-Oct-01	SUB-SURFACE DETECTION SERVICES	825.00	GROUND PENETRATING RADAR
20488	26-Oct-01	SUMMIT CONSTRUCTIONS	300.00	FOOTPATH REFUND
20489	26-Oct-01	TELSTRA CORPORATION	785.00	CHARGES- VAR PARKS, CTRS & OFFICES
20490	26-Oct-01	TELSTRA CORPORATION	18,452.24	MOBILE NET LIBRARIES
				FINANCIAL SUPPORT- COMMUNITY SVCS
20491	26-Oct-01	TURBOMASTER PUMPS	2,937.00	STRIP INSPECT REPORT SERVICE
20492	26-Oct-01	TRAFFIC ENGINEERING SERVICES	880.00	CONTRACT STAFF A/TSM DUTIES
20493	26-Oct-01	CANCELLED	0.00	
20494	26-Oct-01	WANNEROO PLUMBING	7,863.58	VAR PLUMBING INSTALLATION & REPAIRS
20495	26-Oct-01	CANCELLED	0.00	
20496	26-Oct-01	WANNEROO ELECTRIC	9,529.70	VAR INSTALL, SVCE & REPAIRS
20497	26-Oct-01	WATER CORPORATION	150.00	INDUSTRIAL WASTE CHARGES
20498	26-Oct-01	WESTERN POWER	6,115.25	CHARGES- VAR PARKS, CTRS & OFFICES
				FINANCIAL SUPPORT- COMMUNITY SVCS
20499	29-Oct-01	STIRLING CONCRETE PTY LTD	49,487.05	CONCRETE INSTALL & REPAIRS
20500	31-Oct-01	LANDSDALE FARM SCHOOL	110.00	FDC PROGRAMME ACTIVITIES
20501	31-Oct-01	WHITFORD MARQUEE & PARTY HIRE	4,024.24	MARQUEE SEBEL TABLE
20502	31-Oct-01	CLIVE DORNEY	1,596.40	CANCELLATION TENNIS HIRE FEE
20503	31-Oct-01	WA GERANIUM & PELARGONIUM SOC	50.00	BOND REFUND
20504	31-Oct-01	SWAN & FLIPPERS COMPANY	700.00	MULTI COLOURAL MUSIC PUPPET DAY
20505	31-Oct-01	AUSTRALIAN MOBILITY EQUIPMENT	1,692.00	WALKING FRAMES & WHEELCHAIRS
20506	31-Oct-01	LAKE JOONDALUP ARCHERY CLUB	85.00	GOLD PROGRAM

20507	31-Oct-01	TOMO'S GARDENING/HANDYMAN SVC	120.00	MOW EDGE BACK LAWN WONYILL ST
20508	31-Oct-01	SUNCITY NEWSAGENCY	27.46	NEWSPAPER SUPPLY
20509	31-Oct-01	K WEYMES	640.00	PLANNING CONFERENCE
20510	31-Oct-01	JULIA ROSS RECRUITMENT LTD	1,113.75	FINANCE CONTRACT STAFF
20511	31-Oct-01	LANDSDALE GARDENS MEDICAL CTR	88.00	MEDICAL VOLUNTEER
20512	31-Oct-01	APPLE AUSTRALIA PTY LTD	330.73	COMPUTER EQUIPMENT
20513	31-Oct-01	HIDES GROUP	16,308.78	COMMUNITY CONSULTATION
20514	31-Oct-01	DENNIS JONES & R RANCE	345.00	VEHICLE CROSSING SUBSIDY
20515	31-Oct-01	CONCEPT MEDIA	492.50	SENIORS WEEK LIFTOUT 16
20516	31-Oct-01	SNAP PRINTING	120.00	A4 COLOUR PHOTOCOPYING
20517	31-Oct-01	TEDDY TELL TALE	320.00	ENTERTAINMENT AT PERRY PADDOCKS
20518	31-Oct-01	GLEN J GEARD & KM WIGGINS	345.00	VEHICLE CROSSING SUBSIDY
20519	31-Oct-01	ALISON & GM WHITFIELD	345.00	VEHICLE CROSSING SUBSIDY
20520	31-Oct-01	TRAVIS P BARNES & EL NAGY	345.00	VEHICLE CROSSING SUBSIDY
20521	31-Oct-01	FIONA E FALLOWS & AC SCHOPF	345.00	VEHICLE CROSSING SUBSIDY
20522	31-Oct-01	MARK I SMITH & AL REID	345.00	VEHICLE CROSSING SUBSIDY
20523	31-Oct-01	WESTERN AUSTRALIAN MUNICIPAL	12,492.57	SEPTADVERTISING MARKETFORCE
20524	31-Oct-01	EASIFLEET MANAGEMENT	57,212.94	OCOTBER 2001
20525	31-Oct-01	NICK DEL BORRELLO	374.00	FITTING BRACKETS & VAR
20526	31-Oct-01	DEBRA SMART	63.50	REFUND ALEX HTGH COMM HALL
20527	31-Oct-01	DE NEEFE SIGNS PTY LTD	3,240.94	STREET PLATES & VAR SIGNS
20528	31-Oct-01	GREEN'S HIAB SERVICE	178.75	GOAL POSTS ON SITE
20529	31-Oct-01	WANN AGRICULTURAL MACHINERY	3,027.86	VARIOUS ITEMS
20530	31-Oct-01	WANNEROO DAIRY SUPPLIES	210.25	MILK SUPPLY
20531	31-Oct-01	AMERICAN INTER UNDERWRITERS	7.00	PAYROLL DEDUCTION
20532	31-Oct-01	ALINTA GAS	491.30	FINANCIAL SUPPORT- COMM SVCS
				CHARGES- VAR PARKS, CTRS & OFFICES
20533	31-Oct-01	AUSTRALIAN LOCAL GOVT JOB DIR	715.00	HALF PAGE ISSUE40
20534	31-Oct-01	AUSTRALIAN MANUFACT WKS UNION	73.80	PAYROLL DEDUCTION
20535	31-Oct-01	ANDY JARMAN	1,347.50	LANDSCAPING SERVICES
20536	31-Oct-01	AUSTRALIAN SCHOOL SUPPLIES	207.54	BOOKS FOR G/LIBRARY
20537	31-Oct-01	BUCKINGHAM PEWTER	429.55	2D PEWTER MEDALLION WITH LOOP
20538	31-Oct-01	CITY OF WANNEROO PAYROLL A/C	1,553.00	PAYROLL DEDUCTION
20539	31-Oct-01	CITY OF JOONDALUP SVCS INVOICES	2,166.91	OVERPAYMENT ON MONTHLY CHARGES
20540	31-Oct-01	CHEF EXCEL PTY LTD	427.00	CATERING- VAR COUNCIL FUNCTIONS
20541	31-Oct-01	DUNCAN CROSBIE -CARRAMAR	144.00	COW GOLF PROGRAM
20542	31-Oct-01	GREENWOOD FLORIST	60.00	COUNCIL DONATIONS- FLOWERS
20543	31-Oct-01	HOMECARE PURSUITS	2,898.78	RESPITE CARE- COMMUNITY SERVICES
20544	31-Oct-01	MUNICIPAL EMPLOYEE UNION-PAYROLL	1,229.64	PAYROLL DEDUCTION
20545	31-Oct-01	P & T E MATHIAS	1,524.60	GATHERING MOSS HERB FARMS
				HYDRAULIC CONTRACT SERVICES
20546	31-Oct-01	PRITCHARD FRANCIS ASSOCIATES P/L	1,320.00	STRUCTURAL DESIGN
20547	31-Oct-01	QUALITY PRESS	3,509.00	BUSHFIRE & VAR BROCHURES
20548	31-Oct-01	RAC INSURANCE	100.00	FINANCIAL SUPPORT- COMM SVCS
20549	31-Oct-01	ST JOHN AMBULANCE OF AUSTRALIA	44.00	FIRST AID KIT
20550	31-Oct-01	STANHOPE HOME NURSING SVCS	369.60	RESPITE CARE
20551	31-Oct-01	TELSTRA CORPORATION	150.00	FINANCIAL SUPPORT- COMM SVCS
20552	31-Oct-01	WATER CORPORATION	4,625.50	LEISURE & RANGERS SERVICES
20553	31-Oct-01	DR C T WONG	560.00	IMMUNISATION CLINICS
20554	31-Oct-01	WESTERN POWER	17,639.80	CHARGES- VAR PARKS, CTRS & OFFICES

20555	31-Oct-01	B WESTON	60.00	CLEANING SVCS- ABORIGINAL COMM
50000109	02-Oct-01	A C C SYSTEMS ENGINEERING P/L	5,313.00	FINANCE CONTRACT STAFF
50000110	02-Oct-01	AUSTRALIAN TAXATION OFFICE - PAYG	633,050.21	PAYG PAYMENT
50000111	02-Oct-01	JUDITH HUGHES	1,912.50	TRAVEL & CHILDCARE REIMBURSEMENTS
50000112	02-Oct-01	RAINETECH	5,500.00	CLARKSON YOUTH FACILITY PROJECT
50000113	04-Oct-01	JOANNE GAFF	382.99	PAYROLL
50000114	08-Oct-01	A J STRANGER	10,000.00	REIMBURSEMENT
50000115	08-Oct-01	AUSTRALIAN TAXATION OFFICE - PAYG	174,761.45	PAYROLL
50000116	15-Oct-01	A C C SYSTEMS ENGINEERING P/L	5,280.00	FINANCE CONTRACT STAFF
50000117	15-Oct-01	A J STRANGER	13,336.43	REIMBURSEMENTS
50000118	17-Oct-01	NATALIE RODNEY	145.29	PAYROLL
50000119	19-Oct-01	G SATIE	127.58	PAYROLL
50000120	22-Oct-01	A C C SYSTEMS ENGINEERING P/L	2,640.00	FINANCE CONTRACT STAFF
50000121	22-Oct-01	G GREEN	423.91	PAYROLL
50000122	22-Oct-01	J BLACKWOOD & SON LTD	534.03	GREASE GUN, LOAD BINDERS & VAR
50000123	22-Oct-01	HOSEMASTERS	976.12	SUPPLY, FIT, REPLACE HYD HOSES
50000124	22-Oct-01	AUSTRALIAN TAXATION OFFICE	144,136.80	PAYG PAYMENT
50000125	22-Oct-01	IAN GOODENOUGH	500.00	MONTHLY ALLOWANCE
50000126	22-Oct-01	MAUREEN GRIERSON	500.00	MONTHLY ALLOWANCE
50000127	22-Oct-01	JUDITH HUGHES	500.00	MONTHLY ALLOWANCE
50000128	22-Oct-01	JON KELLY	6,000.00	MONTHLY ALLOWANCE
50000129	22-Oct-01	GLYNIS MONKS	500.00	MONTHLY ALLOWANCE
50000130	22-Oct-01	LYNN O'GRADY	500.00	MONTHLY ALLOWANCE
50000131	22-Oct-01	RUDI STEFFENS	613.94	MONTHLY ALLOWANCE & TRAVEL REIMB
50000132	22-Oct-01	JOHN STEWART	500.00	MONTHLY ALLOWANCE
50000133	22-Oct-01	BRETT TREBY	500.00	MONTHLY ALLOWANCE
50000134	31-Oct-01	R HARMAN	186.77	PAYROLL
50000135	31-Oct-01	RAINETECH	4,400.00	COMPLETION CLARKSON YTH FACILITY
	Subtotal		4,613,572.17	
				4613572.17
LESS: CANCELLED CHEQUES				
12357	13-Nov-00	CARIN PTY LTD	(364.07)	
17690	20-Jun-01	S RYAN	(5.00)	
17802	20-Jun-01	GREEN'S HIAB SERVICE	(96.25)	
2184	29-Jun-01	P HILL	(5.00)	
2479	04-Jul-01	LESLIE MAITLAND	(322.00)	
2650	12-Jul-01	GRASS TREES AUSTRALIA	(7,260.00)	
18101	01-Aug-01	MARGARET PHILLIS	(9.00)	
18736	28-Aug-01	EDITH COWAN UNIVERSITY	(105.00)	
18987	05-Sep-01	CENTRELINK	(77.19)	
19062	11-Sep-01	SCOTT PARK HOMES	(53.61)	
19100	11-Sep-01	WENDY MONKS	(12.00)	
19643	27-Sep-01	FEATURE FRAMES OF JOONDALUP	(73.00)	
19673	27-Sep-01	TELSTRA CORPORATION	(105.00)	
	Subtotal		(8,487.12)	
	Total Advance Account Recoup for October 2001		4,605,085.05	
City of Wanneroo Municipal Account				

Cheque	Date	Paid To	Amount	Details
147	15-Oct-01	DIRECTOR CORP SERVICES ADV ACCT	2,642,510.97	RECOUP OF CHEQUE NO.: 19694 - 20095
				EFT DOC NO.: 50000109 - 50000115
148	22-Oct-01	DIRECTOR CORP SERVICES ADV ACCT	606,155.11	RECOUP OF CHEQUE NO.: 20096 - 20197
				EFT DOC NO.: 50000116 - 50000119
149	01-Nov-01	DIRECTOR CORP SERVICES ADV ACCT	1,356,418.97	RECOUP OF CHEQUE NO.: 20198 - 20555
				EFT DOC NO.: 50000120 - 50000135
		Sub Total	4,605,085.05	
	Others			
000147A	17-Oct-01	COMMONWEALTH BANK OF AUSTRALIA	10,541.58	MERCHANT FEES
			1,000,000.00	INVESTMENTS
			1,000,000.00	INVESTMENTS
			1,054.19	GST ON MERCHANT FEES
			15.00	STOP PAYMENT FEE
			100,000.00	INVESTMENTS
			150,000.00	INVESTMENTS
			250,000.00	INVESTMENTS
			26,258.27	FDC SALARIES
000147B	17-Oct-01	COMMONWEALTH BANK OF AUSTRALIA	272.08	DISHONoured CHEQUE
			1.00	SALARY RETURN FEE
			467,323.96	SALARIES- NET
			5,064.46	SALARIES- DEDUCTIONS
			126.40	EFTPOS FEE
			12.74	GST
			2,622.24	BPAY FEE
			318.37	QUICKLINE & DIAMOND FEES
			500,000.00	INVESTMENTS
			459,013.91	SALARIES- NET
			5,101.97	SALARIES- DEDUCTIONS
000148A	01-Nov-01	COMMONWEALTH BANK OF AUSTRALIA	100,000.00	INVESTMENTS
			33,067.54	FDC SALARIES
			734.74	CREDIT CARD- C JOHNSON
			84.90	CREDIT CARD- C JOHNSON
			1.00	SALARY RETURN FEE
			0.10	GST ON SALARY RETURN FEE
			477,336.49	SALARIES- NET
			5,073.61	SALARIES-DEDUCTIONS
		Sub Total	4,594,024.55	
Total Municipal Account for September 2001			9,199,109.60	

City of Wanneroo Town Planning Scheme Accounts				
Cheque	Date	Paid To	Amount	Details
CITY OF WANNEROO				
TOWN PLANNING SCHEME CELL 1 EAST WANNEROO DEVELOPMENT AREA				
000017	11-Oct-01	COMMONWEALTH BANK OF AUSTRALIA	7,342.38	PAYMENT TO COW MUNI FOR PROPERTIES
				143116,161514 & 153119
CITY OF WANNEROO				
TOWN PLANNING SCHEME CELL 4 EAST WANNEROO DEVELOPMENT AREA				
000015	03-Oct-01	COMMONWEALTH BANK OF AUSTRALIA	5,286.63	PAYMENT OT COW MUNICIPAL
Total Town Planning Schemes Bank Account for October 2001			12,629.01	

CS05-12/01 Budget Timetable 2002/03

File Ref:	N/A
Responsible Officer:	A/Director Corporate Services
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider and endorse the proposed timetable for the 2002/2003 Budget preparation and adoption.

Background

In the past two financial years, the Council has adopted its Annual Budgets on 24 August and 10 August respectively. Following the adoption of the 2001/2002 Budget, the Council indicated that it would seek to adopt future Budgets in July, preferably by the conclusion of the second week in July. In stating its desire to achieve an earlier Budget adoption, the Council cited the primary advantages of its goal to include the early issuing of rate notices (with the resultant cash flow and investment revenue advantages) and the more timely commencement of its works programme.

Detail

Development and production of the City's Principal Activities Plan and Annual Budget is a significant undertaking, requiring the combined efforts of many of the City's staff and all Elected Members of the Council. Each Business Unit is charged with the responsibility of providing the base data for its Budget. Business Unit Budgets are formatted and consolidated by the Financial Services Unit and subjected to a number of reviews by the Directors, the Chief Executive Officer and the Council throughout the budget process. The final Budgets are then produced in a management format and reproduced in the statutory format for adoption by the Council.

The attached timetable (**Attachment 1**) represents a summary of the 2002/2003 budget process and establishes the broad processes required to develop the annual budget. Target dates are indicated for each step of the process so that progress can be monitored to ensure completion by the targeted adoption date of the second week in July 2002. A more detailed timetable (outlining the major tasks) is being prepared for staff and will be circulated early in the new year.

The development of the 2002/2003 Budget timetable has been influenced by the following primary objectives: -

1. the early commencement of the budget process with meaningful projections to enable informed management and Council consideration and prioritisation of works and services;
2. firm links to be established between the Council's Strategic Plan and the Budget through the Principal Activities Plan;

3. compliance with the Local Government Act 1995 which requires the Council's Principal Activity Plan to be available to the public for a period of 42 days and differential rates to be advertised for a period of 21 days for public submissions prior to Council adopting its Budget; and
4. adoption of the 2002/2003 Budget as soon as practicable following the close of the financial year (second week in July 2002 targeted) to facilitate the early production of rate notices and the consequent advantages in terms of investment return.

Consultation

Nil.

Comment

The timeframes are particularly tight due to a number of factors impacting on the process. The Council is in the final stages of the development of its Strategic Plan. Once adopted Directorates and Business Units must develop Business Plans aimed at achieving the strategic objectives. In addition, there has been a significant change in senior personnel. Resources will be tested further by the fact that 2002 is the year of the triennial revaluation of GRV properties.

Success in meeting the proposed Budget timetable requires the total commitment of staff and Councillors to achieving the various critical target dates established.

To further streamline the budget process it is proposed that a Budget Committee be established with the responsibility of workshopping the various components of the budget as they are developed. It is intended that the Budget Committee will comprise of the Mayor and all Councillors and will alleviate the implied decisions arising from the less formal workshops held in previous years.

It is not intended that this Committee will make any decisions, but will forward recommendations to Council.

Statutory Compliance

The Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996 outline the requirements in respect of the preparation and adoption of the Principal Activities Plan and Annual Budget. Importantly, section 6.2(1) requires a Council to adopt its annual budget no later than 31 August.

Section 5.8 of the Local Government Act 1995 provides as follows:-

"5.8 A local government may establish committees of 3 or more persons to assist the council and to exercise the powers and discharge the duties of the local government that can be delegated to committees.*

** Absolute majority required."*

Strategic Implications

The 2002/2003 Annual Budget will be closely linked to the Council's Strategic Plan.

Policy Implications

Nil.

Financial Implications

The adoption of the 2002/2003 Annual Budget in the second week of July 2002 will allow the City to maximise its return on investments.

In order to guide the development of the 2002/2003 Budget it is recommended that the Council give consideration to establishing a set of broad financial parameters. Such parameters could include, but may not be limited to: -

1. Rate Increase

As a general principle, expenditure levels in the 2002/2003 Budget should be maintained at levels to allow any rate increase to be restricted to CPI. Generally operating expenditures should relate in real terms to the lesser of the 2001/2002 budget allocation or the projected actual expenditure for 2001/2002.

2. Loan Borrowings

The 2002/2003 Budget will aim to maintain the City's minimal debt status by constructing its budget on the basis of nil loan borrowings.

3. Inflation

Although the principles of zero based budgeting are to be applied throughout the budget process, there are certain circumstances where it is appropriate to apply an inflationary factor. In these circumstances any increase should be limited to 3.0%.

Voting Requirements

Absolute Majority

Recommendation

THAT Council:

- 1. ENDORSES the proposed timetable for the 2002/2003 Annual Budget of the City of Wanneroo;**
- 2. ADOPTS the following financial parameters as broad guidelines for the preparation of the 2002/2003 Annual Budget of the City of Wanneroo: -**
 - a. as a general principle, expenditure levels in the 2002/2003 Budget should be maintained at levels to allow any rate increase to be restricted to CPI.**

Generally operating expenditures should relate in real terms to the lesser of the 2001/2002 budget allocation or the projected actual expenditure for 2001/2002;

- b. the 2002/2003 Budget will aim to maintain the City's minimal debt status by constructing its budget on the basis of nil loan borrowings; and**
 - c. although the principles of zero based budgeting are to be applied throughout the budget process, there are certain circumstances where it is appropriate to apply an inflationary factor. In these circumstances any increase should be limited to 3.0%; and**
- 3. ESTABLISHES by an ABSOLUTE MAJORITY a Budget Committee comprising of the Mayor and all Councillors of the City of Wanneroo for the purpose of assisting Council in the development of the budget.**

CS06-12/01 Tender 01222 - The Supply And Delivery Of Pvc Pipes And Fittings For A Period Of One (1) Year

File Ref:	S01222T
Responsible Officer:	A/Director Corporate Services
Disclosure of Interest:	Nil
Attachment:	Nil

Issue

The acceptance of tenders for the Supply and Delivery of PVC Pipes and Fittings for a period of one (1) year.

Background

The City of Wanneroo currently holds stock of a selection of PVC pipe and fittings within the store at Ashby. This stock is issued to authorised members of the Parks & Garden sub unit of Technical Services as required for the installation and maintenance of reticulation systems.

Detail

Tender Number 01222 was advertised on 13 October 2001 and five tender submissions were received. The tenderers were invited to submit a lump sum price for the supply and delivery of PVC Pipes and Fittings for a period of one year. Section 2.1 of the General Conditions of Contract states “The Principal (COW) may consider extending the Contract Period for an additional one year.”

At the closing of tenders five (5) tenders had been submitted from the following suppliers:-

Total Eden
Wanneroo Hardware
Hugall & Hoile
Elliotts Irrigation
Rellney Construction

All tenders received have been evaluated by an Evaluation Team consisting of the Contracts Manager, Contracts Officer and Team Leader of Purchasing Services. The following assessment criteria was used in the evaluation process:-

- price of the goods; and
- delivery period

The prices submitted by each tenderer were applied to a representative “basket of goods” resulting in the Total Eden tender being assessed as the most cost effective for the City. In terms of delivery, Total Eden’s tender was in line with the City’s requirements.

Total Eden is therefore recommended as the preferred tenderer providing the best value for money.

Comment

Total Eden has proven to be a reliable supplier in the past and have several stores, providing for accessibility for direct purchases if the need arises.

The Manager Contracts has reviewed the tender compliance and assessment process and endorses the recommendations.

Statutory Compliance

Tenders have been invited in accordance with Section 3.57 of the *Local Government Act 1995* and associated regulations.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The likely expenditure as a result of accepting the Total Eden tender based on last year's turnover of stock will equate to \$27,869.32. In the event that the City chooses to extend this contract or additional systems are installed over the period, expenditure is likely to exceed \$50,000.00.

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS the tender from Total Eden (Tender No. 1222) for the Supply and Delivery of PVC Pipes and Fittings for a period of one (1) year.

CS07-12/01 Tender 01221 - The Removal of Four (4) Underground Fuel Tanks

File Ref: S01221T
Responsible Officer: A/Director Corporate Services
Disclosure of Interest: Nil
Attachment: Nil

Issue

The acceptance of tenders for the Removal and Disposal of four (4) underground fuel tanks and associated equipment.

Background

As the fuel for the City's fleet is procured by way of a fuel card, the underground fuel tanks and associated equipment located at the City's Works Depot at Ashby are now redundant. This equipment is subject to statutory requirements, which are outlined in the Guidance and Code of Practice notes obtained from the Department of Minerals and Energy (DME) below.

Section E 2.1 of Guidance note S.321 states that:

- Under ground petroleum storage tanks may be temporarily left out of service. In order to comply with regulation 4.18 of the Regulations, tanks temporarily out of service must be decommissioned and treated in accordance with Section 3 of Code of Practice (CP) 22-1994;
- Section 3.1 of CP22 states "The out of service" period should not be normally greater than twelve months.

However section 2.4 of S.321 allows a maximum of five years to comply. The City has sought clarification from the DME and they recommend that twelve months is the allowable time frame to comply unless acceptable reasons can be given.

It is appropriate that the City action the removal of the tanks as soon as possible. Removal will allow the City to:-

- comply with statutory regulations;
- obtain the maximum amount offered by the successful tenderer for the purchase of the redundant items;
- minimise the escalation of costs if left for a longer period;
- minimise the risk of environmental issues in the event tanks lose integrity; and
- avoid escalation of future removal costs.

Detail

Tenders were invited (Tender No. 01221) for the removal of four (4) underground fuel tanks, bowsers and associated fittings. The tender also invited tenderers to submit an offer for the purchase of redundant items.

At the closing of tenders three (3) tenderers had submitted four (4) tenders. The alternative tender submitted by Metric Australia was considered by the Evaluation Team to be non-compliant as it did not address all aspects of the tender specification.

The three (3) complying tenders have been evaluated by Evaluation Team, consisting of the Contracts Manager, Contracts Officer and the Team Leader of Purchasing Services. The following assessment criteria was used in the evaluation process:-

- price for the works and the amount offered for redundant items; and
- safety management competencies.

The prices offered by the three (3) tenderers were as follows:-

Metric Australia	\$28,517 plus \$193 per m ³ of contaminated soil
Fuelquip	\$36,346 plus \$45.80 per m ³ of contaminated soil
Marconi Commerce	\$44,485 plus \$104.50 per m ³ of contaminated soil

It is noted that should there be a requirement to remove contaminated soil an estimated amount of 30m³ would need to be removed.

All tenderers were considered satisfactory in terms of their safety management competencies.

The results of the assessment show the tender of Metric Australia to represent the most advantageous option for the City.

Comment

The analysis of the tender shows that Metric Australia is the most advantageous. It is therefore recommended that the conforming tender from Metric Australia be accepted.

Statutory Compliance

Tenders have been invited in accordance with Section 3.57 of the *Local Government Act 1995* and associated regulations.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The likely expenditure as a result of accepting the Metric Australia tender for the removal and purchase of the fuel tanks and associated equipment will be \$28,517.00. An additional cost for the removal of contaminated soil (if present) is estimated at \$5,790.00.

An amount of \$55,519.00 has been allocated for the completion of this task in the City's 'New Initiative Budget 2001/2002' (reference number BS4).

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS the tender from Metric Australia (Tender No. 01221) for the Removal and Disposal of the fuel tanks and associated equipment at a net cost of \$28,517 plus any additional costs associated with the removal of contaminated soil (if necessary) estimated to cost approximately \$5,790.

CS08-12/01 Tender 01228 - Supply And Delivery Of Personal Computers

File Ref:	01228T
Responsible Officer:	A/Director, Corporate Services
Disclosure of Interest:	Nil
Attachment:	1

Issue

Assessment and recommendation for Tender Number 01228 - Supply and Delivery of Personal Computers.

Background

At the 5 September 2001 Ordinary Council meeting a resolution (Item CS03-09/01) was made to adopt a three (3) year replacement programme for the City's IT hardware inventory and that a schedule of equipment to be replaced with a proposed plan of budget variations be presented. Council, at its 6 November 2001 meeting (**Attachment 1** - Item CS01-11/01) approved the schedule, budget variations and the calling of tenders for the acquisition of 96 PCs.

Detail

Tender 01228 for the Supply and Delivery of Personal Computers was advertised on 10 November 2001 and at close of tenders on 27 November 2001 there were sixteen (16) tender submissions creating a total of thirty three (33) offers as listed below.

Tenderer	Unit Price		
Ipex Offer 1	\$1,410.00	Comtek WA Offer 1	\$1,727.00
ASI Solutions Offer 2	\$1,449.00	CDM Aust Offer 4	\$1,740.00
Dell Computers	\$1,452.00	CDM Aust Offer 8	\$1,770.00
PT Comp Prof Offer 1	\$1,464.27	CDM Aust Offer 5	\$1,830.00
ASI Solutions Offer 3	\$1,520.00	Comdek HP	\$1,844.00
Comtek WA Offer 2	\$1,527.27	CDM Aust Offer 9	\$1,870.00
Ipex Offer 2	\$1,535.00	Comdek Ltd	\$1,880.00
CDM Aust Offer 1	\$1,570.00	Stott & Hoare	\$1,900.00
PT Comp Prof Offer 2	\$1,573.77	Software Basics Pty Ltd	\$1,946.80
ASI Solutions Offer 1	\$1,585.00	Marlen Computers	\$1,948.50
WJ Moncrieff Offer 2	\$1,605.53	CDM Aust Offer 10	\$1,970.00
Computer Corp	\$1,616.19	CDM Aust Offer 11	\$2,070.00
WJ Moncrieff Offer 1	\$1,616.19	CDM Aust Offer 6	\$2,106.00
CDM Aust Offer 2	\$1,620.00	CDM Aust Offer 12	\$2,170.00
CDM Aust Offer 7	\$1,670.00	Trilogy - TSG	\$2,175.00
CDM Aust Offer 3	\$1,672.00	PCINS	Non Compliant
City Business Machines	\$1,675.00		

The PCINS submission carried no signatures and could not be considered. The PCs proposed by Marlen Computers and Software Basics used Network Interface Cards that did not meet minimum specifications. All other tenders were deemed to be fully compliant.

The Tender Evaluation Team, comprising of the Contracts Officer, Network Specialist, Senior Support Officer and PC Support Officer of Information Services, has evaluated the tenders in accordance with the following assessment criteria as detailed in the tender document:

- (a) price for the Goods offered;
- (b) quality of Goods and recognised brand name;
- (c) warranty offer and reference sites for manufacturers Goods; and
- (d) significant support network - level of Perth metropolitan maintenance support – number and quality of skilled staff, demonstrated track record, telephone support response times, availability and delivery of spare parts.

The overall rankings of the tenders based on the weighted score is:

1	Dell Computers	16	CDM Aust Offer 2
2	PT Comp Prof Offer 1	17	Ipex Offer 2
3	PT Comp Prof Offer 2	18	CDM Aust Offer 3
4	ASI Solutions Offer 2	19	CDM Aust Offer 7
5	City Business Machines	20	Comtek WA Offer 1
6	ASI Solutions Offer 3	21	CDM Aust Offer 4
7	Computer Corp	22	CDM Aust Offer 8
8	Ipex Offer 1	23	Comdek Ltd
9	ASI Solutions Offer 1	24	CDM Aust Offer 5
10	WJ Moncrieff Offer 2	25	CDM Aust Offer 9
11	WJ Moncrieff Offer 1	26	CDM Aust Offer 10
12	CDM Aust Offer 1	27	CDM Aust Offer 11
13	Comdek HP	28	CDM Aust Offer 6
14	Comtek WA Offer 2	29	CDM Aust Offer 12
15	Stott & Hoare	30	Trilogy - TSG
16	CDM Aust Offer 2	31	Software Basics Pty Ltd
		32	Marlen Computers
		33	PCINS

The evaluation scoring identified the tender from Dell Computers as the most advantageous, specifically in the areas of quality of goods and market share. Dell's reference sites confirmed their claims of build quality and support infrastructure.

Dell is one of the largest suppliers of computer systems, operates a 24 x 7 telephone support service. It is a Fortune 500 company. The specification of the PC offered by Dell is significantly above minimum specification with a Pentium IV 1.5GHz processor.

The Ipex Offer 1 was ranked at number eight (8) after evaluation. It did not score strongly against the criteria of quality of goods and recognised brand name.

ASI Solutions Offer 2 was ranked at position four (4), however the difference in unit price (\$3) is negligible compared to Dell's offer and ranking.

The minimum specifications requested and offered by Dell Computers are described below:

Item	Min. Requirements	Tenderer Response
Case Type	Desktop or Mini Tower	Dell OptiPlex Small Desktop
Processor	Pentium III 1 GHz	Intel Pentium IV 1.5GHz
Memory	128MB RAM	128Mb RAM
Floppy Disk Drive	1.44 MB / 3.5"	1.44 MB / 3.5"
Hard Disk Drive	20GB	20Gb HDD
Monitor	15 or 17" colour	15" Dell SVGA Monitor
Power Supply	Australian Standard	180W Australian Compliant
Keyboard	104 key standard	Dell 104 Keyboard
Mouse	MS 2 Button with wheel	MS 2 button wheel mouse
LAN Card	10/100 Internal Microsoft Windows 2000, remote installation services PXE compliant network card and must be on Microsoft hardware compatibility list	Integrated 3COM Fast Etherlink 10/100 PCI NIC
Operating System	Windows 2000 Professional Service Pack 2	Windows 2000 Pro., SP2
Warranty/Maintenance	3 yr. next business day, onsite or Tenderers premises, parts & labour	3 year on-site parts & labour. Next business Day repair for City of Wanneroo

The Dell offer also includes on-board sound.

A 17" monitor which was included in the minimum specification as an alternative is available for an additional \$78.00.

A CD is available for an additional \$84.00. The City has a small number of PCs that have CDs.

Comment

The contract is for the period from signing to 30 June 2002. It is expected that a similar number of PCs will be required in the following two (2) financial years. Any extension to this Contract shall be at the discretion of the City.

Dell also offer a buy back service of old PCs.

Given that the cost of the Dell PC is well below what was budgeted it is seen as advantageous for the recommended configuration to include the 17" monitor as part of the standard package.

The benefits for the City are significant with the 17" configuration as much of the organisation's core software is multi-windowed and can make use of the additional screen area by reducing the need to constantly switch between windows. The unit cost will then become \$1,530.

The Manager Contracts has reviewed the tender compliance and assessment process and endorses the recommendations.

Statutory Compliance

Tenders have been invited and properly evaluated against the selection criteria in accordance with Section 3.57 of the Local Government Act 1995 and associated regulations.

Strategic Implications

Nil

Policy Implications

In support of Council's policy of a three (3) year replacement programme for IT hardware, it is important that the tenderer selected has a recognised track history and support infrastructure that will indicate continued support of the product.

Financial Implications

The total cost of the 96 PCs will be within the amount allocated through the budget variations agreed to at the 6 November 2001 Ordinary Council meeting.

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS Tender 01228 from Dell Computers for the Supply and Delivery of Personal Computers with 17" monitors, for a period up until 30 June 2002 at a cost of \$1,530 per unit.

ATTACHMENT 1

CS03-09/01 Funding And Acquisition Of Computer Hardware (Desktop PC's, Printers and Associated Software)

File Ref: 60463
Responsible Officer: A/Director Corporate Services
Disclosure of Interest: Nil

Issue

To consider the City's computer hardware requirements for 2001/2002 financial year and the funding associated with those requirements.

Background

In finalising the City's 2001/2002 budget, the funding for additional computer requirements and the replacement of existing computers was removed and replaced with an allocation of \$60,490 for leasing costs. It was intended that the City would move away from the ownership of its computer hardware in favour of leasing its total requirements.

A significant proportion of the City's hardware was transferred from the former City of Wanneroo and is therefore more than three (3) years old. The continual migration of the City's corporate software to the latest release of operating software supports a three (3) year replacement program for the City's computer hardware inventory. Moving to three (3) year operating leases for all hardware requirements aimed at achieving the City's goal in respect to the replacement of its inventory.

In essence, the sale and lease back arrangement contemplated by the City would result in the successful tenderer purchasing all the City's existing hardware and providing the City with its total requirements by way of standard three (3) year operating leases. The proceeds of the sale of existing equipment was expected to adequately meet the leasing costs in Year 1 (2001/2002) although the \$60,490 provided a contingency sum.

Tenders were called for the sale and lease back of computer equipment, however, no conforming tenders were received. The Council, at its meeting of 25 September 2001, decided not to pursue the leasing option, and resolved as follows:-

"That Council:-

- 1. ACKNOWLEDGES that no conforming tenders were received in respect of Tender No. 01214;*
- 2. REQUESTS a report be presented to Council at its next meeting detailing the proposed schedule of computer equipment to be acquired with the available funds and outlining the associated reallocations of funds; and*
- 3. ADOPTS a three (3) year replacement programme for the City's computer hardware inventory."*

Detail

Unfortunately, the time available between the Council's 25 September 2001 meeting and agenda preparation for the following meeting (16 October 2001) did not allow sufficient time to ascertain the City's computer hardware requirements. In the meantime however, Directors and Business Unit Managers have been requested to identify their additional computer hardware needs for this financial year as well as any possible funding sources. In addition, the Manager Information Services, in conjunction with Business Unit Managers, has identified those items of computer hardware that need to be replaced during 2001/2002 to facilitate the three (3) year replacement program adopted by Council. Funding has been identified from three (3) main sources:-

1. *The delay of the proposed upgrade of Oracle and Maximo Financials*

The City has put in place a plan for the continuation of support for the current version of its financial software. Therefore, it will not be necessary to proceed with the upgrade until at least next financial year. By doing so, budget provisions of \$58,000 and \$18,000 can be made available.

2. *Leasing Contingency*

The \$60,490 provided for computer hardware leasing is no longer required for that purpose and can be reallocated to the acquisition of new hardware.

3. *Salary Savings*

New positions included in the 2001/2002 budget provided for between nine and twelve months salary. In all instances, positions either have been or will be filled later than anticipated. This will give rise to savings within the salary budgets of some business units. The following table outlines the funds available for reallocation resulting from salary savings from new positions in the 2001/2002 budget—

BUSINESS UNIT	AMOUNT \$
Governance	5,000
Marketing Admin.	2,500
Application Support	5,000
Planning Approvals	5,000
Economic Planning	5,000
Landscape Services	5,000
Traffic Management	5,000
Parks Maintenance O/Head	5,000
Building Maintenance Overheads	5,000
Graffiti Control	2,500
Ranger Services	15,000
Ranger Services Admin.	5,000
Cultural Development	5,000
Youth Services	10,000
TOTAL	80,000

A total of \$216,490 has been identified for reallocation. In allocating these funds, priority has been given to essential requirements amounting to \$109,390 with the remaining \$107,100 being used to replace existing equipment on the basis of the oldest equipment first.

Comment

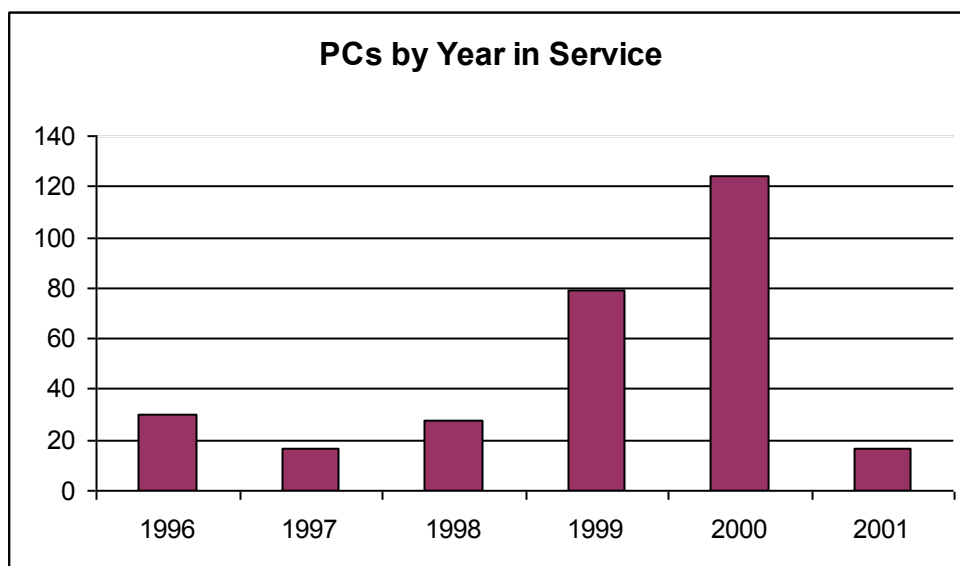
In broad terms, the City's PC Inventory is around 300 units. Hence to embark on a three (3) year replacement program it would be necessary to replace approximately 100 units per annum. The schedule of budget reallocation attached to this report (Attachment 1) provides for the acquisition of 95 PC's (14 new, 81 replacements) 3 laptops, 7 standard office laser printers and 1 replacement monitor.

Council's approval of the recommended reallocations will allow the immediate purchase of laptops, printers and the additional monitor in accordance with procurement policy. It will, however, be necessary to call tenders for the acquisition of PC's in that total expenditure will exceed the \$50,000 tendering threshold established by regulations under *Section 3.57 of the Local Government Act 1995*.

The City's Manager Information Services provides the following comments in support of:

1. the three (3) year replacement program adopted by the Council at its meeting on 25 September 2001; and
2. recommendations contained within this report.

The City owns some 300 PCs and 11 laptops in service. In the case of PCs the age distribution is highlighted by the following graph showing the calculated calendar year the PCs went into service.



Note: PCs purchased in years 1996-1999 were acquired either by the original City of Wanneroo or by the City of Joondalup on our behalf. The City does not know information about warranties, maintenance agreements for much of this equipment and for some the actual purchase date is unknown. An arbitrary in-service year of 1999 or 2000 has been assigned to those PC's however analysis of the hardware suggests that many of them were probably acquired in 1997/98. The age profile of the 81 PC's identified in the report can be seen in more detail with the following table:

Asset Date in Service	No
21-Jun-96	1
27-Jun-96	2
30-Aug-96	3
31-Oct-96	4
29-Nov-96	1
19-Feb-97	1
23-Apr-97	1
30-May-97	1
24-Jun-97	1
26-Jun-97	2
15-Dec-97	1

02-Oct-98	10
03-Nov-98	1
25-Nov-98	2
08-Dec-98	4
29-Dec-98	3
10-Mar-99	1
21-Apr-99	4
19-May-99	3
11-Jun-99	2
15-Jun-99	24
25-Jun-99	2
30-Jun-99	7

PC's purchased in year 2000 onwards were bought with 12 month warranties only. On that basis alone only 28 out of the 300 PCs are currently still under warranty.

At present the replacement of existing PC's is based on an ad-hoc system of individual Managers and staff identifying poorly performing equipment. This identification manifests itself in budget wish lists from business units, which are then collated by Directorate and are submitted to the budget development process. Priorities are assigned to the requests and then through an iterative process the budget is adopted with a certain number of new and replaced items of IT equipment in it.

This leads to is the situation we are in now, where individual Managers place differing priorities on the replacement of IT equipment within their own areas. In an attempt to reduce the amount of chance and randomness in this process it was felt that a PC Replacement Programme over 3 years would allow technology within the organisation would be kept at an acceptable level, budgetary implications would be known in advance and the City would be provided with a cost effective level of performance of its PC fleet.

Laptops:

Of the 11 laptops in service 2 are used by Elected Members and 1 is used for presentations and supporting the Council meetings, the remainder are used by Staff. There are also 2 rented laptops in use in the Mobile Library due to failure of the previous laptops.

Impact Analysis:

A number of things have happened or are about to happen that are effecting the way we use our PCs.

Electronic Document Management System (EDMS)

The implementation of a new EDMS has commenced (Council Resolution CS06-09/01). This system will be rolled out onto 200 PCs. The minimum specification for a PC to run this software adequately is identified as Pentium II, 400MHZ with 128Mb of memory. None of the 81 PCs identified for replacement meets this specification.

Oracle Financials/Maximo Upgrade

This financial year to upgrade 2 of our core systems (Maximo and Oracle Financials) had been scheduled. This software will only run on Windows 2000 operating system. The need for this is driven by the products going into de-support phase by the manufacturer. This means that any problems/faults with the software will not be rectified under the software maintenance we have. The vendor will only support more recent versions. This upgrade has been deferred until financial year 2002/2003. Evidence from sites currently running these versions suggest the minimum specification for the PC is Pentium III 766MHz with 128Mb of memory with recommended 256. None of the 81 PCs identified for replacement meets this specification.

Operating System Upgrade

To run the EDMS and Oracle Financials the PCs need to be upgraded to the Windows 2000 Operating System. The specification identified to run this Operating System with applications is significantly higher than the specification to run the current operating system Windows NT Workstation. Again none of the 81 PCs identified for replacement meets this specification.

Hardware Upgrade

We are starting to see an increase in failure rate of some of the older (>3 years) PCs. This includes monitor degradation or failure, disk failure and general component failure. Monitors can sometimes be repaired, however it can be expensive and soon may exceed the cost of a new unit (~\$500). The replacement of failed disks is less expensive (\$100-200) but this cost can be outweighed by the cost of the loss of work at the moment of failure.

ProClaim Requirements

We have been advised by Technology One, the vendors of our property system ProClaim that support for the current version will stop by the 2nd quarter of 2002. We will then need to have upgraded all of the PCs that use ProClaim to Windows 2000 operating system. With the roll out of the Action Request System, which is a module of ProClaim, commencing in this month the total number of PC's running ProClaim could well be in excess of 250.

Support Costs

Gartner Group has identified that the total cost of ownership of a PC consists of Capital 21%, Technical Support 27%, Administration 9% and End User Operations 43%. It's clear that much of the cost of owning a PC does not come from the purchase of the equipment itself. However whatever can be done to reduce Administration and Technical Support will have a significant impact on those costs. A managed and pro-active approach to PC (and IT hardware generally) can be shown to reduce these two components. As PCs age the cost of support rises.

Hardware Upgrade

In some cases it is possible to upgrade PC hardware. Generally this takes the form of memory upgrades. None of the 81 PCs scheduled for replacement can accept a processor upgrade without replacing the motherboard. This would then require the replacement of the hard disk and in some cases the power supply due to the additional requirements placed on it by new components. The Pentium 90, 100 and 120 MHz PCs will not accept memory upgrades beyond 64MB and in some cases we cannot obtain the older memory chips.

Upgrading memory does not improve performance of a PC, which has an inadequate processor. Pentium 90,100,200 and 300 MHz processors run at 100% when using our core systems. In some cases staff can only run one application at a time. For example ProClaim but not Financials or Financials and not E-mail. With the rollout of the Action Request System (ARS) to most staff, the need to run multiple applications will become mandatory. For example the ARS requires that E-mail is running so that notifications of new Service Request have arrived for immediate attention.

As can be seen from the above, the main driver for change of the City's PC fleet is not coming from within but from external forces. To be able to continue to run the existing core software a PC Replacement Programme needs to be implemented.

PC Specifications

	Asset No.	Date In Service	CPU	CPU	Memory
1	10133	17-Jan-96	Pentium	100	32
2	10249	21-Jun-96	Pentium	120	32
3	10478	27-Jun-96	Pentium	100	32
4	10510	27-Jun-96	Pentium	120	32
5	10763	30-Aug-96	Pentium	120	64
6	10764	30-Aug-96	Pentium	120	32
7	10789	30-Aug-96	Pentium	120	32
8	10737	31-Oct-96	Pentium	120	32
9	10738	31-Oct-96	Pentium	200	64
10	10746	31-Oct-96	Pentium	120	64
11	10748	31-Oct-96	Pentium	120	64
12	10847	29-Nov-96	Pentium	100	64
13	12578	19-Feb-97	Pentium	100	32
14	12674	23-Apr-97	Pentium	100	32
15	12887	30-May-97	Pentium	100	32
16	12479	24-Jun-97	Pentium	200	64
17	12919	26-Jun-97	Pentium	120	64
18	12923	26-Jun-97	Pentium	120	64
19	12324	15-Dec-97	Pentium	200	64
20	13209	02-Oct-98	Pentium II	300	128
21	13210	02-Oct-98	Pentium II	300	128
22	13213	02-Oct-98	Pentium II	300	64
23	13214	02-Oct-98	Pentium II	350	64
24	13215	02-Oct-98	Pentium II	350	64
25	13218	02-Oct-98	Pentium II	300	64
26	13219	02-Oct-98	Pentium II	300	64
27	13221	02-Oct-98	Pentium II	300	64
28	13225	02-Oct-98	Pentium II	300	64
29	13226	02-Oct-98	Pentium II	300	64
30	13230	03-Nov-98	Pentium II	300	64
31	13258	25-Nov-98	Pentium	120	64
32	N/A	25-Nov-98	Pentium	90	64
33	13232	08-Dec-98	Pentium II	350	64
34	13239	08-Dec-98	Pentium II	350	256
35	13240	08-Dec-98	Pentium II	350	64
36	13241	08-Dec-98	Pentium	#N/A	64
37	13270	29-Dec-98	Pentium II	350	64
38	13320	29-Dec-98	Pentium II	350	64
39	13532	29-Dec-98	Pentium II	350	64
40	13317	10-Mar-99	Pentium II	350	64

41	13318	10-Mar-99	Pentium II	350	64
42	13505	21-Apr-99	Pentium II	350	64
43	13545	21-Apr-99	Pentium II	350	64
44	13546	21-Apr-99	Pentium II	350	64
45	13547	21-Apr-99	Pentium II	350	64
46	13361	19-May-99	Pentium II	350	64
47	13362	19-May-99	Pentium II	350	64
48	13363	19-May-99	Pentium II	350	64
49	13424	15-Jun-99	Pentium II	400	64
50	13425	15-Jun-99	Pentium II	400	64
51	13426	15-Jun-99	Pentium II	400	64
52	13427	15-Jun-99	Pentium II	400	64
53	13428	15-Jun-99	Pentium II	400	64
54	13429	15-Jun-99	Pentium II	400	64
55	13430	15-Jun-99	Pentium II	400	64
56	13431	15-Jun-99	Pentium II	400	64
57	13432	15-Jun-99	Pentium II	400	64
58	13433	15-Jun-99	Pentium II	400	64
59	13434	15-Jun-99	Pentium II	400	64
60	13435	15-Jun-99	Pentium II	400	64
61	13437	15-Jun-99	Pentium II	400	64
62	13438	15-Jun-99	Pentium II	400	64
63	13439	15-Jun-99	Pentium II	400	64
64	13440	15-Jun-99	Pentium II	400	64
65	13441	15-Jun-99	Pentium II	400	64
66	13442	15-Jun-99	Pentium II	400	64
67	13443	15-Jun-99	Pentium II	400	64
68	13444	15-Jun-99	Pentium II	400	64
69	13445	15-Jun-99	Pentium II	400	64
70	13446	15-Jun-99	Pentium II	400	64
71	13447	15-Jun-99	Pentium II	400	64
72	13455	15-Jun-99	Pentium II	400	64
73	13454	25-Jun-99	Pentium II	400	64
74	13404	30-Jun-99	Pentium II	400	64
75	13405	30-Jun-99	Pentium II	400	64
76	13406	30-Jun-99	Pentium II	400	64
77	13407	30-Jun-99	Pentium II	400	64
78	13408	30-Jun-99	Pentium II	400	64
79	13409	30-Jun-99	Pentium II	400	64
80	13410	30-Jun-99	Pentium II	400	64
81	13411	30-Jun-99	Pentium II	400	64

Laptops

Two of the 3 laptops identified in the report are to replace the 2 out of service laptops in the Mobile Library. There is insufficient room in the library to take a standard desktop PC. The bench space does not permit a standard monitor to be used. There are presently 2 rental laptops in use there.

The other laptop is new, for the use of the Governance Unit in support the execution of Council Meeting.

Conclusion:

- To not proceed with the replacement of the 81 PCs will have the following impact:
- The implementation of the Electronic Document Management System and Action Request System will be hampered with some users unable to run the new systems
- We will be unable to take the next major release of ProClaim, with the dilemma of support for the existing version ending 2nd quarter 2002.
- The upgrade of Oracle Financials will be made more difficult by inadequate hardware required for the next release.
- The costs of supporting the existing PC fleet will continue to rise as the entire fleet comes out of warranty with no maintenance mechanism in place.

Statutory Compliance

Section 6.8(1)(b) of the Local Government Act 1995 requires Council to authorise any expenditure incurred for which there is no budget provision. Such authorisation must occur prior to the expenditure being incurred and must be carried by an ABSOLUTE MAJORITY by Council.

Section 3.57 of the Local Government Act 1995 and associated regulations require a Local Government to call tenders for the purchase of goods expected to cost in excess of \$50,000.

Strategic Implications

The Budget reallocation recommended in this report allows the City to effectively embark on the first year of a three (3) year replacement program for its computer hardware inventory as adopted by the Council at its meeting on 25 September 2001. Adherence to the three (3) year replacement program will ensure that the City maintains modern and up-to-date computing facilities capable of meeting its business requirements.

Policy Implications

Nil

Financial Implications

The reallocations being recommended will have no impact on the City's 2001/2002 cash flow and it will allow the City to avoid the costly option of leasing its computer hardware inventory. It will be necessary for the 2002/2003 Budget to provide funding for the Oracle and Maximo Financial System Upgrade, as well as the second phase of the three (3) year replacement program.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **APPROVES** the following budget variations to allow the purchase of new and replacement computer hardware requirements for the remainder of the 2001/2002 financial year:-

Account No.	Account Name	Sub Unit	From \$	To \$
51.20.23.231.4201.001	Consultancy	Asset Management Admin	18,000	
New Initiative 2001/2002	Maximo Financial Upgrade	Information Services	58,000	
51.20.22.221.4521.0001	Lease of Office Equipment	Financial Services	60,490	
51.05.05.051.3001.0001	Salaries - Basic Costs	Governance	5,000	
51.10.15.151.3001.0001	Salaries - Basic Costs	Marketing Admin	2,500	
51.20.24.242.3001.0001	Salaries - Basic Costs	Application Support	5,000	
51.50.53.534.3001.0001	Salaries - Basic Costs	Planning Approvals	5,000	
51.50.52.521.3001.0001	Salaries - Basic Costs	Economic Planning	5,000	
51.60.62.626.3001.0001	Salaries - Basic Costs	Landscape Services	5,000	
51.60.62.628.3001.0001	Salaries - Basic Costs	Traffic Management	5,000	
51.60.71.713.3001.0001	Salaries - Basic Costs	Parks Maintenance O/Head	5,000	
51.60.76.764.3001.0001	Salaries - Basic Costs	Building Maint. O/Heads	5,000	
51.60.76.768.3001.0001	Salaries - Basic Costs	Graffiti Control	2,500	
51.80.82.823.3001.0001	Salaries - Basic Costs	Ranger Services	15,000	
51.80.82.821.3001.0001	Salaries - Basic Costs	Ranger Services Admin	5,000	
51.80.84.871.3001.0001	Salaries - Basic Costs	Cultural Development	5,000	
51.80.88.898.3001.0001	Salaries - Basic Costs	Youth Services	10,000	
New - Minor Capital	Laptop with Software	Governance		5,590
New - Minor Capital	10 x Replacement PC's	Financial Services		18,000
New - Minor Capital	3 x Replacement PC's	Asset Management Admin		5,400
New - Minor Capital	3 x Replacement PC's	Customer Services		5,400
New - Minor Capital	3 x Replacement PC's	Records		5,400
New - Minor Capital	1 x Replacement PC	Purchasing Services		1,800
New - Minor Capital	PC with Software	Application Support		2,500
New - Minor Capital	Replacement Printer	Human Resource Admin		2,700
New - Minor Capital	PC with Software	Planning Approvals		2,500
New - Minor Capital	3 x Replacement PC's	Planning Approvals		5,400
New - Minor Capital	2 x Replacement PCs	Planning Development		3,600
New - Minor Capital	1 x Replacement Screen (21")	Planning Development		1,000
New - Minor Capital	PC with Software	Landscape Services		2,500
New - Minor Capital	PC with Software	Traffic Management		2,500
51.60.62.628.4303.0001	Auto CAD Lite 2000	Traffic Management		1,400
New - Minor Capital	PC with Software	Parks Maintenance O/Head		2,500
New - Minor Capital	1 x Replacement PC	Survey Services		1,800
New - Minor Capital	PC with Software	Economic Planning		2,500
New - Minor Capital	2 x PCs with Software	Ranger Services		5,000
New - Minor Capital	Additional Printer	Ranger Services		2,700
New - Minor Capital	PC with Software	Ranger Services Admin		2,500
New - Minor Capital	PC with Software	Aged Day Care Services		2,500
New - Minor Capital	3 x Replacement PC's	Comm Aged Care Package		5,400
New - Minor Capital	2 x PCs with Software	Youth Services		5,000

New - Minor Capital	2 x Laptops for Mobile Library	Library Services		8,800
New - Minor Capital	2xPC's with Software	Comm Dev – Policy & Plng.		5,000
New - Minor Capital	5 x Replacement PCs	Community Services		9,000
New - Minor Capital	5 x Replacement PCs	Technical Services		9,000
New - Minor Capital	4 x Replacement PCs	Planning Services		7,200
New - Minor Capital	4 x Replacement PCs	Infrastructure Services		7,200
New - Minor Capital	5 x Replacement PCs	Community Services		9,000
New - Minor Capital	5 x Replacement PCs	Approval Services		9,000
New - Minor Capital	2 x Replacement PCs	Business Services		3,600
New - Minor Capital	4 x Replacement PCs	Operation Services		7,200
New - Minor Capital	2 x Replacement PCs	Building & Fleet Maint.		3,600
New - Minor Capital	3 x Replacement PCs	Information Services		5,400
New - Minor Capital	2 x Replacement PCs	Leisure Services		3,600
New - Minor Capital	2 x Replacement PCs	Community Services		3,600
New - Minor Capital	1 x Replacement PC	Economic Development		1,800
New - Minor Capital	1 x Replacement PC	Ranger Services		1,800
New - Minor Capital	1 x Replacement PC	Office of the CEO		1,800
New - Minor Capital	2 x Replacement PCs	Marketing Services		3,600
New - Minor Capital	2 x Replacement PCs	Community Development		3,600
New - Minor Capital	1 x Replacement PC	Council Support		1,800
New - Minor Capital	1 x Replacement PC	Corporate Services		1,800
New - Minor Capital	Replacement Printer	Library Services		2,700
New - Minor Capital	Replacement Printer	Marketing Services		2,700
New - Minor Capital	Replacement Printer	Building & Fleet Maint.		2,700
New - Minor Capital	Replacement Printer	Library Services		2,700
New - Minor Capital	Replacement Printer	Leisure Services		2,700
	TOTAL		216,490	216,490

2. **AUTHORISES**, by an **ABSOLUTE MAJORITY**, pursuant to Section 6.8(1)(b) of the Local Government Act 1995 the expenditures contemplated by the budget variations approved in 1. above.
3. **APPROVES** the calling of tenders for 96 desktop PC's to be acquired by the City during the remainder of the 2001/2002 financial year.

CS09-12/01 Authorisation of Lease - City of Joondalup: Reserve 27366, 1204 Wanneroo Road, Ashby

File Ref:	07073
Responsible Officer:	A/Director Corporate Services
Disclosure of Interest:	Nil
Attachments:	2

Issue

Part of the City of Wanneroo's Works Depot located at 1204 Wanneroo Road, Ashby, is currently being used by the City of Joondalup as a Works Depot. It is the intention of the City of Wanneroo to enter in to a lease agreement with the City of Joondalup to define responsibilities and eliminate any issues that may arise with the two Cities occupying the Site.

Background

When the Cities of Wanneroo and Joondalup separated in 1999, it was the intention of the Commissioners to have an agreement in place to ensure that the use of the Depot by each City was fair and reasonable.

Legal advice was sought, and it was decided that a lease agreement would be entered into. The City's Solicitor, John Woodhouse, Principal of Watts & Woodhouse prepared a lease document that was fair to both parties. This document was signed by both Cities with a commencement date 1 July 1999, for a period of three years. As a requirement of the lease, the document was sent to the Department of Land Administration (DOLA) for checking. At this time the City was advised that there were further requirements to be met.

The Depot is situated on Reserve 27366, and therefore owned by the Crown. A Management Order issued to each reserve permits the City to operate under certain guidelines. In the case of the Depot, the Management Order allowed the City to run a Municipal Works Depot, however it did not give the City the power to lease the premises. This information was not known at the time of the original lease being established and it therefore invalidated this lease. To formalise a lease agreement, DOLA had to make the necessary changes to the Management Order to accommodate the City's request to lease part of the reserve.

A request from the Manager Business Services was sent to DOLA in January 2000 for the Order to be amended. After "temporarily misplacing" the file, DOLA advised in September 2000 that the Order had been amended giving the City the power to lease the reserve for period not exceeding twenty-one (21) years. The lease could only commence from the date of this Order (27 July 2000), and our Solicitor was instructed to draw up lease documents to reflect the new Management Order details.

In October 2000, a new lease document was delivered to the City of Wanneroo from the Solicitor. The lease documents were signed by the Mayor and the Chief Executive Officer and were forwarded to the City of Joondalup. At this time, the Mayor of the City of Joondalup raised concerns with the lease document, and instructed that a Property Condition Report be included in the lease document. City of Wanneroo staff completed this report on 5 January 2001.

Again, once the City of Joondalup received this report, more changes to the lease document were requested. It became apparent that the City of Joondalup was using areas at the Depot not specified in the original lease plan.

These additional areas were incorporated into the lease document and the lease fee was adjusted to reflect the new situation. Negotiations continued until April when both Cities agreed upon the actual areas used. The City's solicitor was advised to prepare new lease documents.

In addition to the above, the City of Wanneroo was also required by DOLA to prepare maps of all ten leased areas. DOLA has quite rigid guidelines as to how the plans used in leased areas are to be presented which resulted in a Surveyor being employed to produce these plans.

In September 2001 the lease documents were drawn by the Solicitor encompassing all issues discussed above. The City of Joondalup was given the Documents to sign, and these were returned duly executed on 25 October 2001.

It appears that the request of the Commissioners was never formalised, hence this report.

Detail

Under the lease agreement the City of Joondalup (the Lessee) is required to pay for all telephone and other utility charges (other than water, gas and electricity), and be responsible for the maintenance of every part of the Premises and all lighting and electrical installations (other than any airconditioning unit). They are required to maintain all drainage and septic systems and all other fixtures and fittings in good and substantial repair, order and condition, fair wear and tear excepted. The payment of water, gas and electricity have been included in the Annual Rent figure.

The Lessee is required to keep a policy of insurance covering Public Risk for the amount of \$10,000,000. Building Insurance has been included in the Annual Rent figure.

The City of Joondalup has at this time been occupying this area for two and a half years. It should be noted that the proposed lease is due to expire on 30 June 2002, although there are two further one-year terms which may be exercised by the City of Joondalup.

Rental is fixed for the initial term of the lease (ie to 30 June 2002), however, both one(1) year option periods provide for the review of rent at the commencement of the option.

The lease schedule and maps of the leased areas are outlined on **Attachments 1 and 2**.

Comment

This agreement will ensure protection to both parties by entering into a lease.

This document has been carefully screened and accepted by the Administrations of both Cities.

This lease was originally drawn as to not favour one party over another. At the time of the split between the two Cities, the City of Joondalup had no other options but to remain at the Wanneroo Road site.

This lease document recognises this, and allows for them to give not less than three months' notice to vacate the premises. In view of this inclusion by the City of Joondalup it is recommended that a similar provision for the City of Wanneroo to terminate the lease should be included.

The City of Wanneroo Fire and Emergency Services have recently been relocated from the transportable building to Ashby Building No. 1. It is now proposed to relocate the emergency vehicles from the south western area of the Depot to the bitumenised area adjoining Ashby Building No. 1. This will require adjustment to the current parking arrangements for both the Cities of Wanneroo and Joondalup. Negotiations are in hand to relocate the City of Joondalup vehicles/equipment from the areas highlighted H1-H4 on **Attachment 2** to the area adjoining the buildings designated A, B and C. It is proposed that the City of Joondalup vehicles/equipment be relocated in January 2002. The Lease Survey will need to be amended at that time to reflect these changes to the parking arrangements.

The area to be leased by the City of Joondalup is defined as the premises in **Attachment 1**.

Statutory Compliance

The Local Government (Functions and General) Regulations 1996, Section 30(2)(c)(iii) allows Council to not advertise the disposition of property if that property is being disposed of to another local government.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The City receives an Annual Rental figure of \$70,154.14 for this lease. This figure has been budgeted for and only has positive implications, as it provides an income.

Voting Requirements

Simple Majority

Recommendation

That Council

- 1. AGREES to the proposed lease of portion of 1204 Wanneroo Road, Ashby being the City's Works Depot, to the City of Joondalup for an annual rental of \$70,154.14 subject to:-**

- (a) an amendment to allow the City of Wanneroo to give three (3) months notice to the City of Joondalup, should it wish to terminate the lease; and
 - (b) the inclusion of an amended lease Survey Diagram and lease Schedule to reflect the proposed modification to parking arrangements at the Depot.
- 2. **AUTHORISES** the Mayor and Chief Executive Officer to execute and affix the Common Seal of the City of Wanneroo to the lease document duly amended in accordance with 1. (a) and (b) above.

ATTACHMENT 1

THE SCHEDULE

Item 1	Lessee's Name and Address:	City of Joondalup Boas Avenue JOONDALUP WESTERN AUSTRALIA
Item 2	Land:	Reserve no. 27366 and being the whole of the land comprised in Crown Land Title Volume 3045 Folio 749
	Premises:	Those portions of Land shown marked "A", "B", "C", "E", "F" and "H (H1, H2, H3 and H4)" on the attached survey plans and all buildings and improvements
	Lessor's Interest:	The land is under the management of the Lessor pursuant to Management Order No. 950840-004 issued under the Land Administration Act 1997
Item 3	Term:	1 year 11 months and 5 days
	Commencement Date:	27 July 2000
	Expiry Date:	30 June 2002
Item 4	Annual rent payable on the Commencement Date:	\$70,154.14
	Rent Review Dates:	1 July 2002 and 1 July 2003
Item 5	Manner of payment of rent:	Equal calendar monthly payments in advance commencing on the Commencement Date of the Term
Item 6	Permitted Purpose:	That part of the Premises marked "A" on the attached survey plans – Administration Office of the Lessee. That part of the Premises marked "B" on the attached survey plans – Sign Shed of the Lessee.

That part of the Premises marked “C” on the attached survey plans – Carpenters Shed of the Lessee.

That part of the premises marked “E” on the attached survey plans – Engineering Storage Yard of the Lessee.

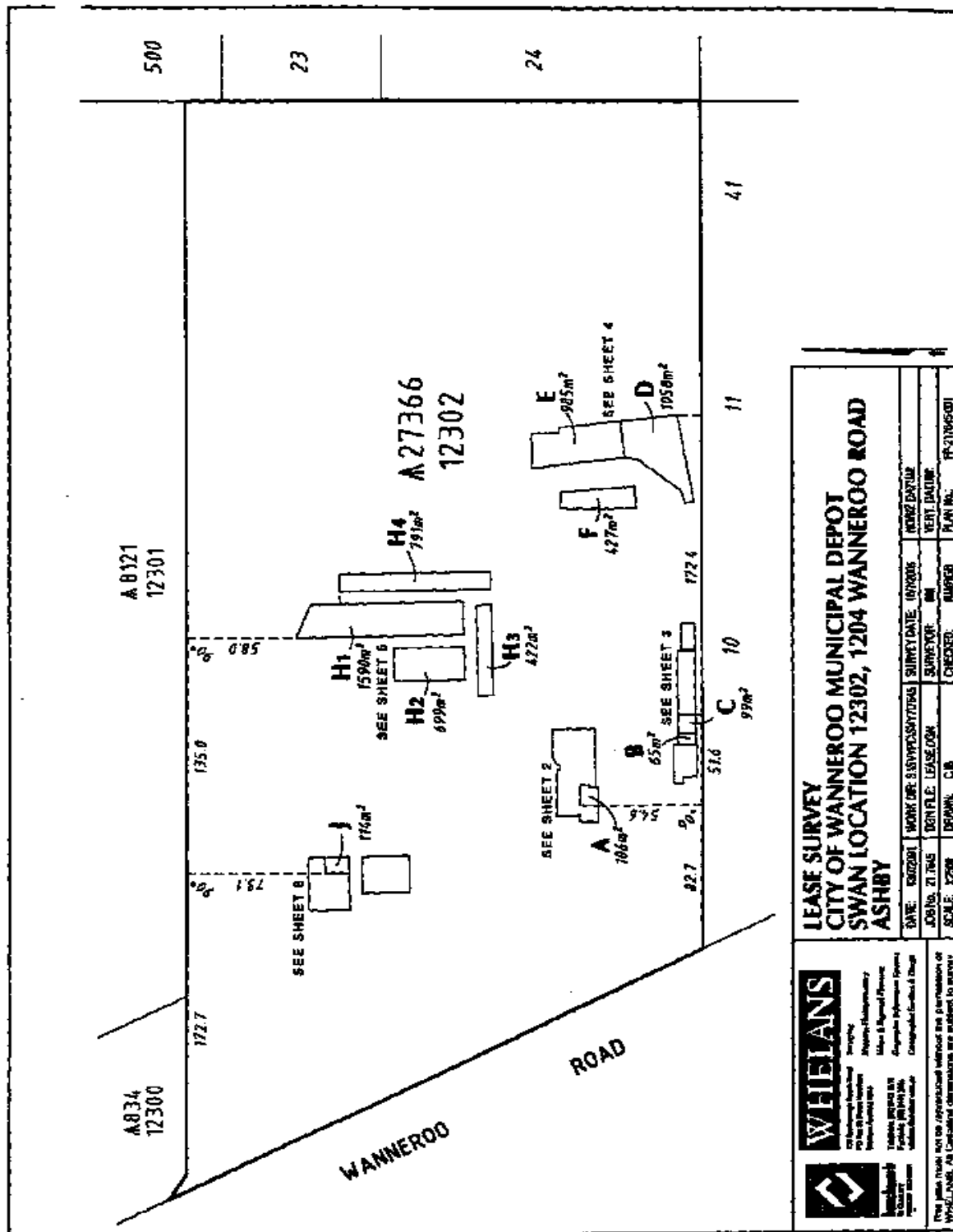
That part of the premises marked “F” on the attached survey plans – Storage area in Yard of the Lessee.

That part of the premises marked “H” on the attached survey plans – Carpark Bays of the Lessee.

Item 7	First Further Term:	One year
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Item 8	Second Further Term:	One year
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ATTACHMENT 2



Community Development

CD01-12/01 Graffiti Removal Program

File Ref: 13845
Responsible Officer: A/Director - Community Development
Disclosure of Interest: Nil

Issue

The Ministry of the Premier and Cabinet has informed Local Authorities who are involved in the Graffiti Program that the State Government will formally disengage from individual graffiti removal campaigns as from 1st January 2002. This report seeks to outline the commitment required by the City to continue to operate a Graffiti Program and to seek Council endorsement to continue operation of this program.

Background

The State Government has operated a graffiti removal program for a number of years. This program has three main components. They are:

1. Removal of graffiti
2. Community education programs e.g. school visits
3. Involvement of volunteers to assist with clean up

Graffiti removal within the City is divided into the following two areas:

- Council Assets - coordinated by Building Maintenance Services; and
- Commercial and private properties – coordinated by the State Government Graffiti Program.

The City of Wanneroo joined the State Government Graffiti Program in 1998 and this has resulted in successful graffiti removal operations to residential and commercial properties over the past four years.

Detail

1. Graffiti Removal

The Program operates a 'One Call Centre' located in Balcatta, which is resourced as a joint venture with other Local and State Government bodies.

The City of Wanneroo provides the following contributions:

- plant and equipment in the form of two Utility vehicles, trailers and water blasters;
- a monetary contribution; and
- operational funds for administration, removal and paint out materials.

The State Government provides the following contributions:

- campaign management through the Call Centre; and
- until May 2001, removal of graffiti by State Government redeployees.

The monetary contribution (excluding capital purchased plant and equipment, materials and the City's indirect costs) by the City and State Government in relation to the Wanneroo Graffiti Campaign and One Call centre in 2000/2001 were as follows:

City of Wanneroo monetary contribution to the One Call Centre	State Governments contribution to the running of the Wanneroo Graffiti Campaign
\$12,000 (to cover salaries)	\$70,000 (to cover salaries for personnel in the One Call Centre and redeployees)
\$ 4,000 (to cover administration and consumables)	\$11,400 (3.8% of Graffiti Program budget based on total operations and graffiti removal statistics)
\$16,000	\$81,400

In addition to the \$16,000 monetary contribution the City expends approximately \$67,000 annually, for graffiti removal operators employed by the City, employee related expenses, administration expenses, telephones, minor equipment purchase, maintenance and repair, consumables, paint, chemicals and vehicle lease and running expenses.

The Program originally provided two redeployees as removal operatives for the Wanneroo Campaign. This was reduced to one between December 2000 and May 2001.

As the City anticipated that the State Government may disengage from individual graffiti removal campaigns at some time in the future, the City subsequently employed a part time Graffiti Removal Operator in December 2000, to maintain the level of graffiti removal throughout the City.

With the reduction in the provision of redeployees to remove graffiti, the City was too large for one graffiti removal operator to cover. Subsequently the City employed a second part time Graffiti Removal Operator on an eight month fixed term contract which expires on 30 June 2002. During this time the future requirement of this position, and overall graffiti removal operations within the City, will be reviewed.

The City now has two fully operational graffiti removal units and is positioned as a lead organisation in positively influencing graffiti removal best practice within the metropolitan area.

The volume of administration processes in the One Call Centre in relation to the City of Wanneroo has decreased over the past six months and the City is now in maintenance mode. Therefore the administration procedures currently provided by the program, will be absorbed into the Building and Fleet Maintenance Services administration processes.

2. *Community Education*

In undertaking a holistic approach to graffiti damage, community and youth education has been seen to be a major component in graffiti reduction strategies.

Considerable resources in the past have been applied to school-based programmes encouraging early intervention and the building of community pride.

3. *Volunteer Assistance*

In the past, the State-based programme has co-ordinated and supported the involvement of volunteer labour in local community clean-ups.

The State Government has indicated in discussions that the current level of contact and administration requirements with regard to volunteers is low. According to the State, the volunteer base at present is significantly depleted and would require some development to ensure it is at its most effective.

The City currently operates a database that would make it possible to register and maintain contact with potential volunteers. It is envisaged that the development of a volunteer base would be possible through the City's Community Services Unit, utilising existing resources. Community Services also intends to examine alternative funding sources to assist with the recruitment and management of potential volunteers, through alternate funding streams.

Comment

The Graffiti Program has been highly successful in removing graffiti from various areas across the City. The removal of graffiti is seen as an important component of instilling pride and ownership in local communities. In essence, the removal of graffiti shows that "someone cares" about what happens in the local community, and sends the message that graffiti will not be tolerated.

The Graffiti Program offers the City an opportunity to engage local communities, by involving volunteers in the process of graffiti removal and instilling a sense of ownership over local community facilities.

The actual removal of graffiti is only one part of a successful program. Community education is an essential part of limiting graffiti and the Graffiti Program would involve initiatives designed to advise the community about how they can get involved in graffiti removal in their local area.

Statutory Compliance

Nil

Strategic Implications

The continued operation of the graffiti removal program has the potential to position the City as one of the leaders in this area, and to provide a model of best practice to other local governments and agencies.

Financial Implications

Residential and Commercial Properties

The ongoing annual commitment by the City of Wanneroo to assist in the graffiti removal operations from residential and commercial properties, with the disengagement of the State Government is as follows:

1 x Full Time Graffiti removal Operator	\$23,384
1 x Part Time Graffiti removal Operator	\$18,461
Employee Related Expenses	\$650
Administration costs	\$1,600
Telephones	\$2,300
Minor Equipment (Maintenance & Replacement)	\$3,400
Materials (Paint & Chemicals)	\$15,500
Vehicle Insurance Excess	\$1,000
Vehicle Leasing and running expenses	\$19,025
	\$85,322

These costs will need to be included in the operating budget for the Building & Fleet Maintenance Services Unit.

Council Assets

Contractors currently carry out the graffiti removal from Council assets. The individual budgets for these works are contained in the Business Services and Operational Services maintenance budget, with an average expenditure of **\$70,000** per annum.

Community Education & Volunteers

It is intended that the community education and volunteer management components of the program would be listed as new initiatives in the Community Services budget of 2002/2003.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. ENDORSES the continued operation of a Graffiti (Clean-up) Program as outlined in this report to assist the community in the removal of graffiti from residential and commercial properties**
- 2. NOTES that proposals in respect to the issues of community education initiatives and volunteer management will be presented as new initiatives for consideration in the 2002/2003 budgeting process**

CD02-12/01 Buckingham House Nomination to The Heritage Council of Western Australia for Listing on The State Register of Heritage Places

File Ref: 18932
Responsible Officer: Acting Director - Community Development
Disclosure of Interest: Nil
Attachments: 1

Issue

Buckingham House be recommended to the Heritage Council of WA for consideration for entry onto the State Register of Heritage Places.

Background

The Register of Heritage Places is the statutory list of places given legal protection under the Heritage of Western Australia Act 1990, in recognition of their cultural heritage significance for the State.

Buckingham House, 10F Neville Drive Wanneroo, was built in the 1880's and is one of the City's oldest buildings. In 1975 the building and one acre of surrounding land was vested in, and held by, the Shire of Wanneroo, in trust, for the purpose of a museum.

In 2000 funding was received from the 2000/2001 Heritage Council of WA's Heritage Grants program for the preparation of a Conservation Plan for the building. The Conservation Plan was prepared by Palassis Architects in June 2001 with a recommendation that the place be considered for listing on the Register of Heritage Places.

Detail

The Heritage Services Advisory Committee considered the assessments (see Attachment 1) prepared by the Heritage Officer for listing on the National Trust List and the State Heritage Register at its meeting on 12 October 2001. The Committee endorsed both nominations but decided the application for registration on the State Heritage Register should be referred to Council for its approval.

Buckingham House is listed on the City's Municipal Heritage Inventory and an application has been made to the National Trust of Australia (WA) for listing on their list of historic places.

Registration of Buckingham House is a tangible way Council can show its support for the preservation of Wanneroo's heritage and ensure the preservation of the building for future generations. Registration does not change the ownership of the building but it establishes the importance of the place as part of the State's heritage.

Any development that might affect the significance of a place on the Register must be referred to the Heritage Council for advice, however minor works and normal routine maintenance are unlikely to be affected.

Consultation

This matter was discussed at the Heritage Services Advisory Committee meeting of 12 October and was endorsed by that group.

Comment

Registration of the building is a recognition of the importance of the building to the community. Registration will assist in obtaining additional funding through sources such as the State Heritage Grants programme.

Cockman House, also owned by Council, was entered on the Register in 1997.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

It is not anticipated Registration would impose any additional costs for maintenance, etc of the building compared to the current level of care and attention paid to this and other historic buildings owned by Council.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES and forwards the assessment document (Attachment 1) for Buckingham House to the Heritage Council of Western Australia for consideration for entry onto the State Register of Heritage Places.

ATTACHMENT 1

**DOCUMENTATION OF PLACES
FOR ENTRY IN THE
REGISTER OF HERITAGE PLACES**

1. **DATA BASE No.** 2674
2. **NAME** Buckingham House
3. **LOCATION** 10F Neville Drive, Wanneroo
4. **DESCRIPTION OF PLACE INCLUDED IN THIS ENTRY**
5. **LOCAL GOVERNMENT AREA** City of Wanneroo
6. **OWNER** City of Wanneroo
7. **HERITAGE LISTINGS**
 - Register of Heritage Places: -----
 - National Trust Classification: -----
 - Town Planning Scheme: -----
 - Municipal Inventory: 25/5/1994
 - Register of the National Estate: -----
8. **CONSERVATION ORDER**

9. **HERITAGE AGREEMENT**

10. **STATEMENT OF SIGNIFICANCE**

Buckingham House, a single storey limestone and corrugated iron roofed cottage, in the Victorian Georgian style, has cultural heritage significance for the following reasons:

- the place has aesthetic value as a modest, four roomed, random rubble limestone cottage dating from the mid to late nineteenth century. The simple vernacular form of the cottage with its almost symmetrical facade, minimal ornamentation, and steeply pitched roof, demonstrates of the 19th century colonial approach to the design of domestic housing;
- the place is highly valued by the community as is evidenced by the City of Wanneroo's ongoing commitment to its conservation and by the voluntary effort of members of the community in running the Pioneer Activities educational programme at the place;
- the place provides insight into the history of European settlement in Western Australia, in general, and the establishment of farming in the Wanneroo district, in particular;
- the place is a rare example of a rural dwelling dating from the mid to late nineteenth century, in the northern metropolitan area of Perth; and

- the place is associated with the Buckingham family, who settled in the Wanneroo district in 1855. John Buckingham Junior built *Buckingham House* in c1880.

11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

PRINCIPAL AUSTRALIAN HISTORIC THEME(S)

- Promoting settlement (2.5)
- Developing primary production Developing agricultural industries (3.5.3)

HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)

- Demographic Settlement and Mobility Settlements (107)
- Occupations Dairying (301)
- Social and Civic Activities Community services (404)

11.1 AESTHETIC VALUE*

Buckingham House has aesthetic value as a simple, random rubble limestone cottage with brick quoining to window and door openings, dating from the mid to late nineteenth century. (Criterion 1.1)

The simple vernacular form of the cottage with its almost symmetrical facade, minimal ornamentation, and steeply pitched roof, demonstrates of the 19th century colonial approach to the design of domestic housing. (Criterion 1.2)

Buckingham House, located in an open grassed setting with mature trees and views to Lake Joondalup, contributes to the aesthetic qualities of the area. (Criterion 1.3)

11.2. HISTORIC VALUE

The place has value for its association with the European settlement of south western Australia and the establishment of farming in the Wanneroo district. (Criterion. 2.1)

Buckingham House is significant in demonstrating the way of life of farmers and tenant farmers in the northern region of Perth from the 1880s onwards. (Criterion 2.2)

The place has value for its association with the Buckingham family who first settled in the Wanneroo district in 1855. John Buckingham Junior built *Buckingham House* in c1880 and the Buckinghams resided in the cottage until the mid 1890s. (Criterion 2.3)

11.3. SCIENTIFIC VALUE

* For consistency, all references to architectural style are taken from Apperly, Richard; Irving, Robert and Reynolds, Peter *A Pictorial Guide to Identifying Australian Architecture: Styles and Terms from 1788 to the Present*, Angus & Robertson, North Ryde, 1989.

Buckingham House contributes to a wider understanding of the history of human occupation of the Wanneroo district through its function as a teaching site. (Criterion 3.2)

11.4. SOCIAL VALUE

Buckingham House is of social value for its association with the European settlement of the Wanneroo district and because it contributes to the community's sense of place as one of a few pioneer buildings remaining in the district. (Criteria 4.1 and 4.2)

Buckingham House is highly valued by the community as is evidenced by its inclusion in the City of Wanneroo's Municipal Inventory, by the City of Wanneroo's ongoing commitment to its conservation and by the voluntary effort of members of the community in running the Pioneer Activities educational programme at the place. (Criterion 4.1)

12. DEGREE OF SIGNIFICANCE

12.1. RARITY

Buckingham House is a rare example of a dwelling dating from the mid to late nineteenth century in Western Australia, which has been preserved in an authentic state and in a structurally sound condition. There are few buildings of this age and degree of preservation in the northern Perth region. (Criterion 5.1)

Buckingham House is rare as a modest dwelling associated with the farming of the land around the Lake Joondalup area. Farming of area close to the lake is no longer practised due to the increasing urbanisation of the area. (Criterion 5.2)

12.2 REPRESENTATIVENESS

Buckingham House is a representative example of vernacular cottages constructed during the mid to late nineteenth century in Western Australia. The almost symmetrical front elevation, the steeply pitched hipped roof, the use of local materials and the planning with rear rooms under a skillion roof are all characteristic of this building type. (Criterion 6.1)

12.3 CONDITION

Buckingham House is fully restored and is in good condition. It has been well maintained by the City of Wanneroo. New toilets and a 'wash house' have been built.

12.4 INTEGRITY

Buckingham House has a high degree of integrity. It is no longer utilised as a residence, however it is utilised to interpret the way of life of early settlers and as such preserved the original intention of the place. It retains its original four room configuration and the current educational use provides for sympathetic interpretation and re-use of the place.

12.5 AUTHENTICITY

Buckingham House remains largely as constructed with sympathetic restoration work. Externally the verandah is new, the roof sheeting has been replaced and new roof plumbing installed and the eastern most chimney does not date from the original time of construction. The internal fabric remains largely as constructed with some replacement of internal finishes, including the ceilings. The outbuildings and landscape works do not date from the original time of construction. As such the place has a high degree of authenticity.

13. SUPPORTING EVIDENCE

Attached are key sections of the supporting evidence prepared by Palassis Architects.

13.1 DOCUMENTARY EVIDENCE

Buckingham House is a single storey, four room, limestone cottage, built in an unpretentious Victorian Georgian style.¹ It was built by John Buckingham jnr circa 1880.

In 1934, only five years after the foundation of Swan River Colony, John Butler led the first recorded excursion, into what is now the Wanneroo district, in search of missing cattle.² In 1838 explorer Lt George Grey camped near Lake Joondalup on an expedition north of Perth, later reporting favourably on the agricultural potential of the area.³ A short time later, the first leases of land around the southern shores of Lake Joondalup were taken up by a partnership of George Hodges, James Dobbins, John Connolly, and Thomas Hester.⁴

Interest in the area increased after the 1841 journey of Colonial Surveyor J.S. Roe and Governor Hutt through Wanneroo to the Yanchep area.⁵ The absence of a satisfactory road connecting Wanneroo to the market opportunities of the City, dampened the enthusiasm of potential settlers. Reverend John Smithers established a 'native experimental farm' for Aborigines on the shores of Lake Goollelal in 1844, and, five years later, Patrick Marmion established a whaling station in the area of present-day Sorrento, it was not until 1852 that the first European settlers were established in Wanneroo. In that year, James and Mary Ann Cockman built a homestead on 45 acres on the east shores of Walluburnup Swamp, near what is now the intersection of Wanneroo Road and Woodvale Drive.⁶ Around 1860, James Cockman built a new homestead in the vicinity of the earlier building.

The history of the Buckingham family in Western Australia began in 1850 when the brothers Thomas [b. 1808] and John Buckingham [b. 1818], and their married sister

¹ Apperly, R., Irving, R. & Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1989, p42-45.

² Brittain, *Yellagonga*, p. 52.

³ Brittain, *Yellagonga*, p. 52.

⁴ Brittain, *Yellagonga*, p. 52.

⁵ Brittain, *Yellagonga*, p. 52.

⁶ Chambers, *The Pioneers*, p. 2.

Elizabeth [b. 1812] and her husband, Richard Cockram [b. 1814], their spouses and children, arrived in the Colony on the vessel *Sofia*.⁷ By 1855 Thomas Buckingham Senior had constructed a paperbark hut for his family on land at Lake Pinjar.⁸ The Buckinghams had interests in other parts of the Colony also; at Roleystone for grazing and farming,⁹ and later Thomas Buckingham Junior developed a water-driven saw mill at Roleystone beginning a long association with saw-milling of native timber in Western Australia.¹⁰

During this same period, the Wanneroo District was slowly developing an infrastructure capable of supporting a sizeable settler population. In 1862 Wanneroo Road was gazetted and in 1871 construction commenced.¹¹ The same year marked the beginning of local government in Western Australia with the formation of the Perth Districts Road Board, which encompassed Wanneroo, now home to an estimated 60 families.¹² By 1873, a school building fund was established;¹³ the following year the first government school in Wanneroo, near Lake Goollelal, was [officially] opened by Governor Weld.¹⁴ In 1883 Wanneroo was placed on the mail timetable, when a weekly horseback delivery service was provided¹⁵ and in 1885 a telephone service was introduced to the district.¹⁶ In 1894, the telegraph service was extended to the District.¹⁷

Also, in 1876, John Buckingham [b. 1848], the son of John Buckingham Senior, had purchased Swan Location 877, covering approximately 100 acres, on the eastern side of Lake Joondalup¹⁸ and around 1880 built a house on the site (later to become known as *Buckingham House*).¹⁹ Not long after, in 1884 John Buckingham Junior purchased Swan Locations 824 and 1034 on the eastern shores of Lake Joondalup, immediately north of his existing land at Location 877.²⁰ As with other members of the Buckingham family, however, John Junior focused his energies on his land at Kelmscott. In 1894 the first Western Australian Post Office Directory was published, listing John Buckingham Senior and John Buckingham Jnr as farmers, residents of

⁷ The identical names of many Buckingham family members has proved confusing for historians. Both Thomas and John, whose father was John, had wives named Mary and when newly widowed Thomas re-married in 1877, he married Mary [Plackett]. The three Buckinghams, Thomas, John and Elizabeth each had a daughter they named Mary. In addition, both Thomas and John had children they called William, Hugh, Thomas and John. Chambers, *The Pioneers*, pp 6-7.

⁸ *Wanneroo Times*, 19 October, 1982; Chambers, *The Pioneers*, p. 7.

⁹ Murphy, 'A History of Kelmscott', p. 8.

¹⁰ Murphy, 'A History of Kelmscott', p. 11; W.C.T., 'Mills and Men in Western Australia', pp. 601-603.

¹¹ Brittain, *Yellagonga*, p. 96 .

¹² Chambers, *The Pioneers*, p. 10.

¹³ Chambers, *The Pioneers*, p. 14.

¹⁴ Molyneux, *The Limestone Connection*, p. 35.

¹⁵ Molyneux, *The Limestone Connection*, p. 35.

¹⁶ Molyneux, *The Limestone Connection*, p. 35.

¹⁷ Molyneux, *The Limestone Connection*, p. 35.

¹⁸ Brittain, *East Wanneroo Historical Sites*, p. 26.

¹⁹ No documentary evidence regarding the exact date of construction or other details, such as the size of the house, has been found to date.

²⁰ Molyneux, *The Limestone Connection*, p. 35.

Kelmscott,²¹ while the following year John Buckingham Junior was recorded as a sawmiller, and a vine grower, in the same locality.²²

Because of the priority given by John Buckingham Jnr to his interests in the Kelmscott area, in 1899 the *Buckingham House* property was leased by gardener and dairyman William Tapping, and his wife Mary Ann.²³ Buckingham, nonetheless, maintained at least some interest in Wanneroo for, in the same year, he donated a five acre site off Wanneroo Road where a new school building was constructed.²⁴ However, by 1904, John and Thomas Buckingham were listed as the principals of Buckingham Bros, sawmillers, of Kelmscott,²⁵ and two years later, the *Buckingham House* property, Location 877, as well as Location 824, was leased to Charles Ashby, gardener, until 1908.²⁶

In 1907 the townsite of Wanneroo was gazetted.²⁷ By 1908, market gardeners Pietro and Lucia Fomiati arrived in the District from Sonorio, Italy, marking the beginning of a wave of migration from southern Europe, that continued to grow after World War 1.²⁸

In 1909, the *Buckingham House* property, Location 877, as well as Location 824, was leased to Richard Leggo, gardener,²⁹ while the next year, both properties were leased to Dave Walker [until 1920].³⁰ In 1927, title to *Buckingham House* passed to George Tapping, ending the association of the Buckingham family with Wanneroo.³¹ In 1940, Gladys Tapping gained title to the *Buckingham House* property on the death of her husband, George.³² Benjamin Togno acquired *Buckingham House* and surrounding land,³³ with Togno disposing of this property in 1950 to Mr J.A. and Mrs E.O. Neville.³⁴ In 1968, the Neville's interest in the *Buckingham House* land was transferred to the Australasian Development Co. Prop. Ltd,³⁵ and later in the same year to Taylor Woodrow Corser Prop. Ltd.³⁶

In 1969, Taylor Woodrow Corser commenced development of the *Buckingham House* property for a housing estate on the eastern shores of Lake Joondalup.³⁷

²¹ *Post Office Directory*, 1894, 1895; Chambers, *The Pioneers*, p. 22.

²² *Post Office Directory*, 1899.

²³ Brittain, *Yellagonga*, p. 63.

²⁴ Chambers, *The Pioneers*, p 15.

²⁵ *Post Office Directory*, 1904.

²⁶ Wanneroo Roads Board Rate Book, 1906, 1907.

²⁷ Brittain, *East Wanneroo Historical Sites Study*, p. 92.

²⁸ Brittain, *East Wanneroo Historical Sites Study*, p. 27.

²⁹ Wanneroo Roads Board Rate Book, 1909.

³⁰ Wanneroo Roads Board Rate Book, 1911; Molyneux, *The Limestone Connection*, p. 38.

³¹ DOLA Vol. 926 Folio 116.

³² DOLA 1111/1140.

³³ DOLA 1502/1940.

³⁴ DOLA 17288/ 1950.

³⁵ DOLA A 98045.

³⁶ DOLA A 117995.

³⁷ *West Australian*, 11 February 1970; *Sunday Times*, 29 March 1970.

Although the poor condition of *Buckingham House* led Wanneroo Shire Council to propose demolition of the structure, this decision was rescinded early in 1970.³⁸

Archival photographs of the place taken in c1970 show the front elevation viewed from the south east and the western elevation. The photographs show a bullnose verandah to the front that has been enclosed at the northern end. A vine covered timber post and rail fence runs to the rear of the house with a masonry WC at the northern end and a timber and corrugated iron tankstand to the southern end. There is also a timber framed lean-to section at the rear (western elevation) which appears to have a brick wall and chimney at the southern end. Two of the Togno daughters who lived at Buckingham House during the 1940s have identified this lean-to as being their meals area for use of family and dairy staff. They also indicated that the windows in the south side of the bedrooms were installed during the 1940s.³⁹

In 1972, *Buckingham House* was inspected by Western Australian Museum staff to ascertain its suitability for use as a local history museum.⁴⁰ Two years later, Wanneroo Shire Council requested the Western Australian Museum to develop the *Buckingham House* site as a local museum under Section 37 of the *Museum Act* [1969].⁴¹ The same year, Wanneroo Shire Council requested the Department of Lands and Surveys to vest *Buckingham House* in the Council for use as a museum.⁴²

After ensuring the preservation of this building from the early days of the settlement of Wanneroo, in 1975 *Buckingham House* and one acre of surrounding land was vested in, to be held in trust, by the Shire of Wanneroo, for the general purpose of a museum.⁴³ An official decision was made two years later by the Shire to establish a local history museum at the site.⁴⁴ To this end, in 1975, an inspection of Buckingham House was carried out by an architect from the Public Works Department, a structural engineer, and a Building Surveyor from the Shire of Wanneroo.⁴⁵ That same year, preliminary restoration work on *Buckingham House* commenced.⁴⁶ While it is not clear the extent of work carried out at this time, a third archival photograph of the place has been located dating from c1983, which shows the front and northern elevations viewed from the north east. This photograph indicates that grounds have been cleared and the front verandah and rear lean-to removed by this time.

In order to properly complete the renovation task that had been commenced, in 1983 a Conservation Policy for *Buckingham House* was prepared by John Pidgeon, Architect.⁴⁷

³⁸ *West Australian*, North Suburban Section, 18 February 1970; 24 March 1970.

³⁹ Conversation between E. Parin and Z. Borserio and P. Rogers (City of Wanneroo) 13th July 2001.

⁴⁰ Wanneroo Shire Council: File 3/6.7.2, 23 March 1982: Buckingham House, p. 1.

⁴¹ Wanneroo Shire Council: File 3/6.7.2, 23 March 1982: Buckingham House, p. 1.

⁴² Wanneroo Shire Council: File 3/6.7.2, 23 March 1982: Buckingham House, p. 1.

⁴³ DOLA Reserve No. 33678, vesting order dated 8 October 1975.

⁴⁴ *West Australian*, North Section, 17 December 1975, p. 20.

⁴⁵ Section 3.2, 'Architectural Evaluation For the W.A. Heritage Committee, Buckingham House-Wanneroo', prepared by the Town Planning Department, Shire of Wanneroo, ca 1982.

⁴⁶ Wanneroo Shire Council: File 3/6.7.2, 23 March 1982: Buckingham House, p. 2.

⁴⁷ John Pidgeon Architect, 'Buckingham House: Conservation Policy in Respect to the Outside and Surroundings of the House: Prepared for the Shire of Wanneroo', May 1983.

Around the same time, a geotechnical inspection of the *Buckingham House* site was carried out.⁴⁸ In 1984 renovation of the house commenced,⁴⁹ with the replacement of the roof sheeting, new roof plumbing, rebuilding of the eastern most chimney and repointing of the western most chimney. The sections of render on the external walls were removed and the limestone walls repointed. A new bullnose verandah was constructed to the front elevation.⁵⁰ Internally the walls were re-surfaced, with old plaster work removed, and a second coat of bagwash applied; plasterboard ceilings removed, being renewed with plasterboard and battens to match the existing ceilings; new electrical wiring carried out; the wooden skirtings replaced; and internal and external painting undertaken.⁵¹ Other work included paving to the front verandah area; laying of crushed limestone paving; the fitting of security screens to all windows; landscape gardening works; new galvanized corrugated iron sheeting to roofs; and repair and rebuilding of the chimney. In addition, a toilet block, in materials sympathetic to those used on the main house, was constructed in the south-west corner of the site.⁵²

On the 2nd of November 1985, *Buckingham House* opened as a museum.⁵³ In March 1986, the Pioneer Activities Programme for School Groups was established and continues to operate at the site.⁵⁴ Further work was carried out on the *Buckingham House* site in 1987, when a wash house facility was constructed, and display shelving added to the kitchen.⁵⁵

13.2 PHYSICAL EVIDENCE

Buckingham House is situated at 10 Neville Drive, Wanneroo. *Buckingham House* comprises a limestone and iron cottage situated on the southern side of Neville Drive and adjoining Neville Park to the south. The cottage is set back approximately 11 metres from the front boundary and is orientated with its entry facing east. Two outbuildings, comprising a timber and iron shelter shed and a limestone and iron toilet block, are situated to the west and south-west of the cottage. The grounds of *Buckingham House* are fenced with a 2.4 m high chain link and barbed wire fence. There is a vehicular access gate at the western end of the front boundary fence and a pedestrian access gate in the middle of the eastern boundary fence.

⁴⁸ Report from Soil and Rock Engineering Pty Ltd to Wanneroo Shire Council, 3 June 1983.

⁴⁹ *Wanneroo Times*, 31 October 2000, 2000, p. 4.

⁵⁰ John Pidgeon Architect queried whether a front verandah had ever existed, and was of the opinion furthermore, that it was unlikely that if a verandah had existed any such verandah would have been bullnosed. However, the discovery of a photo taken in c1970 showed a bullnose verandah that was no longer extant when John Pidgeon wrote his report. The construction of the front verandah in 1984 was based on the c1970 photograph. Only oral evidence of an early verandah c.1940 has been found to date.

⁵¹ Wanneroo Shire Council: Acting Shire Building Surveyor to Historic Sites Committee: 3/6.7.2.9. August 1984.

⁵² Wanneroo Shire Council: Acting Shire Building Surveyor to Historic Sites Committee: 3/6.7.2.9. August 1984.

⁵³ *Wanneroo Times*, 31 October, p. 4.

⁵⁴ City of Wanneroo: Pamphlet: 'Heritage Places: Buckingham House: Pioneer Activity Centre for Children. [n.d.]

⁵⁵ Wanneroo Shire Council Meeting, 17 December 1986: A31239.

Buckingham House is situated in a suburban housing development characterised by single dwellings set well back on large blocks. Single dwellings have been constructed to both the eastern and western side of *Buckingham House*. A right of way runs between both these dwellings and *Buckingham House*. The right of way to the western side comprises an open grassed pathway, which is wide enough for vehicular access. The right of way to the eastern side comprises a centrally located concrete paver path, which provides pedestrian access to *Buckingham House*, to a childcare centre to the south east and to Neville Park to the south. There are views from *Buckingham House* across Neville Park to Lake Joondalup.

The grounds of *Buckingham House* are characterised by a number of mature trees planted in an open grassed area. These trees comprise groupings of Cottonwoods, a Flame Tree, a large Pepper Tree and a small Citrus tree. Two rows of Poplars have been planted along the northern side of the front boundary fence and to the inside of the eastern boundary fence.

Dairy farming implements and machinery dating from the early to mid 20th century have been placed in the grounds. A painted timber sign with interpretive details has been erected to the street frontage.

Buckingham House is a single storey, four room, limestone cottage, built in an unpretentious Victorian Georgian style.⁵⁶ The cottage is orientated with the front door facing east. The almost symmetrical facade has a front entry door, which is situated off centre and opens directly into the living room. The main bedroom is adjacent to the living room to the south. These two rooms comprise the front portion of the cottage and are housed under a steeply pitched gabled iron roof. The two rooms to the rear of the cottage are housed under a skillion iron roof and consist of the kitchen and second bedroom. These rooms are set one step down from the front portion of the house. A bullnose verandah with an iron roof and timber posts has been constructed to the front elevation of the cottage.

A shelter shed with timber posts and iron cladding and a timber pergola has been constructed to the rear (west) of the cottage. A limestone toilet block with a gabled iron roof and has been constructed to the south-west of the cottage.

The place is currently utilised as a Pioneer Activity Centre for Children and is furnished to reflect the use of the cottage as a home for pioneers in the Wanneroo area.

The external walls are 400mm thick, random rubble, limestone. There is no damp proof coursing. There is red face brick quoining to the door and window openings. The cream mortar shows evidence of repointing. There is evidence of staining and deterioration to the limestone on the north and south elevations due to the effects of the bore water reticulation. The mortar is moderately weathered.

The front door is a timber framed, four panel timber door with a timber lintel and timber threshold. All external timber work is painted cream. The rear door is a timber framed, ledged and braced door with a timber lintel and timber threshold.

⁵⁶ Apperly, R., Irving, R. & Reynolds, P., *A Pictorial Guide to Identifying Australian Architecture*, Sydney, 1989, p42-45.

Timber beading has been fitted to the bottom of this door to prevent further deterioration of the lower section of the door. There are two timber framed pairs of casement windows to each of the east, south and west elevations. The windows to the east and south elevations have a central glazing bar to each pane. The windows have painted timber lintels and rendered sills. The external sills to the west elevation windows are horizontal and, unlike the other windows, do not slope away from the window to shed water. Some of the window panes have been replaced with clear perspex, the others retain clear glazing. The timber frames to the western windows are severely deteriorated at the bottom. There is some evidence of minor deterioration to the other window frames. The rendered sills are showing evidence of moderate deterioration.

The roof sheeting is corrugated galvanised iron. The gutters and down pipes are galvanised iron. There are two chimneys on the northern side of the cottage. There is a chimney pot to the western most chimney and the face bricks of this chimney match the brick quoining. The mortar to the western most chimney is moderately weathered.

The timber framed bullnose verandah has four square timber posts. Timber lapping has been fixed to either end of the bullnosing. The roof sheeting is corrugated galvanised iron with galvanised iron gutter and down pipes. The verandah floor comprises limestone paving at ground level. The paving is moderately deteriorated due to water ingress.

The ground surrounding the cottage slopes gently south west (towards Lake Joondalup). The ground to the north and east is higher than the floor level of the cottage. There are garden beds directly adjacent to the north, south and west elevations. A concrete path has been laid adjacent to the garden beds.

There is no evidence of a ground drainage system.

Internal

The floors are butt jointed timber floorboards that appear to be laid on joists directly on the ground. The floor boards to the living room and bedrooms are 160mm wide and to the kitchen are 135mm wide. They run north south in the living room, kitchen and bedroom and east west in the main bedroom. There is one step down into the kitchen from the living room. The timber skirtings are 210mm high and are painted black. The floorboards show signs of wear, but are generally in good condition.

The walls are rough, rendered limestone, painted white. There is evidence of moderate to severe deterioration due to moisture ingress on the internal eastern and southern elevations and moderate deterioration on the internal western elevation. There is some cracking above and below the eastern elevation window openings.

The plasterboard ceiling is painted white, with timber battens painted black. The ceiling is generally in good condition with the exception of the kitchen ceiling, which is severely stained due to smoke from the fireplace.

All the internal doors are timber framed, ledged and braced doors, which are painted black. There are timber lintels above the doorways, which are painted white, and the timber architraves are painted black.

The rendered brick fireplaces are situated in the centre of the northern walls of both the living room and kitchen. The arched fireplace to the living room has a simple timber surround and mantelpiece, painted black. The kitchen fireplace has an open fire and grate with no mantelpiece.

There is no plumbing to the cottage. The cottage has been rewired. There are a variety of suspended light fittings.

The shelter shed comprises a partially enclosed timber framed and iron clad structure with an iron skillion roof and a slatted timber floor. A timber pergola extends from the shelter shed towards the cottage with concrete pavers on the ground. A well with a hand pump is located in this area.

The limestone toilet block has a hipped corrugated iron roof with no roof plumbing. It comprises both a male and female toilet, which are also suitable for disabled access, and a store. The toilets have concrete floors and the store has an earthen floor. The store is utilised for the storage of firewood.

The condition of Buckingham House is generally good. The condition of the place indicates the place has been subject to ongoing care by City of Wanneroo. There is evidence of rising damp and some cracking to the walls of the cottage and smoke damage to the kitchen ceiling and walls.

Buckingham House remains largely as constructed. The verandah is new. The roof sheeting has been replaced and new gutters and downpipes have been installed. The eastern most chimney does not date from the original time of construction. The internal fabric remains largely as constructed with some replacement of internal finishes, including the ceilings.

13.3 COMPARATIVE INFORMATION

Buckingham House can be compared to other settler's cottages dating from the mid to late nineteenth century both in the Wanneroo area and in the broader regional context. The following cottages, which are located in the northern metropolitan area of Perth are listed in the State Register and are examples of similar cottages to Buckingham House.

Cockman House (1860)

Cockman House is a single storey stone walled and corrugated iron roofed house with adjacent outbuildings situated at 1230 Ocean Reef Road, Woodvale. This is the only cottage in the City of Wanneroo on the State Register. It is particularly significant as the earliest extant cottage in the district.

Cottage, Old Balcatta Road (c 1880-1900)

The cottage at 23 Old Balcatta Road, Carine is a four roomed single storey limestone cottage with a corrugated iron roof and associated outbuildings. This cottage is a rare example of a nineteenth century cottage extant in the lakes area north of Perth city.

The plan of Buckingham House is typical of nineteenth century cottages built in Western Australia. Typically, vernacular cottages comprised a core of one of two rooms on either side of a central passage, covered with a steeply pitched, usually hipped, roof. The designs then varied with either a front verandah and a lean-to covering the rear rooms and a rear verandah or, alternatively, the core was surrounded by a verandah at a lesser pitch, which was enclosed to form additional rooms. Buckingham House is an example of the former planning arrangement, as are both Cockman House and the Cottage, Old Balcatta Road.

Typically, the construction materials of these cottages utilised the local materials available. This was particularly the case with small buildings, such as Buckingham House, which were constructed of local limestone. The roof cladding was often sheoak shingles, as these could be split on site, although corrugated iron roofs were sometimes utilised.

The verandahs were often later additions and were steeply pitched in order to shed water. The verandah at Cockman House is still extant and is an example of the type of verandah common to nineteenth century cottages. Internally the floors were wide jarrah boards which were fixed over timber joists set on or close to the ground and were butt-jointed, as is the case in both Buckingham House and Cockman House. In both these structures there is a step down to the rear rooms, which is also characteristic of cottages to this era.

Buckingham House is one of the few surviving examples of nineteenth century rural cottages conserved in their setting in metropolitan Perth.

13.4 REFERENCES

Conservation Plan for 'Buckingham House' prepared for the City of Wanneroo by Palassis Architects, June 2001.

13.5 FURTHER RESEARCH

CD03-12/01 Management - Golf Courses

File Ref: 03973 30333
Responsible Officer: A/Director – Community Development
Disclosure of Interest: Nil
Attachments: 3

Issue

Council is required to determine future Management and Provision of Golfing Services at Marangaroo Golf Course (No 007-93/94) and Carramar Golf Course (No 054-93/94).

Background

The Carramar and Marangaroo Golf Courses have been operational since 1988 and 1994 respectively. In 1993, the former City of Wanneroo invited public tenders for the Management and Provision of Golfing Services – Carramar and Marangaroo Golf Course. The leases were awarded to Golf Course Controllers Tim Crosbie and Craig Duncan. The leases entrust Course Controllers responsibility for course operations including collection of green fees on behalf of the City. Course Controllers coordinate commercial operations in the Pro Shop and via provision of professional coaching services. Both leases are exclusive of course maintenance.

The former Council adopted 5 year leases with extension options of a further three years subject to a satisfactory performance review and at the request of the lessee. Crosbie & Duncan fulfilled these obligations and exercised this option. Both leases were extended until 4 March 2002 at Marangaroo and 15 May 2002 at Carramar.

At the previous Council meeting held on Tuesday 27th November 2001, Council resolved to extend the expiry date of the Marangaroo lease to 15th May 2002 so that both leases now expire at the same time.

Financial

The City sets and reviews Green Fees each year as part of the schedule of fees and charges. The City retains 90% of Green Fees and Driving Range Fees. Course Controllers commission 10% of the fees received as provision of management and golfing services on behalf of the City. Under the terms and conditions of the existing leases, the City has recorded operating profits across both Golf Courses highlighted in the table below.

<i>Financial Year</i>	<i>Income</i>		<i>Expenditure</i>		<i>Operating Result</i>
1999 / 2000	Green Fees Rent	\$2,015,483 \$53,501	Maintenance Commission Corporate O/heads	\$803,561 \$215,856 -	+ \$1,050,976
2000 / 2001	Green Fees Rent	\$2,053,764 \$53,501	Maintenance Commission Corporate O/heads	\$413,677 \$174,544 \$76,452	+ \$1,460,090
2001 / 2002 Budget Forecast	Green Fees Rent	\$2,213,000 \$53,501	Maintenance Commission Corporate O/heads	\$405,170 \$241,420 \$48,888	+ \$1,546,615

The City receives a rental for the lease of the buildings on each Course, which includes the office, kiosk, golf equipment workshop, toilet and ablution amenities. The rental is reflective of a valuation on each facility, increasing over the term of each lease. The following table outlines the rent schedule over the term of the current leases.

<i>Year</i>	<i>Carramar</i>	<i>Marangaroo</i>
1994	\$15,000	\$22,000
1995	\$20,000	\$23,000
1996-	\$22,000	\$24,000
1997-	\$24,000	\$25,000
1998	\$26,000	\$26,000
	Since contract extension	
1999	\$27,501.24	\$26,000
2000	\$27,501.24	\$26,000
2001	\$27,501.24	\$26,000

Management Performance

The nature of the service provided by the professional Golf Course Controllers is seen as a priority to the City. Professional operation and coaching services, competitively set Green Fees by the City, course location and presentation result in over 180,000 people participating at the City's Golf Courses each year. The participation figures have remained relatively constant over the terms of the existing leases.

The existing leases have enabled Crosbie and Duncan to successfully trade at both facilities. This fact was recognised by the Australian Professional Golf Association in 1999 when Crosbie and Duncan were named Retailer of the Year.

The golfing market requires continued assessment of the facilities, programs and services supplied by the City and Course Controllers. Council Officers have recognised that throughout the duration of each lease, the City had undertaken no substantial upgrades, additions or improvement to either facility. Furthermore, the City does not have reserved funds from Golf Course operating revenue to reinvest in either asset should the need be identified.

Subsequently, City Officers perceived a need to review facility requirements at the City's Golf Courses. This review coincided with assessing conditions of future lease agreements that are due for negotiation in 2002 and identification of potential funding arrangements.

Detail

In December 2000, the existing Golf Course Controllers approached the City documenting plans for extensions to both Marangaroo and Carramar Golf Course facilities. The proposal was based on a perceived need to provide improved facilities at both Golf Courses. The existing Golf Course Controllers were eager to undertake the extensions providing the tenure of their leases reflected the capital commitment.

The City's Leisure Services Unit evaluated each proposal in order to validate the need to upgrade each facility. In June 2001, City Officers undertook a review of facilities at the Carramar and Marangaroo Golf Course to establish whether existing infrastructure reflected current and perceived future demands. Specific objectives included assessing existing facilities utilisation, identifying current and future requirements of the golfing community and comparing 'like' golf course facilities in the Perth metropolitan area. Findings were summarised in a Needs Assessment that established minimum priorities for facility upgrades. A full copy of the Needs Assessment is included as Attachment 1.

The Needs Assessment indicated that whilst both facilities satisfy basic consumer requirements, upgrades to improve functionality and aesthetics were required. Representatives from Clubs and existing players from both facilities were consulted to identify priorities. Commercial consideration from Crosbie and Duncan was also determined as was a comparative review of other local government golf course facilities and consultation with industry professionals. In each case, the upgrade that met the communities need was placed as the highest priority.

A list of the priorities identified are as follows:

Marangaroo Golf Course

Enclose undercover area.
Increase size of toilet / change room
Provide additional Storage / Workshop areas
Increase size of Pro Shop.

Carramar Golf Course

Enclose undercover area.
Increase storage area

The total estimated cost to provide the identified upgrades is \$360,473 being \$116,103 for Carramar and \$244,370 for Marangaroo. Concept plans were developed and are submitted as Attachments 2 & 3.

Council Officers acknowledged a potential to explore options to provide the facility improvements identified in the Needs Assessment whilst determining the future leases at the City's Golf Courses.

Whilst the City is not obliged to tender, the ability to test the market place seeking the best deal for Council is common enterprise and supported as a proven business approach.

Options

Council can structure future leases so that the City's income is increased to offset the cost of the City funding the identified facility improvements or tender for Course Controllers to finance the provision of the identified amenities.

These two alternatives have been explored to highlight potential lease structures that will enable Council to provide facilities that reflect both consumer and commercial requirements. These options are designed with the intention to offset the initial investment over the life expectancy of the facility. All ongoing operational costs will be met by the lessee under the terms and conditions of the lease. To ensure maximum return on investment by Council or Course Controllers, both alternatives were examined in order to present Council with a clear understanding of options available.

Notwithstanding important considerations in evaluating contract submissions including details of experience and operation strategy, the following three options represent initiatives considered feasible to examine.

Option (1) – Tender - Council Fund Facility Upgrades

This option requires a commitment from Council to fund the minimum identified upgrades in the 2002 / 2003 Budget and detail this fact in the tender document. Offers are sought from qualified Course Controllers requesting a proposed remuneration package inclusive of the management commission requested from Council and rent payable on the facility.

Under these conditions, market forces will dictate the management commission and valuation for rent. The City will assess each application based on financial return under such an agreement. This process will enable Council to engage the best agreement that offsets the cost of initially funding the required improvements.

The following table indicates Councils financial return based on changes to the management percentage. Figures are based on 2000 /2001 income received compared to the percentage commission charged.

<i>Percentage</i>	<i>Fees and Charges</i>	<i>Expenditure</i>	<i>Difference</i>
11%	\$2,154,722	\$237,019	- \$21,547
10%	\$2,154,722	\$215,472	0
9%	\$2,154,722	\$193,924	+ \$21,548
8%	\$2,154,722	\$172,377	+ \$43,096

As indicated above, a 1% reduction to the management commission results in a \$21,548 return to Council. This method encourages Course Controllers to increase fee receipts as increased attendance translates to increased financial return. However, a decrease in fee receipts would see lower dividends for the City and Course Controllers.

Providing the successful tender reduced the percentage management commission or increased rent on the presumption that the facility upgrades are completed by 30 June 2003, Council could offset its commitment to fund the upgrades. Council could seek submissions that would reflect these conditions for the second and subsequent years of the term.

Option (2) Tender - Course Controller to Finance Facility Upgrades

This option provides Council the ability to achieve facility improvements by requesting prospective Course Controllers to structure tender submissions inclusive of capital investment to construct the identified upgrades.

This option permits Course Controllers to structure the management commission and/or rent schedules to account for financial commitment towards providing the upgraded facilities. The City would assess applicants against four criteria being financial commitment to facility improvements, management commission, rent, and operating strategy. Applicants would be provided with a copy of the Needs Assessment as justification to facility improvements including concept designs and indicative costs. Applicants have the ability to structure proposals encompassing all facets of facility provision including design and funding consideration that would ultimately effect the commission and rent structures.

The term of the lease would need to reflect the capital investment by the Course Controllers. Council could consider proposals that exceed the minimum facility upgrades identified.

Option (3) Negotiate with existing Course Controllers to Finance Facility Upgrades

This option enables Council the opportunity to negotiate terms of a new lease with existing managers Crosbie and Duncan. Council would exercise the right to refrain from seeking new Course Controllers based on the presumption that Crosbie and Duncan continue to provide the City with a high quality service at an appropriate cost. This fact would require advertisement for 14 days of the negotiated lease enabling public comment.

Council can negotiate with Crosbie and Duncan to determine the extent of facility improvements that they are willing to undertake and at what cost. The considerations in structuring management commission and rent of the facility would still apply. Similarly, the term of the lease would need to reflect the capital commitment.

Comment

Council is requested to determine the future management and provision of golfing services at both Marangaroo and Carramar Golf Courses as both leases are due to expire. The Needs Assessment highlighted minimum requirements to upgrade facilities at both Golf Courses. The commercial disposition of the services provided at both facilities presents Council with the opportunity to explore funding arrangements to achieve the identified facility improvements. Capital improvements to either facility can be offset by structuring rent reflective of the value of intended property improvements and/or reduced management commission requested from Council.

Council Officers have analysed each option in order to provide Council with a clear direction and preferred alternative to achieve the desired facility improvements. Whilst each option provides Council with differing opportunities, each variable effects Councils ability to achieve the same operating result. The option that enables Council the ability to provide facilities and retain the highest financial benefit at no detriment to the quality of services provided by Course Controllers, is recommended. This scenario enables Council to realise a win-win outcome with the public receiving much needed facilities and professional services at reduced cost to the City.

Each option has been assessed to determine its ability to meet these desired outcomes. The commercial nature of the facilities on offer and identified as being needed indicate financial commitments should be pursued from Course Controllers. For this, Council should not consider contributing towards additional facilities that would benefit the operations of commercial operators without adequate return on investment.

Further, whilst the services provided by existing Course Controllers are considered valuable, Council can determine if the current financial arrangement is appropriate by market testing through a tender process.

For these reasons, City Officers recommend Option 2 *Course Controller to Finance Facility Upgrades* as it provides the greatest opportunities for Council to develop the required facilities at Marangaroo and Carramar Golf Courses. This option enables tenderers the ability to document offers encompassing rent for the facility and management commissions requested from Council based on their commitment to finance the desired facility improvements. A copy of the Needs Assessment would be provided to support the upgrade of each facility.

Submissions would include the proposed remuneration package over the term of the leases and would be selected on the following criteria:

- a) Management Commission requested from Council to undertake Course Controller responsibilities
- b) An undertaking that the successful tenderer would finance the minimum facility upgrades identified in the Needs Assessment.
- c) Rent schedule for each facility subject to the above conditions, and
- d) Additionally, applicants should include details of experience and outline of proposed operation strategy, staff levels and estimated turnover from activities.
- e) As the lessee is responsible for providing a service on behalf of the City it is important that they are good corporate citizens who can portray the City in a professional manner. It is also important that the lessee provides services to meet the needs of the community and ensure these services are easily accessible. This may require ongoing needs assessment through regular survey of users.

To ensure applicants can achieve the criteria, City Officers recommend a ten year lease be offered with a 5 year option subject to a satisfactory performance review. This will provide incentive considering the financial commitment being requested and act to protect Course Controller investment.

To progress, Council is requested to authorise administration to prepare tender documentation for Management and Provision of Golfing Services at Marangaroo and Carramar Golf Courses based on these requirements. A draft copy of the Tender Specifications has been placed in the Councillors reading room.

Policy Implications

The City's Lease Policy provides a framework that enables Council to distribute and consider lease agreements over community assets in a consistent and equitable manner. Commercial building leases require the City to rate usage of the building at a level determined by an approved rental valuer.

The recommendation is to seek offers to provide Management and Provision of Golfing Services based on financial return, and therefore the lease payable will be determined by tender.

Financial Implications

Despite the City's two public Golf Courses producing an excellent source of revenue for Council, netting over \$1m per annum, there is no process in place to ensure sufficient funds are put aside to re-invest in the facilities. In order to maintain and improve the two Golf Courses it is recommended that a set percentage of net profit be transferred into a Reserve fund each year which can only be used to fund course and facility improvements.

Responsible Golf Course management requires the implementation and funding of a structured program of Green and Tee reconstruction, fairway and drainage upgrades, installation of new furniture and facilities and constant improvement to off fairway areas. The Needs Assessment highlights facility upgrades that require immediate attention. Other areas that will require funds in the future include upgrading of Driving Ranges, installation of lights, and other improved player facilities. As evident, the reduction to the turf maintenance contract that was negotiated in 2001 and valid until October 2005 has improved the operating result at both City Courses yet has not been redirected to maintaining each golf course asset.

It should be noted that in the past two years Council has approved budget funding of \$80,000 at Marangaroo and \$35,000 at Carramar for the upgrade of the playing facilities. This program needs to be maintained on an annual basis.

Setting aside a set percentage of net profit each year will even out the peaks and troughs of funding required and alleviate the need for Council to source funds from the Municipal fund for improvements on an ad hoc basis.

As the future management arrangements are yet to be negotiated it is premature to recommend a long term financial management plan until the new arrangements have been agreed to. City administration are currently preparing a report on the long term financial commitment required to ensure our Golf Course assets are maintained to an acceptable standard and an appropriate recommendation will be put to Council for consideration when the new lease is negotiated.

Voting Requirements

Simple Majority

Recommendation

That Council: -

- 1. ENDORSES building modification concept plans for Marangaroo and Carramar Golf Course facilities**
- 2. APPROVES, subject to approval from the Western Australian Planning Commission, the advertisement of 10 year leases for Marangaroo and Carramar Golf Course with 5 year options, subject to satisfactory performance**
- 3. ENDORSES a tender selection criteria, to include:**
 - a) The proposed percentage of green fees and driving range income that will be paid to the lessee by the City as a management commission**
 - b) An undertaking by the successful tenderer to finance the minimum facility upgrades identified in the Needs Assessment.**
 - c) The development of a rent schedule for each facility subject to the above conditions**
 - d) Comment on golf course management experience and a proposed management strategy, and**
 - e) A demonstrated capacity to provide positive Public Relations/Corporate Citizenship on behalf of the City**
- 4. NOTES that a report detailing proposed long term financial management strategies for the two Golf Courses will be put to Council for consideration following the finalisation of the new lease agreement.**

ATTACHMENT 1

City of Wanneroo Needs Assessment Public Golf Courses

Needs Assessment - Golf Course Capital Improvements

1.0 Introduction

The City of Wanneroo own, maintain and operate (through management lease with Duncan and Crosbie), two public golf courses, Carramar and Marangaroo, which cater for in excess of 180,000 players per year.

The Carramar Golf Course is best described as a public course of resort-style standard. Designed by Bob Stanton and opened in 1994, it is renowned for being one of the best public golf courses in Perth.

The Murray Dawson designed Marangaroo Golf Course opened in 1988 and has become one of the busiest 18 hole public courses in Perth. Built by the City, it continues to offer affordable green fees which has allowed it to establish a strong position in the Western Australian public course market.

Whilst the attendance figures at both courses have provided tremendous financial benefit to the City (approx \$1.2m net in 2000 / 01), neither facility has been assessed to determine if they reflect the current or future needs of the community. The process of assessing what type of facilities the City should provide has been pre-empted by Duncan and Crosbie, who approached the City in December 2000 documenting proposed extensions to both golf course buildings. As the City had been in discussion with golfing patrons and clubs, it was agreed by all parties that a formal needs assessment should be undertaken to determine future and current user requirements.

The purpose of this assessment is to determine the need, if any, to improve facilities at either / or facility. This assessment has been compiled by the City's Leisure and Cultural Services team.

2.0 Executive Summary

More so than most sports, golf courses and related facilities are spreading throughout cities, towns and urban fringe areas making large impacts on the geography of Australia. The popularity of golf continues to climb with 1999 ABS statistics placing golf as the most popular activity among Australian males and fourth overall behind walking swimming and aerobics. The ABS figures indicated that golf participation throughout Australia increased by 210,000 from 1997 to 1999 to over 1.33 million people participating yearly.

Whilst golf participation grows, course managers and owners need to assess what impact additional courses and other trends in leisure participation will have on existing facilities. The increased competition for the leisure dollar and emphasis on inclusive rather than exclusive participation will adversely effect the nature of facilities and services that are provided.

This emphasis will place increased pressures on course managers and course providers to adapt facilities and programs to meet the shifting leisure demands.

The City of Wanneroo as owners of two public golf courses are directly effected highlighted by the fact that 3 private and 1 National Park golf course exist within its boundaries and as many as 6 other private and public courses are located in adjoining local government authorities. It should also be noted that the City has plans to provide an additional public golf course at Tamala Park as part of the amended District Structure Plan 2 in the near future.

To address these issues the City continually reviews its operations and management practices at its golf courses. To ascertain the requirements of existing users, this assessment has based its recommendations on numerous meetings with Duncan and Crosbie, community representatives from existing golf clubs and an assessment of comparative golf course facilities. Telephone interviews have also been conducted with course professionals operating public golf courses in the Perth metropolitan area and research in to trends in golf participation throughout Australia.

Facility Options

The results indicated that whilst both facilities satisfy basic consumer requirements, there is a need to make several upgrades to improve functionality and the aesthetics of both facilities. Evidence indicates that a basic requirement for an enclosed undercover area be provided at both golf courses to enable course patrons, clubs and groups access to appropriate activity and function areas.

Further evidence highlighted that provision of such a multi use area would meet the existing and future needs of attendees at both golf courses. Whilst undercover areas already exist at both Marangaroo and Carramar clubhouses, each area is open to the elements, ie. not enclosed from weather conditions, which does not promote maximum utilisation to the benefit of players and clubs. By providing weather / seasonal control to the existing undercover areas, the City will be able to satisfy the basic requirements of all concerned.

This priority upgrade would see existing undercover areas fully enclosed with roof, wall and door infrastructures. The existing location and size of both sites appears adequate however further technical input into structural capabilities and supply of services is required.

Whilst this undercover area is seen as a basic requirement for clubs and players, the existing facilities provide limitations to course management requirements. The provision of an additional storage area at Carramar and increasing the size of the office, pro shop and storage at Marangaroo are seen as the minimum requirement to satisfy the course managers commercial operations at both courses.

It would be recommended that further consultation with the existing managers and the community be undertaken through the design development phase to identify specific requirements in each facility. As identified, the key space considerations in priority order are:

Marangaroo Clubhouse

Enclose undercover area.

Increased size of toilet / change room

Additional Storage / Workshop area

Increased size of Pro Shop.

Carramar Clubhouse

Enclose undercover area.

Increase existing storage facility

Funding Options

In planning the proposed facilities, the City will need to explore potential funding opportunities. Funding options include the Department of Sport and Recreation Community Sport and Recreation Facility Fund with yearly applications due for submission in October of each year. Irrespective Council will need to consider allocating funds for provision of the abovementioned facilities in the 2002/03 Budget.

The ability to reach an agreement on funding will ultimately determine to what extent works will be undertaken. As the requirements for each facility is either a community requirement (undercover area) or an operational requirement, each priority should be treated and subsequently funded accordingly.

3.0 Recommendations

3.1 Provision of additional facilities at Marangaroo golf course

Recommendation 3.1.1: That the City considers the provision of additional facilities at Marangaroo Golf Course. The design of the facility should provide for the following spaces:

- Enclose undercover area.
- Increased size of toilet / change room
- Additional Storage / Workshop area
- Increased size of Pro Shop.

3 2: Provision of additional facilities at Carramar golf course

Recommendation 3.2.1: That the City considers the provision of additional facilities at Carramar Golf Course. The design of the facility should provide for the following spaces:

- Enclose existing outdoor seating area
- Increase existing storage areas

In both cases the costs associated with works will decide to what extent work will be undertaken.

4.0 Study Brief

The aim of this study was to investigate the need for improved community facilities at Carramar and Marangaroo golf course.

Specific objectives were to:

- Assess existing facilities
- Identify current and future requirements for patrons and Clubs
- Compare other 'like' golf course facilities in the Perth metropolitan area
- Analyse the information gathered and establish priorities for proposed extensions.

5.0 Methodology

In order to fulfill the aims of the study the following tasks were completed:

- Develop an inventory of existing facilities
- Consult with the community to identify current and future requirements for facility / service provision.
- Conduct interviews with representatives of Clubs located at Carramar and Marangaroo.
- Conduct interviews with golf professionals in the Perth metropolitan area
- Consider the nature of facilities provided at similar golf courses across the Perth metropolitan area.

Review current trends and research.

Analyse all the information gathered and provide Council with a clear direction in regard to provision of additional facilities in priority order at both Courses.

6.0 Existing Facilities at Golf Courses

A review of existing facilities at both Carramar and Marangaroo golf courses identified the following related to each course:

Carramar opened in 1994. The facility consists:

- Pro Shop,
- Kiosk,
- small undercover areas,
- administration offices,
- storage room
- workshop
- equipment hire storeroom
- Male toilet /change room consisting 2 toilets , 3 wash basins and 2 showers
- Female toilet / change room consisting 4 toilets, 3 wash basins and 2 showers; and
- Unisex disabled toilet with wash basin

The Carramar Clubhouse has received no upgrades since its inception.

Marangaroo opened in March 1988. The facility consists:

- Pro Shop,
- Kiosk,

- small undercover areas,
- administration offices,
- storage rooms and
- equipment room
- Male toilet /change room consisting 2 toilets , 2 wash basins and 2 showers
- Female toilet / change room consisting 3 toilets, 2 wash basins and 2 showers; and
- Unisex disabled toilet with wash basin

The clubhouse has received a minor upgrade to the counter area, enlarged to accommodate the increase in staff numbers. This was constructed and financed by the current Course managers. The City has previously attempted to provide protection to the undercover area however this proved ineffective. Gates that were erected to provide wind protection have since been removed.

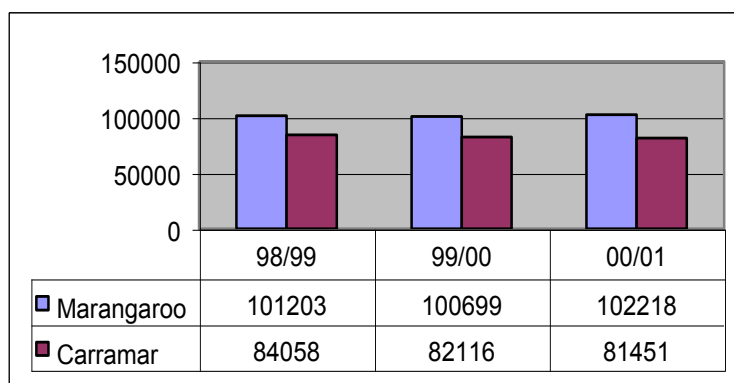
7.0 Course Trends and Utilisation Figures

The City has enjoyed continued success in attracting players to both of its facilities. A combination of aggressive marketing by existing managers, improved course maintenance, course location in relation to competitors and relative low fees are primarily responsible for the result. It is anticipated that continual population growth within the region will have a positive impact on course attendance figures in the future.

The attendance at the City's two courses is reflected Australia wide. The Australian Sports Commission description of organised sport and physical activity participation identified that golf is the second most popular organised sport in Australia. A combination of increased promotional messages relating to a healthy lifestyle, improved access and equity in facilities and attitude, and a changing social perception as to appropriate age and sex behaviour has combined to make golf a popular Australian pastime.

It should also be noted that increased exposure through television and print media has enhanced the prominence of golf on the Australian sporting scene. The success of male and female Australian golfers at home and abroad has enforced that players are significant role models in Australian Society.

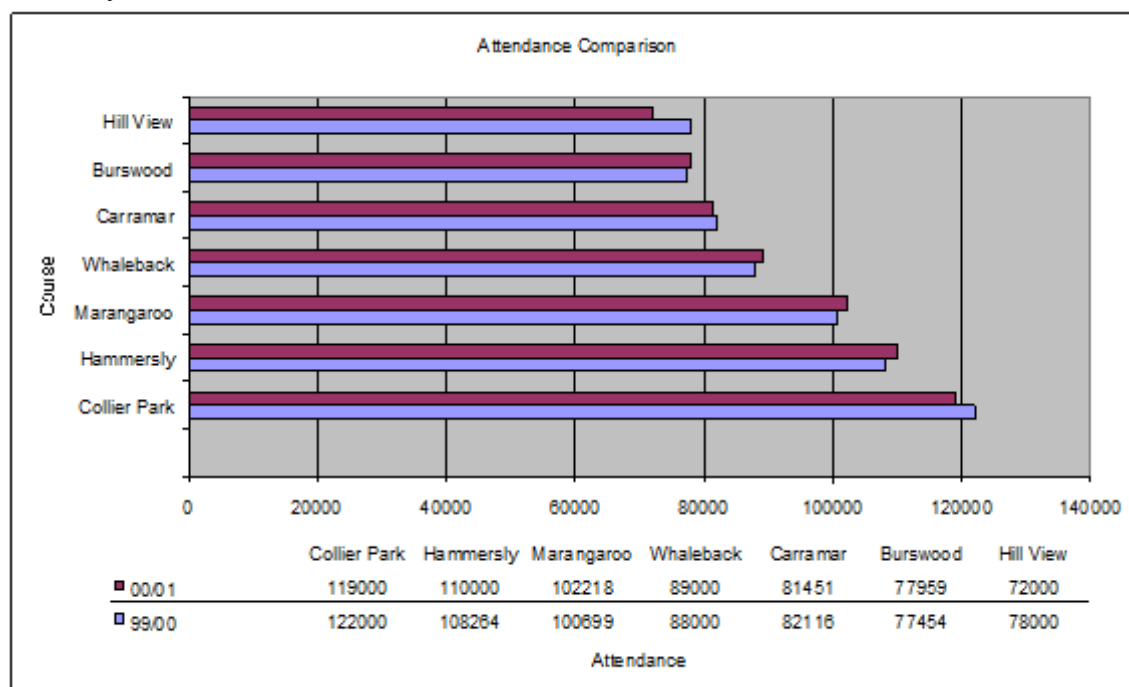
With all of these considerations in mind, course attendance figures have reached a level that has seen relatively no change over the past three years. The commencement of the GST in July 2000 and minor fee increases over the last three years appear to have had little or no impact to player attendance figures as indicated in the table below:



Attendance Figures 1998-2001

As illustrated, whilst Carramar is the newest course and offers a resort style standard facility, Marangaroo continues to reflect a higher attendance figure. This can be attributed to the low green fee cost, location of the course and high course standard that Marangaroo offers. In the 13 years that Marangaroo has been in operation, the highest yearly attendance figure reached was 115,000 people.

In comparison with other similar public golf courses, both of the City's courses compare favorably in attendance as illustrated below:



In addition, each course is well supported by a number of regular golf Clubs. These include

<u>Carramar</u>	<u>Marangaroo</u>
Over 40s	Northern Suburbs Vets
Ladies Blue Jays	Marangaroo Ladies
Rover 60s	Marangaroo Seniors Club
Evergreens	
Masonic	
Carramar Seniors	
Carramar Social	

8.0 Public Course Facilities Inventory

To assess the type of facility that may suit community requirements, it is useful to look at facilities provided on public courses that were designed for similar purposes. To provide a comparison, Leisure and Cultural Services undertook a facilities audit.

Analysis is presented in the table below:

Name	Holes	Toilets/ Change room	Function Room	Bar	Kiosk	Outdoor Undercover Area	BBQ
Hammersly	18 holes	✓	✓	✓	✓		✓
Collier Park	27 Holes	✓	✓	✓	✓	✓	
Pt Walter	9 Holes	✓			✓	✓	
Wembly	36 Holes	✓	✓	✓	✓	✓	
Sea View	18 Holes	✓	✓	✓	✓		✓
Whaleback	18 Holes	✓	✓	✓	✓	✓	✓
Peninsula	18 Holes	✓	✓	✓	✓	✓	

The information highlighted that each facility varies in the type of services that they offer. It should also be noted that several Clubhouses have or are in the process of undergoing refurbishment to cater for the growing demands of clubs and players. A brief summary includes:

The Collier Park clubhouse (City of South Perth) has undergone a major redevelopment over the past 2 years with the extension to the facilities of a stand-alone function/bar facility. The previous undercover seating has been replaced with open umbrella style cover with patrons seeking shelter being able to access the function room. This facility, serviced by tables, chairs, kiosk and fully enclosed with windows is now the location for Club activities.

The Wembley clubhouse (Town of Cambridge) has been designed to separate course operations from the function/bar facility. Separating the two buildings is a walkway that has the ability to be fully enclosed through sliding glass doors that offers protection from weather conditions and safety from course activities. The area is serviced by the kiosk, toilets and change rooms. The function / bar facility is separately operated and is the principle location for Club activities.

The Whaleback golf course (City of Gosnells) is in the process of undertaking a major refurbishment to include bistro and a day/night driving range. This proposed extension was negotiated at the time of lease renewal with extensions to be partially funded by Course managers.

The Peninsula golf course (City of Bayswater) is looking to provide increased change room space in the next twelve months with the on course facility receiving a major face lift 3 years ago.

The Point Walter clubhouse (City of Melville) is due to be demolished in August 2001. The City has built a new facility consisting pro shop, kiosk/bar, function room that encircles a large high-pitched roof that provides an undercover area. The positioning of this facility is such that course operations will become easier as the new facility overlooks the 1st Tee. Of note is the fact that this course only consists of 9 holes.

9.0 Consultative Process

In order to investigate the needs of the community in regards to facilities, a broad cross section of community representatives were interviewed in July 2001. These include representatives from the following Clubs;

Ladies BlueJays	Marilyn Tyler
Marangaroo Ladies	Helen Halliday
Marangaroo Seniors Club	Gordon Hefernan
Evergreens	Dennis Harwood
Masonic	Alan Cragge
Carramar Seniors	Fred Smith
Carramar Social	Jim Drysdale

The following phone interviews were also conducted:

- Penninsula Golf Course – Tony
- WhaleBack Golf Course – Peter Hopkins
- Collier Park Golf Course – Geoff
- Burswood Golf Park – Brian Wishart

Similarly, City Officers met with Duncan and Crosbie in June 2001 to discuss proposed extensions. Technical drawings were submitted as part of this assessment at this time. These are included as Appendix 1.

In order to ascertain the current facility requirements of players, informal interviews were conducted at each course.. A total of 35 players were surveyed.

10.0 Summary of Information Gathered

The results of all consultations were documented and the information analysed. In general, three questions were asked. These were

- What facilities at the course do you currently use?
- What attracts you to participate at this golf course?
- What facilities would you like to see at this golf course?

These responses to each question are listed below;

Q.1 What facilities at the course do you currently use (apart from the course and putting green)? The core responses were:

- A. Carramar
- Seating Area
 - Toilet / Change rooms
 - Kiosk

- A. Marangaroo
- Seating Area
 - Toilet / Change rooms

Q.2 What attracts you participate at this golf course? The core responses were

A. Carramar

- Course
- Cost
- Facilities
- To socialise
- Relax
- Fun and Enjoyment
- As part of the Club

A. Marangaroo

- Cost
- Facilities
- To socialise
- Relax
- Scenery

Q3. What facilities would you like to see at the golf course? The core responses were;

A. Carramar

- An enclosed area to sit
- Warm place to sit
- Place to socialise
- Better stocked kiosk
- Improved booking system

A. Marangaroo

- Larger change room space
- Place to lock up clothes and get changed
- Enclose the undercover area to protect from the wind and rain
- More hooks in the change room

11.0 Analysis of Information Gathered

The basic requirement of any community group is a place to meet, to socialise, develop a sense of identity, participate in common interests and build a community spirit. As such, any improvements to each facility would assist to satisfy such requirements. By providing an area that Clubs are able to develop and socialise the City is able to enhance participation and involvement, provide a flexibility to meet changing community needs and provide a high quality recreation and sporting facility.

The facilities being provided at both of the City's golf courses are not as advanced as those being provided at similar local government courses, particularly considering that the attendance figures place each course amongst the most popular. It appears that each local government has or has planned to improve its facility.

The increasingly competitive golfing market is such that the City will need to safe guard against losing attendees by continuing to provide facilities that attract players to the course. Facilities at each golf course are seen as a by-product of the golfing experience and thus form an integral part to marketing the courses use.

Another derivative of golf course use is the issue of bar facilities. An analysis of other local government golf course facilities highlighted that the majority have a facility that provided or was capable of providing bar services. Whilst this is a common service, no reference to the need for such a facility was reported as part of this assessment. Furthermore, discussions with other course operators indicated that alcohol at golf courses was becoming increasingly less common due to reduced drink driving limits. In the case where bar facilities appeared to be successful, each facility was operated as a separate business to the course operations and available to the public at times when the course was not accessible. ie In the evening when the course closes.

At this point, it is worth noting that a distinct determination needs to be made between facilities that enhance community spirit and involvement and those that will assist with management of business and course operations. It is for these reasons that the priority for the City should be to enhance community involvement in the facility.

11.1 Community Facilities

The community consultation and discussions with current golf professionals highlighted that each facility has different requirements to upgrade and as such each should be treated for its unique situation.

11.1.1 Carramar Golf Course

This is currently the only public sporting facility in Carramar. The course attracts 80,000 players to its facilities per year. The course has a strong representation of social club golfers who require a certain type of facility to conduct club activities on a regular basis. Similarly the public are seeking a facility that will be capable of catering for the demands of the public golfer.

The opportunity exists to satisfy all parties concerned by providing an enclosed undercover area. This space would become home to the club golfers whilst offering an area removed from weather conditions.

Evidence also suggests that the existing toilet and change room appears to suffice in terms of size and function and does not need upgrading.

11.1.2 Marangaroo Golf Course

This facility is not dissimilar to Carramar. The existing undercover area does not promote maximum use of the area as it is not enclosed. Social golf clubs are seeking an area that allows for weekly meetings and functions and also allows memorabilia and honour boards to be displayed. Players surveyed also indicated that the area currently being used was not large enough to accommodate the numbers that the course caters for during the summer months.

The toilet / change rooms at Marangaroo do not appear to accommodate for player requirements due to the lack of bench space, hooks and storage space.

11.2 Commercial Operations

The addition to any pro shop and office area is obviously to the benefit of course professionals and will greatly assist business through increased floor space to conduct trade.

Golf courses in recent times have seen a change to services being provided to enhance consumer enjoyment of golf. One such change has seen the growing demand for motorised carts on courses. This is partly due to an aging population who require carts for mobility and by the resort style courses that have educated the public that it is more relaxing, faster and easier to play, particularly in adverse weather conditions. This has certainly proved correct as carts currently provided by Course Managers are always booked out in these conditions and help to boost player numbers on such days.

Private courses such as Joondalup and the Vines have a fleet of over 60 golf carts. Public courses such as Collier Park and Burswood have 30 carts with plans to increase. Hamersley does not have any because of lack of storage space and the Peninsula course has 6 but is also limited by space but have plans to increase. The result of increased motor carts has seen an increased need for storage. Currently the Course Managers offer 8 carts at Carramar and 4 carts at Marangaroo. The increase of carts on any course presents maintenance issues but through correct management of their use, the use of carts should be encouraged.

A need also exists for greater storage to hold trading stock at both courses. The rising cost of labour has placed increased pressures on business to increase sales. The cost for green fee collection and course management at the City of Wanneroo courses is offset by the ability of the Course managers to retail successfully. The current facilities at both courses limit the ability to do this. Any increased storage area helps offset costs, which ultimately improves costs of services to consumers on course.

The kiosk in the height of summer is also in need of extra storage to cater for demand.

12.0 Priorities for Future Development

The following upgrades to facilities have been identified as priorities for future development at each course

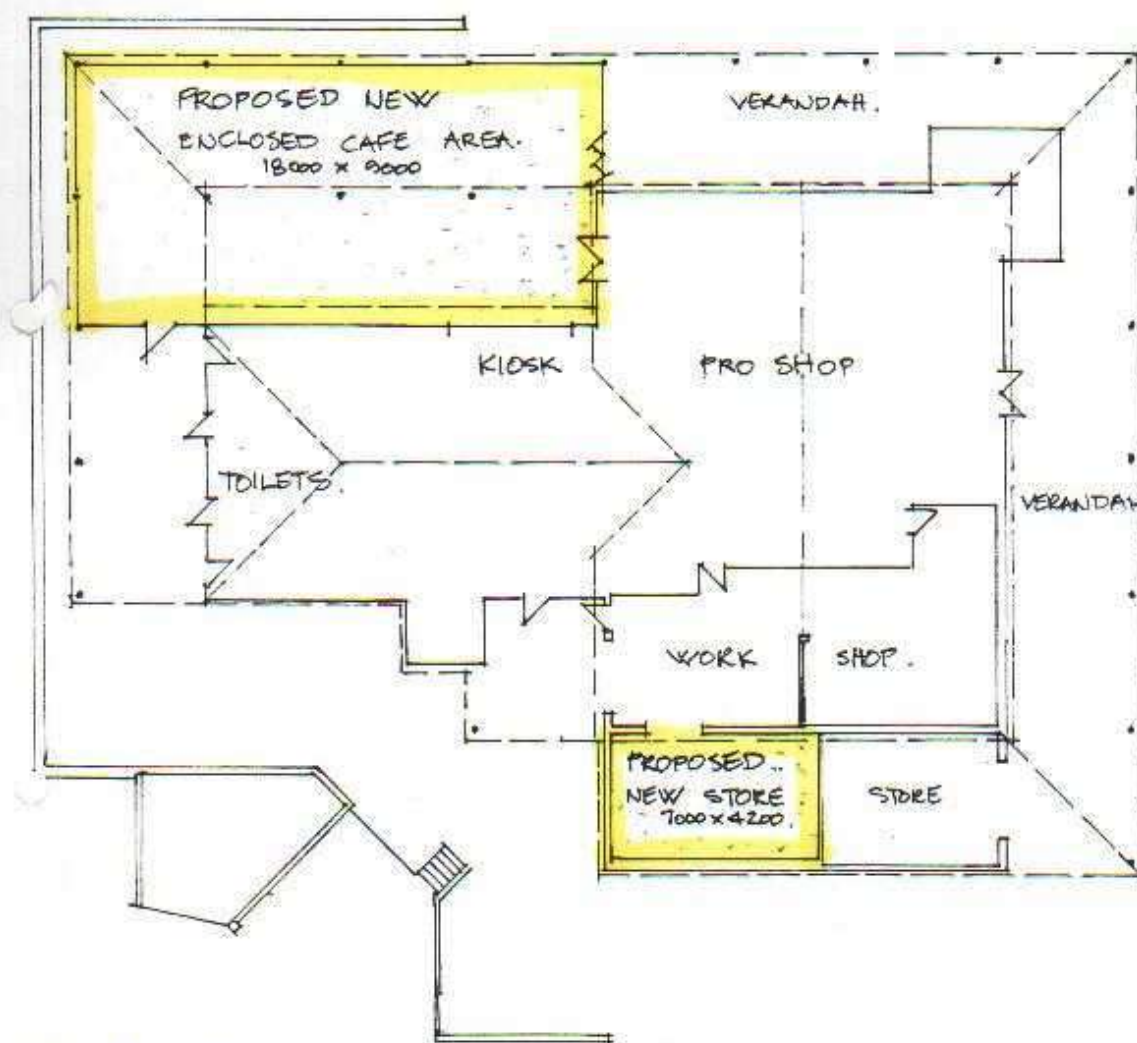
12.1 Carramar

The immediate priority to cater for community need is to enclose the undercover area. Operational requirements are such that additional storage area is required .

12.2 Marangaroo

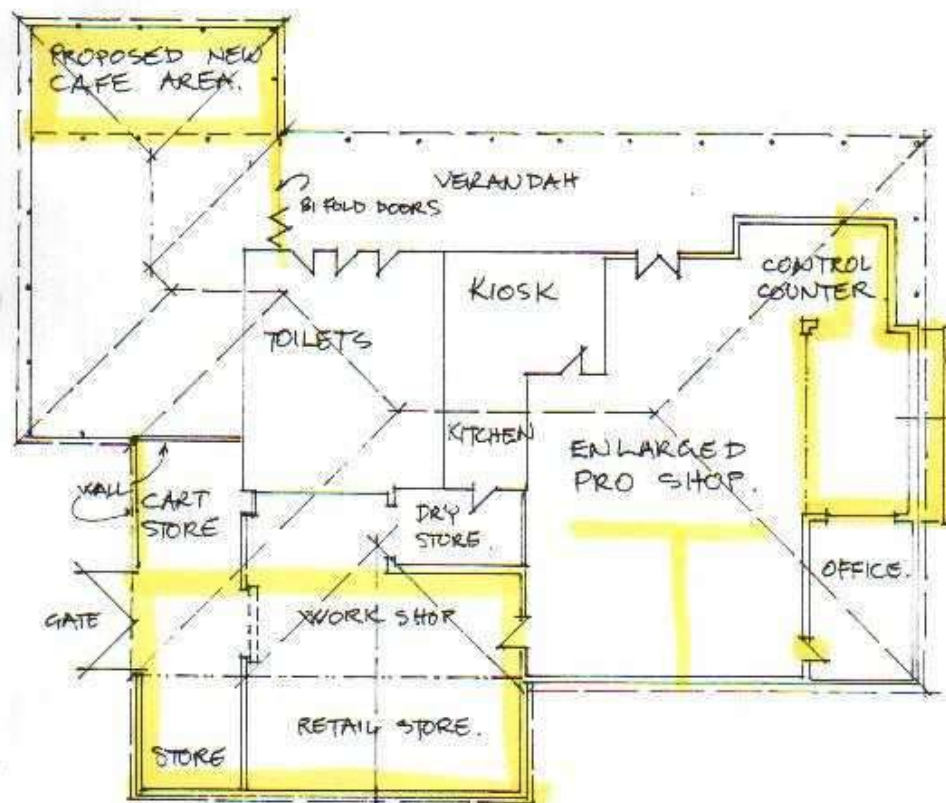
The immediate priority to cater for the community need is to enclose the undercover area and increase size of the change room / toilet. Operational requirements include increasing the size of the pro shop, storage areas and office space.

Attachment 2



FLOOR PLAN 1:200.
CARRAMAR GOLF COURSE
CITY of WANNEROO jbs 18/10/01

ATTACHMENT 3



FLOOR PLAN 1:200

MARANGAROO GOLF COURSE

CITY OF WANNEROO *Johnston 18/6/01*

CD04-12/01 December 2001 - Requests For Donations and The Waiver of Fees And Charges - Fauna Rehabilitation Foundation Inc., Wanneroo Senior Citizens Club Inc., and the Australian Breastfeeding Association

File Ref:	08032
Responsible Officer:	Acting Director- Community Development
Disclosure of Interest:	Nil
Attachments:	3

Issue

Consideration of community requests for donations and the waiver of fees and charges for December 2001.

Background

Consideration of requests for donations and the waiver of fees and charges are at present undertaken on an individual merit basis.

In order to provide Council with the necessary information to determine each application, and an overall view of the impact of these allocations on the budget, a report is normally prepared considering all applications for each Council meeting.

Detail

During this period, the City has received three applications in this area. These applications have been received from;

- The Australian Breastfeeding Association
- The Fauna Rehabilitation Foundation Inc.
- Wanneroo Senior Citizens Club Inc.

Each of these applications is summarised on the following pages, along with an assessment and recommendation. Letters of application from each organisation are attached.

Applicant	Event/Activity to be supported	Amount Requested	Assessment and Recommendation
Australian Breastfeeding Association	<p>The Australian Breastfeeding Association is a voluntary organisation, which aims to encourage and support mothers who wish to breastfeed their babies.</p> <p>Local volunteer counsellors undergo a 12 month training course to provide</p> <ul style="list-style-type: none"> • A 7 day a week breastfeeding helpline • Group meetings of breastfeeding mothers • Community education in schools and hospitals and to health professionals <p>The Association is currently seeking support to assist with the costs associated with the attendance of 3 local counsellors (Alexander Heights, Landsdale and Koondoola) at their annual conference, which is held in Perth to update skill and knowledge bases.</p>	<p>Total amount requested: \$450.00</p> <p>Comprised of:</p> <p>Conference cost per participant: \$150.000</p>	<p>It is recommended that this application be supported given that it;</p> <ul style="list-style-type: none"> • Supports local volunteers providing a valuable community service • Will increase the knowledge and skill base of these volunteers so that the overall quality of service provided throughout the City is improved <p>RECOMMENDATION: APPROVE (\$450.00)</p>
Fauna Rehabilitation Foundation Inc.	<p>The Fauna Rehabilitation Inc. is based in Malaga and provides for the care and rehabilitation of injured, orphaned and at risk wildlife. In addition, the Foundation provides a volunteer rescue program for</p>	<p>No amount was specified by the Foundation in their application.</p> <p>Suggested donation: \$500.00</p>	<p>It is recommended that a cash donation to the Foundation be supported, in recognition of;</p> <ul style="list-style-type: none"> • The valuable service provided

	<p>injured fauna, complementing the services of Rangers, the Department of Conservation and Land Management (CALM) and the RSPCA.</p> <p>The foundation is currently seeking:</p> <ul style="list-style-type: none"> • An immediate cash donation to support operations • A 2002/2003 budget allocation to support a structured volunteer rescue program 	No amount suggested for budget allocation (due to officer recommendation)	<p>by the Foundation in the rehabilitation of injured, orphaned or at risk wildlife</p> <ul style="list-style-type: none"> • The complementary nature of this service to the City's Ranger Services <p>An amount of \$500.00 may assist the organisation with dollar for dollar applications to other State and Federal Government agencies and is considered appropriate given the Foundation provides a regional, as opposed to City based, service.</p> <p>A budgetary allocation to support the service is, however, not recommended given that the activities of the Foundation are essentially a State and Federal Government responsibility, given their focus on native fauna and wildlife, as opposed to domesticated animals.</p> <p>RECOMMENDATION: APPROVE (\$500.00)</p>
Wanneroo Senior Citizens Club Inc.	The Senior Citizens Club has requested a waiver of fees associated with their use of	Waiver of fees for use of Main Hall: \$214.50 (6 hours at	This waiver has been supported by Council in the past and whilst not

	<p>the Wanneroo Senior Citizens Centre for a New Year's Eve function.</p> <p>This function is not a fund raising event but provides the opportunity for members of the Club to get together and celebrate the New Year.</p>	<p>function rate)</p>	<p>strictly in line with Council policy, it is recommended that this application be approved as a 'one-off' gesture of goodwill.</p> <p>RECOMMENDATION: APPROVE (\$214.50)</p>
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Consultation

Nil

Comment

A brief summary of the dollar value of each application received and consequent recommendation is provided below.

Applicant	Amount Requested	Recommendation
Australian Breastfeeding Association	\$450.00 to support the attendance of 3 local volunteers at the annual 2002 conference	APPROVE: \$450.00
Fauna Rehabilitation Foundation Inc.	No amount specified Donation of \$500.00 suggested as immediate cash donation to support Foundation operations	APPROVE: \$500.00
Wanneroo Senior Citizens Club	\$214.50 being the waiver of fees and charges associated with a New Year's Eve Function	APPROVE: \$214.50

Council should be aware however that a waiver for essentially a social event may create a situation where the City receives numerous applications of this nature, meaning that a significant portion of the donations budget is expended on these types of events each year.

It also has the potential to create a level of inequality amongst access to facility provisions for community groups and organisations, particularly if certain applications are approved and other not supported.

A waiver of fees for the Wanneroo Seniors Clubs' New Year's Eve function has been recommended in this report as a one off gesture in recognition of the valuable community service provided by this organisation for a range of seniors.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Total Budget 2001/2002 – Waiver of fees and charges and donations	\$20,000
Amount expended to date:	\$14569.87
Available Funds (as at 18 December 2001)	\$5430.13
Impact of approval of ALL applications	Impact: \$1164.50 Remaining Funds: \$4265.63
Impact of approval of RECOMMENDED applications	Impact: \$1164.50 Remaining Funds: \$4265.63

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. APPROVES a donation of \$450.00 from account 05 051 4402 (Governance – Donations) to the Australian Breastfeeding Association, which will support the attendance of three local delegates at the annual 2002 State Conference, to be held in Perth**
- 2. APPROVES a donation of \$500.00 from account 05 051 4402 (Governance – Donations) to the Fauna Rehabilitation Foundation Inc. to support their operations and further applications for assistance from State and Federal Government agencies**
- 3. APPROVES a donation of \$214.50 from account 05 051 4402 (Governance – Donations) to the Wanneroo Senior Citizens Club Inc. for the waiver of fees associated with their use of Wanneroo Senior Citizens Centre for a social New Year's Eve function.**

ATTACHMENT 1

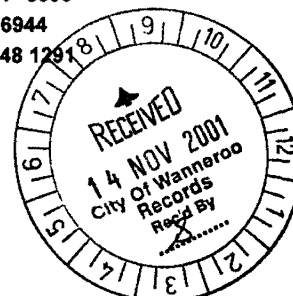
**Fauna Rehabilitation Foundation Inc.**

170 Camboon Road MALAGA WA 6090

P.O. Box 2276 MALAGA WA 6944

Phone (08) 9249 3434 Fax (08) 9248 1291

A.B.N. 20 955 210 856



Date 1 November, 2001

Ms Kath White
 Chief Executive Officer
 City of Wanneroo
 Locked Bag 1
 WANNEROO WA 6946

Sub
City of Wanneroo

	Note	DOCUMENT REGISTRATION
✓	Act	File Ref. 0.8032
✓	File	File No. 115224
		By: Lanya Kaptein

Dear Ms White

I write on behalf of the Fauna Rehabilitation Foundation Inc. seeking your financial support for the work of the Foundation by way of:-

- a) an immediate cash donation to the work of the Foundation; and
- b) a pre budget allocation in the Community Support Services and Operational Services areas.

Why an immediate cash donation?

The Fauna Rehabilitation Foundation was established in 1984 and is a voluntary organization dedicated to the care and rehabilitation of injured, orphaned and at risk wildlife. The Foundation receives animals and birds from the general public, Local Government rangers, RSPCA and CALM and last year handled in excess of 3000 birds and animals.

The Fauna Rehabilitation Foundation Inc is the largest voluntary wildlife organization of its kind in WA and is **totally dependent on public donations** to enable it to care for the animals and birds. The Foundation has a membership of more than 130 and operates two shifts per day seven days a week at its Centre in Malaga with some 120 dedicated volunteers. The Foundation is constantly being called upon to undertake animal rescues, both during office hours but more particularly after hours when the services of CALM, Local Government rangers and RSPCA are difficult if not impossible to achieve. The ongoing operation costs of the Foundation are placing increasing pressure on its limited cash income and, if we are to continue to meet the escalating demand for care of native fauna, donations from instrumentalities, such as yours, who benefit from our services is vital.

Why a pre-budget allocation?

The Foundation recognizes that there is a major need for a structured volunteer rescue program. However, for such a program to be effective and operated safely, it will require detailed planning, the full support of CALM and effective funding to ensure that coordinators can be employed to manage the training and dispatch of volunteer rescuers and establishment of suitable rescue equipment to allow rescues to be undertaken in a manner that ensures the safety of the rescuers.

2

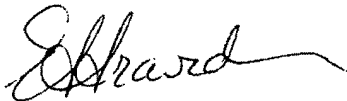
Given that this service could complement local government ranger services it would reduce the pressure on your valuable staff and financial resources. By its very nature, local government cannot avoid native fauna issues within its boundaries and we would welcome the opportunity to meet with you to explain this concept further and discuss your involvement in establishing such a service.

I have included a copy of our recent annual report to provide you with a better understanding of the Foundation and its work.

I would welcome the opportunity to meet with you and explore how we can work more closely with you and best harness the power of a volunteer organization to meet your needs in the area of fauna and will make contact in the near future to seek an appointment to meet with you and other relevant personnel.

In the meantime, trust you will look kindly on our request for immediate financial support.

Yours sincerely

A handwritten signature in black ink, appearing to read 'L Aravidis', with a long, sweeping horizontal line extending to the right.

Lizzie Aravidis
Chief Executive Officer

WANNEROO SENIOR CITIZENS' CLUB (Inc)

936 Wanneroo Road, Wanneroo 6065

P. O. Box 38 Wanneroo

Phone 9405.2628

PRESIDENT

MAY CARLYLE

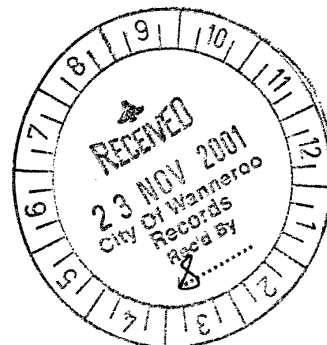
SECRETARY

E. PRATLEY

City of Wanneroo	
DOCUMENT REGISTRATION	
File No.	File Ref.
File No.	115650
File No.	Office

22nd November 2001.

Mr Charles Johnson,
Chief Executive Officer,
City of Wanneroo,
Locked Bag 1.
Wanneroo.....6065.



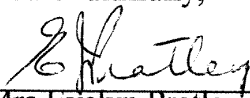
Dear Mr Johnson,

Re: Booking Main Hall Community Centre, New Years Eve.

We are holding our Senior's Dance on New Year's Eve in the above venue,
this is not a fund raising event, just our usual get together. We are requesting
that the Hiring fee be waived as it was last year.

Thanking you in anticipation,

Yours faithfully,


Mrs Evelyn Pratley.....Secretary

33 Charles Street
KARRINYUP WA 6018
(08) 9244 2917

17th November 2001



australian
breastfeeding
association

Dear Sir/Madam,

I am writing on behalf of the Australian Breastfeeding Association groups in your area. ABA is a voluntary organisation run by mothers, for mothers. Established in 1964, as the Nursing Mothers' Association of Australia, it aims to encourage and support mothers who wish to breastfeed their babies and to promote skilled and loving mothering, while creating in the community an awareness of the importance of human milk.

The association's counsellors undergo a training course of approximately 12 months duration and offer their time, energy and expertise freely to support mothers in their communities. They do this through the 7-day-a-week breastfeeding helpline, by holding group meetings and by being available to offer community education in schools, hospitals and to health professionals. The association's WA counsellors make around 4,000 contacts each year with mothers needing assistance and give a total of 40,000 hours of voluntary work.

The impact of the work of ABA goes far beyond the immediate aim of providing information and reassurance to the breastfeeding mother. Many Western Australian parents are forming their own styles of parenting. Some of the most positive styles that contribute to children's lifelong physical and mental health are tied to breastfeeding. Breastfeeding is an important factor in the prevention of many illnesses. Breastfed babies have less than half the incidence of gastrointestinal and upper respiratory tract infections; and lower incidence of diseases such as childhood cancers or lymphomas, juvenile arthritis and coeliac disease. Long chain fatty acids found in human milk have been shown to contribute to children's intelligence. For mothers, evidence shows that breastfeeding reduces her risk of developing breast cancer. Clearly, breastfeeding plays a significant role in reducing the health care costs of the nation.

Many of the mothers who turn to the association for assistance go on to become breastfeeding counsellors themselves. In doing so, they gain enormous satisfaction in being able to contribute to their communities, which brings with it a sense of appreciation and belonging. Some use skills they would otherwise use in the paid workforce. In other cases the skills they develop as ABA volunteers are later put to use through paid work.

A ensures that counsellors continue to update and consolidate their knowledge beyond their initial training period through regular workshops and residential conferences. The next state conference will be in Perth over three days during March 2002. Counsellors and trainees from around WA will have the opportunity to update with lectures and workshops centred on the latest research findings in human lactation, counselling skills and other topics. The conference also provides time for counsellors to share their own counselling and mothering experiences. It is a reaffirmation of the enthusiasm each of these volunteers has for community work.

The cost of sending a counsellor to the 2002 Residential Conference is \$150. Our three counsellors in your area have yet to find funding. We would ask your kind assistance in supporting these volunteers with a financial contribution.

Yours faithfully,

Jill Beaver
Regional Treasurer - North Metropolitan Region

CD05-12/01 Aquamotion Gas Supply Contract

File Ref: 06150
 Responsible Officer: A/Director Community Development
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

To enter into an agreement with AlintaGas for the supply of natural gas to Aquamotion.

Background

The [National Third Party Access Code for Natural Gas Pipeline Systems](#) was implemented in Western Australia in February 1999, providing for rights of access to natural gas pipeline systems of significance on conditions that are fair and reasonable to both the pipeline owners and users.

The objective of the Code is to establish a framework for third party access to gas pipelines that:

- facilitates the development and operation of a national market for natural gas;
- prevents abuse of monopoly power;
- promotes a competitive market for natural gas in which customers may choose suppliers, including producers, retailers and traders;
- provides rights of access to natural gas pipelines on conditions that are fair and reasonable for both Service Providers and Users; and
- provides for resolution of disputes.

The timetable for open access to the Dampier to Bunbury Natural Gas Pipeline (DBNGP) and AlintaGas' Mid and South West distribution systems, for delivery via a customer's single metered connection is outlined in the following table.

Effective Date	Annual Gas Volume Consumed
01 Jan 2000	At least 100 TJ
01 Jan 2002	At least 1 TJ
01 July 2002	Any amount

As Aquamotion uses approximately 5 terajoules (or 5,000 gigajoules) of natural gas per annum, we are able to access our natural gas supplies from alternate suppliers from 1st January 2002.

Detail

As stated, Aquamotion currently consumes approximately 5,000 gigajoules (GJ) of gas per annum.

The current gas price is \$13.94 per GJ, which equates to approximately \$70,000 per annum.

The City has been approached by AlintaGas who have offered a reduced rate for our gas supplies subject to the City entering into a Gas Supply Agreement with AlintaGas for a three (3) year period.

The price offered by AlintaGas is:

Daily charge of \$20.00 x 365 days =	\$ 7,300
Rate \$9.95 per GJ x approx 5,000GJ =	<u>\$49,750</u>
total	\$57,050

Consultation

Nil

Comment

As of 1st January 2002 Council will be able to call tenders from different suppliers for our Natural Gas supplies for Aquamotion.

City Administration recommends that we accept the offer from AlintaGas for the following reasons:

- 5,000GJ of gas per annum does not represent a level of consumption that is going to generate interest from new suppliers in the early stages of deregulation,
- AlintaGas have consistently provided a quality service
- Security of supply is of paramount importance as Aquamotion is a public facility
- AlintaGas have high service standards, and
- AlintaGas are experienced in supplying our gas needs.

Statutory Compliance

The local government Functions & General regulations do not require the calling of public tenders for supplies from the Government of the State or any of its agencies. AlintaGas is currently an agent of the State government.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The contract price offered by AlintaGas represents a significant saving to Council. The annual cost for the supply of natural gas for Aquamotion will reduce from approximately \$70,000 to \$57,000.

Voting Requirements

Simple Majority

Recommendation

That Council ENTERS into a Gas Supply Agreement with AlintaGas for the supply of natural gas to Aquamotion, for a three (3) year term commencing 1st January 2002, at the contract rate of \$9.95 per gigajoule plus a \$20 daily charge.

CD06-12/01 Proposal for a Permanent Skate Facility at Charnwood Reserve, Two Rocks.

File Ref: 17015
Responsible Officer: A/Director - Community Development
Disclosure of Interest: Nil

Attachments: 3

Issue

This report seeks to outline the process of community consultation with regard to the proposal to build a permanent skate facility in Charnwood Reserve Two Rocks, and to seek Council endorsement for the type and location of the facility to be constructed.

Background

At the full Council meeting of 11 July 2000 a report was tabled to address the BMX, skating and skateboarding recreational needs of young people in the Yanchep, Two Rocks and St Andrews communities (report W200-07/00 refers).

Council resolved the following:

That Council:-

- 1. ENDORSE the concept of the development of a mobile skating and riding facility to service the Yanchep, Two Rocks and St Andrews communities in response to the recent petition and requests for facilities and venues in this area.*
- 2. ENDORSE the pursuance of grants from government and community organisations for the development of a mobile skating and BMX riding facility to service the suburbs of Yanchep, Two Rocks and St Andrews.*
- 3. LIST for consideration, in the draft budget 2000/2001, the amount of \$7700 (previously under consideration for the construction of a dirt mounded BMX track in St Andrews Park) as a Council contribution towards the development of a mobile skating and BMX riding facility.*
- 4. NOTE the development of a set of standards for leisure and recreational facilities in local, district and regional parks scheduled for the 2000/2001 financial year, which will assist in forward planning for permanent facilities.*
- 5. CONSULT with key stakeholders including young people, local businesses and all community groups, regarding:*

- • *The design of ramp facilities.*
- • *Their storage and location.*
- • *Their availability for use by community groups and organisations.*

6. *OFFER the mobile facility as an immediate temporary solution to the recreation issues in the region and not as a replacement for a permanent facility.*

7. *PURSUES the establishment of a permanent facility in conjunction with the various community groups.*

After endorsement of the above recommendations, the Yanchep Two Rocks Skate Facility Working Party (consisting of young people from Yanchep and St Andrews, parents and community representatives) and Administration continued to work towards meeting these objectives.

At the Thursday 16 August 2001 meeting of the Working Group a substantial change in focus and future directions was supported and resulted in a report for consideration by Council at its meeting of 25 September 2001 (Report CD09 – 09/01 refers).

As a result of this report Council resolved the following:

That Council:

1. *NOTES the ongoing work of the Yanchep Two Rocks Skate Facility Working Party.*
2. *NOTES, for the purposes of public consultation, the proposed change in focus of this Working Party, from a mobile skate facility to a permanent skate facility to be situated on Charnwood Reserve Two Rocks, adjacent to the Phil Renkin Centre.*
3. *ENDORSES a community consultation strategy to assess this proposal, including:*
 - *Advertising, in local and regional newspapers, a 28 day public comment period regarding the proposal.*
 - *Distribution of a letter outlining the proposal, to surrounding and adjoining residents of the Phil Renkin Centre.*
 - *A public meeting to be held at a local community facility during the 28 day public comment period.*
4. *NOTES that a report regarding the results of community consultation be presented to Council for the December 2001 meeting.*
5. *SEEKS additional funding from the Ministry of Sport and Recreation and lodge a Safer WA Grant application.*

The community consultation process took place from 1 November 2001 to 28 November 2001.

Detail

A number of strategies were utilised to consult with the community on the type and location of facility to be constructed. In order to stimulate debate and provide a framework for comments, two design concepts were presented for discussion.

One design concept (**Attachment 1**) proposed that a semi-permanent facility be constructed on an existing surface (outdoor basketball court) similar to those facilities already in operation at the Wanneroo Showgrounds and in Quinns Rocks.

The second design (**Attachment 1**) was proposed to be located in the southwestern corner of Charnwood Reserve and would be a permanent facility constructed from concrete, in a similar design to the facility located next to the Clarkson Youth Centre.

A second stage “skate trail” was also incorporated in the plan to gauge community interest.

The community was also asked to put forward any ideas on the type and location of the facility that were not included within the two concept designs.

Consultation

A comprehensive program of community consultation was undertaken in relation to the development of the final proposal contained in this report. A number of strategies were utilised to ensure that the community was aware of the opportunity to have input into the development of a permanent skate facility, and this is reflected in the high number of returns received from both the mail out of comment forms, and through other avenues. The process followed is outlined below.

On 1 November 2001 signs were erected in strategic locations around Charnwood Reserve. These signs contained information on the proposed facility, including where initial concept designs could be viewed, the date and location of a public meeting to discuss the issue, and the address to which written comments and feedback could be sent.

Advertisements were placed in the *Sun City News* and the *Wanneroo Times* of the week beginning 5 November 2001, again containing information on where concept designs could be viewed, the date and location of a public meeting, and the address for written submissions.

Additionally, copies of the concept design and a form on which feedback could be provided (**Attachment 2**) were sent to all households within an 800-metre radius of Charnwood Reserve. Members of the Working Party delivered these forms. The forms also contained information on the date, time and location of a public meeting.

Design concept plans were located within the Phil Renkin Recreation Centre and the Yanchep Community Centre. It should be noted that these concepts were presented to provide a basis for discussion, and were not presented as the only options available to the community. The feedback forms provided did ask which of the options presented was preferred, but also asked if there was another proposal that the community would like that was not contained within the concept designs. The displays in the Phil Renkin Recreation Centre and the Yanchep Community Centre also asked the community to put forward any alternative ideas that they had that were not contained within the concept designs. During the public meeting outlined

below, it was also stressed that the community could put forward alternative options to those presented.

A public meeting was held on 14 November at the Phil Renkin Recreation Centre. This meeting was well attended, with approximately 50 members of the local community present, and this would indicate that the communication strategies employed to advertise this meeting were successful. The meeting was facilitated by a staff member of the Community Development Directorate and was also attended by the two Ward Councillors. Notes were made during this meeting (attachment 3) and attendees encouraged to complete questionnaires related to the proposed facility.

The Working Group was also consulted throughout this process, with their feedback being gained on the proposals through a separate meeting with administration staff and through the public meeting.

In all the community consultation period ran for 28 days, from 1 November to 28 November 2001. The number of responses received from the community (approximately 124) and the attendance at the public meeting was pleasing. The results obtained from the surveys are listed in the table below.

NOT SUPPORT	UNSURE	SUPPORT			
		OPTION (1)	OPTION (2)	ALTERNATE	TOTAL SUPPORT
18 (14.52% of total)	10 (8.05% of total)	23 (18.56% of total)	42 (33.87% of total)	31 (25% of total)	96 (77.42% of total)

Total Responses Received: 124 out of approximately 500 surveys distributed (24.8% response rate)

Comment

There is considerable community support for the construction of a permanent skate facility within Charnwood Reserve. Community debate revolved largely around the exact type and location of the proposed facility within Charnwood Reserve, although some residents did oppose the construction of a facility on Charnwood Reserve and preferred to see it constructed elsewhere. Suggestions included near to Leeman's Landing, in the Yanchep town site or a site north of the Phil Renkin Recreation Centre.

Residents who opposed the construction of a facility did so mainly due to the following concerns:

1. The occurrence of anti-social behaviour and significant noise levels
2. The effect a facility may have on fauna located at the Reserve
3. Loss of amenity of Charnwood Reserve
4. Issues of ongoing maintenance and supervision
5. Saw other issues as having priority

The City also received a petition signed by 8 residents (representing 5 residences) whose homes are close to Charnwood Reserve. The signatories stated that they "emphatically object

to the proposed permanent skate facility being constructed anywhere on Charnwood Reserve”. The main reasons given for this are similar to those outlined above, including concerns about the loss of enjoyment of surrounding amenities, concerns about fauna currently using the Reserve and that such activities as skate boarding should not be forced on residents by virtue of their proximity to a facility.

However, as previously noted, there was an extremely high level of general support for a facility to be constructed and in relation to the above, some comment can be made.

With regard to the issue of anti-social behaviour, the creation of space for young people is an extremely important tool in combating such behaviour. The creation of a skate facility for young people has the potential to provide an area over which young people have a sense of ownership and pride and can promote positive community citizenship. Indeed, many skate facilities have exactly this effect, and can provide a number of opportunities for young people to explore their role in the community. For example, a skate facility may provide a focus for a skate club, organised and run by young people, with competitions and meetings overseen by a management committee comprised of young people. Such a program offers the opportunity to learn organisational skills, to understand how committees work, and to allow involvement within the local community.

The location of the facility would have an extremely important role to play in ensuring that noise levels are reduced, and this issue is discussed later in this report.

The construction of a skate facility on the Reserve is unlikely to have a major impact on fauna (comments received from the public were mainly in relation to migratory birds) as it would only comprise a small section of the total Reserve. There would still be large areas of the Reserve available to local fauna, and the facility would have no more impact in this context than the construction of the existing basketball courts, for example. Again, location is an important issue here.

Certainly issues of maintenance and supervision are important and must be considered. However, the experience of the City with regard to other such facilities have shown that they can be maintained to a reasonable standard and the construction of such a facility allows for young people to have a focus. This in turn facilitates supervision requirements and allows the City’s Youth Development Officers to mix with young people in a suitable environment.

Due to the diverse nature of people living within the local area, conflicting priorities will always be an issue in terms of development. However, there has been a very high level of support for the construction of a skate facility and this certainly indicates most residents would see the construction of facilities for young people as a very important issue.

As previously noted, most debate centred around the exact location of a proposed facility within Charnwood Reserve, and the type of construction used in the building of the facility. Comments are outlined under the respective headings below.

Location

Two suggested locations were provided for public comment in order to stimulate debate. Residents were also encouraged to make any other suggestions about location not canvassed in the two options provided. The two suggested locations were:

1. A semi-permanent facility constructed on the existing basketball courts
2. A concrete structure constructed in the southwestern corner of the Reserve

Location (1)

The community held some concerns about the construction of a facility on the existing basketball courts. Many saw it as a step backwards in that this location involved the loss of one facility in favour of another. Some residents commented that there was a lack of facilities already in the area, and to lose the basketball courts was not a feasible option.

The courts are apparently utilised in summer every Monday night for basketball training in summer, and on an occasional basis by young people in the area. Others felt that the courts were “hidden” and not easily visible, thus increasing the chance of anti-social behaviour occurring. Additionally, some people held concerns that those using a skate facility would damage the recently constructed Federation Walkway and sculpture, due to its proximity.

Of those who favoured this particular location, many commented that it was away from most residents and that the basketball court was seldom used. Others felt that it presented a more cost effective option and favoured the facility being located close to the Phil Renkin Recreation Centre. The location’s proximity to existing parking facilities was also seen as a positive. Many of those in favour of this location felt that visibility would be good, and that this would assist in the prevention of anti-social behaviour.

It is pertinent to note that many favoured this location largely due to the cost effective nature of the proposal. That is, it was not so much the location that was favoured, but that fewer resources were required to construct a semi-permanent facility.

Location (2)

Again, the community held some concerns about this particular location. Many, particularly residents whose homes were close to this proposed location, felt that such a facility would have an adverse impact on their enjoyment of surrounding amenities. Those against this location commented that they had purchased homes in the area because it was quiet and overlooked green space. They felt that the construction of a skate facility in this area would compromise their enjoyment of living in the area. Others felt that because the location was in a natural dip in the Reserve, that these natural contours would compromise the ability of the facility to be observed, and as such would lead to occurrences of anti-social behaviour. Additional concerns included the fact that many people use this area as a recreational area and that migratory birds used the trees in the area. Concerns over noise were also voiced.

Of those who favoured this location, many did so because it was located away from the library and allowed for the continued use of the existing basketball courts. Others felt that because it was relatively close to the road, the location would provide good visibility. Additionally, the existing contours and trees would provide some protection from the elements and the change rooms that are currently under used could be utilised.

Again, it is pertinent to note that many favoured this location due to the style of construction. Thus, it would appear it was less the location that was favoured here, and more the style of construction.

Other Locations

Respondents to the community consultation process suggested other locations. These included:

1. On the beachfront, between the harbour and Leeman's Landing
2. A site north of the Phil Renkin Recreation Centre
3. A more central location on Charnwood Reserve
4. Situated in the northwestern corner of the Reserve, between the oval and the road
5. Located on the reserve in Cassilda Way Two Rocks
6. Located in Yanchep

Of the above, many people expressed a preference for the proposed facility to be located in the northwestern corner of the Reserve, between the oval and the road. Reasons given were that it was a highly visible area, it did not impact on the existing basketball facilities, it was located away from residents and near to existing car park facilities.

Locating the facility to the west of existing change rooms and north of the oval (indicated on Attachment 1), at a high point on the reserve, would appear to be a compromise that meets many of the concerns relevant to the other proposed locations. The benefits of this location are:

1. Highly visible
2. Away from existing residences
3. Near toilet/drinking facilities
4. Can utilise existing car park
5. Reduces potential for damage to occur to existing facilities such as the Federation Walkway
6. Situated on area of Reserve not currently utilised for any activities

Concerns about this location include:

1. The removal of some immature trees
2. Some residents did not wish a facility to be constructed anywhere on the Reserve

Style of Construction

In order to provide a framework and basis of discussion, two styles of construction were incorporated into the proposed designs. The community was also asked to provide ideas as to any other construction styles that may be favoured. The two construction styles contained within the concept designs were:

1. A Quinns Rocks/Wanneroo style facility – semi-permanent, constructed of steel and plywood
2. A Clarkson style facility, with concrete bowl, constructed of concrete

Construction Style (1)

Many people favoured this option as it presented the most cost effective style of construction. Some of those in favour commented that a semi-permanent facility would allow for the facility to be altered or moved should it be required, and was therefore a more flexible option.

Of those who were not in favour of this option, many commented that such a facility would not do justice to the requirements of young people. Concerns were expressed about the build up of rubbish underneath such structures and that they were aesthetically undesirable. Potential users of the facility commented that such designs did not give them as much scope in terms of use and were not of the same quality as other styles of construction.

Construction Style (2)

Many of those opposed to this option felt it was too expensive. Others felt that it would create an eye sore and was not flexible enough to adapt to changing needs.

Of those who favoured this option many commented that this more permanent style of facility was the one best suited to the needs of skaters and BMX riders alike, and would provide a higher class of facility than offered by construction style (1). Many saw this construction style as “doing it right the first time” and felt that it would reduce maintenance costs in the long term. Others felt it provided a safer option for users and that it presented a more “professional” style facility for users. Other comments included that this style would be more aesthetically pleasing, would reduce noise because it is surrounded by earth, and that concrete would provide a smoother ride for users.

As previously mentioned, some indicated a preference for this style of facility because of its location.

Other Construction Styles

Notably, one other construction style received a high level of support (25% of all responses). Those who indicated they wished the facility to be constructed in this manner referred to this style of construction as “skate lego”. Skate lego is essentially a modular style of construction that allows for different configurations. Thus the system is inherently flexible and can be changed to meet the changing demands of users of the facility. It should be noted that, whilst the configuration of the construction can change, this would involve considerable resources, such as the use of heavy machinery and an appropriate amount of support staff.

A number of forms were returned suggesting the construction of a facility utilising skate lego, to be located close to the road. Unfortunately, no other details on location other than “close to the road” were provided.

Other Comments

Many members of the Working Group, as well as other respondents to the consultation phase, indicated that they thought the provision of fencing and parking was a waste of resources. They commented that they did not feel that fencing or additional parking was necessary and that these items should form part of a second stage, if constructed at all.

Conclusion

It is evident from the consultation process that there is a broad range of opinion in relation to the development of a permanent skate facility on Charnwood Reserve. Whilst the development of such a facility does have a high level of general support, many of those likely to be most effected by the facility are in opposition to it being located on Charnwood Reserve.

For those who do support such a facility, there again is a wide range of opinions on what type of facility should be built and where on Charnwood Reserve it should be located.

In the development of this facility, it will not be possible to ensure everyone will support the final design and location. However, it would appear that most respondents favoured a facility being constructed, and of these, most supported a concrete style facility being constructed in a central location on Charnwood Reserve.

Interestingly, a facility has recently been constructed in another local government area that makes use both of a concrete structure and the skate lego. Ongoing consultation with the Working Party may result in such a compromise of construction styles.

It is apparent that community focus is on getting the facility underway, thus it is recommended that project staging be considered in the context of funds available for overall construction.

Statutory Compliance

It would appear that fencing is not required from a statutory point of view. At best, the provision of fencing delineates the skate park area and through this serves to manage the risk factor of people entering the skate area unawares.

It is recommended that the provision of fencing be investigated in the context of the final construction style and after the completion of a risk audit of the individual facility.

Strategic Implications

The creation of space for young people is an important issue in the development of local communities.

Policy Implications

Nil.

Financial Implications

Council has previously considered the reallocation of existing funds in order to assist with the construction of a skate facility (Report CD09 – 09/01 refers).

Budget Reallocation

The proposed budget reallocation relates to reassignment of approved carryovers from the 2000/01 capital budget. Project 1560 Skate Facilities – is a \$37,607.00 carryover of funds for the development of skating facilities for the Girrawheen area. Reallocation of these funds would be congruent with the original intent of funding, albeit in a different location.

It is felt that the needs of youth in the Girrawheen area will be substantially met with the \$1.344M commitment over the next two years towards the proposed Hainsworth Leisure Centre Redevelopment.

Project 1563 BMX Track – is a \$7,700.00 approved carryover of funds to contribute towards the development of a mobile skate facility in the region (report W200-07/00 refers).

Thus, a total of \$45,307.00 in Council funds has been tentatively earmarked for this project.

This budget allocation would support the construction of a permanent facility catering to the basic to intermediate needs of skaters and BMX riders, under various construction options (ie. concrete or fabricated/semi permanent constructed methods).

Other Funding Options

Council has previously resolved that funding be sought from Safer WA to assist in the construction of a permanent skate facility (Report CD09 – 09/01 refers). Depending on the style of construction funding support may be needed for a staged development process.

As previously noted, many members of the Working Group, as well as some respondents to the consultation, have indicated that they feel the provision of fencing and parking is a waste of money, and that these dollars should be directed into the construction of the facility itself.

Should it be determined that fencing is not required from a legal or liability standpoint, this may well free up considerable resources, and reduce the amount of external funding required.

Voting Requirements

Absolute Majority

Recommendation

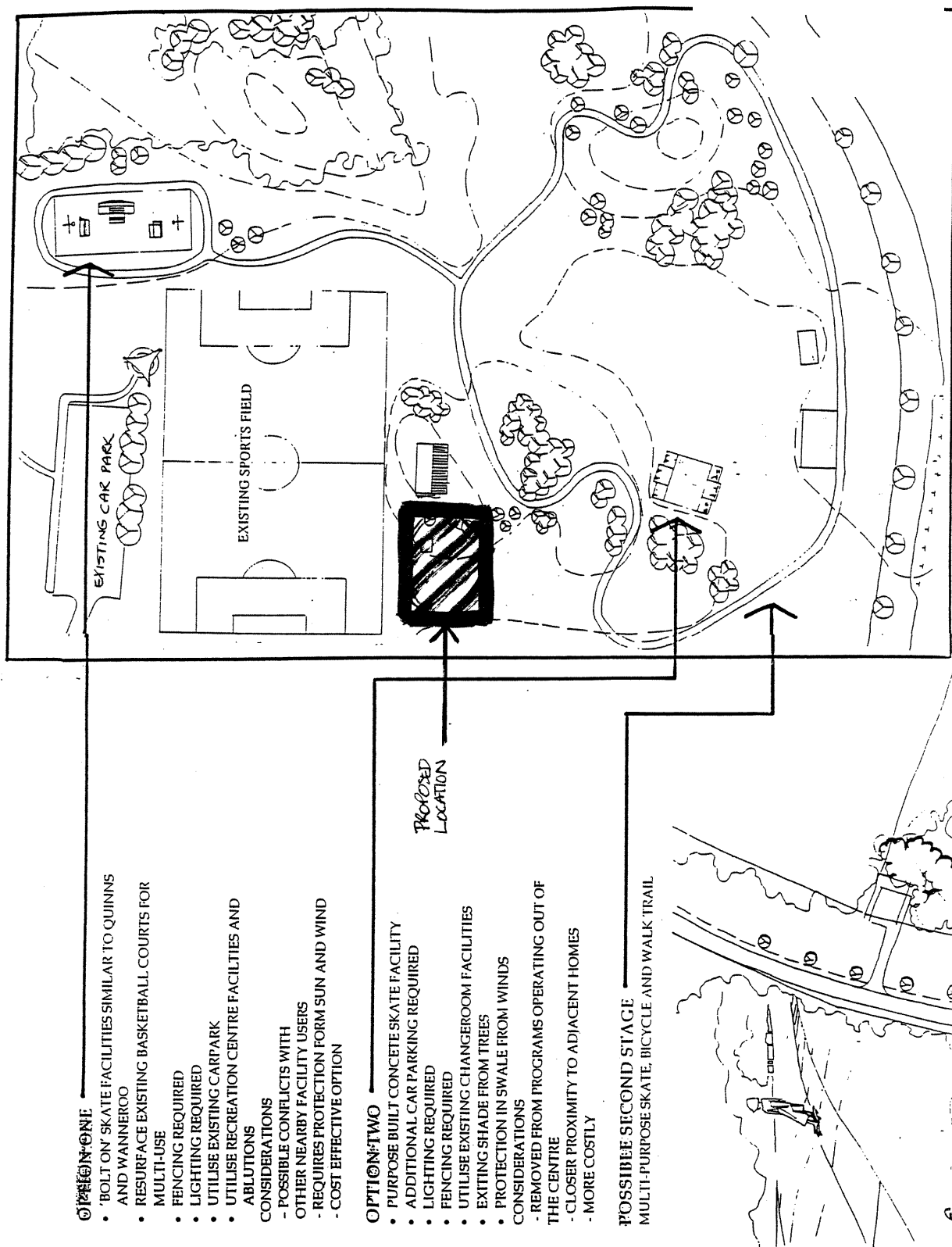
That Council:

- 1. APPROVES the construction Stage 1 of a permanent skate facility, to be located centrally on Charnwood Reserve, west of the existing change rooms and in view of Lisford Avenue, with additional funds to be sought through other appropriate avenues to assist future staged development of the facility.**
- 2. CALLS for Expressions of Interest from suitable organisations for the design and construction of the permanent skate facility**

3. **NOTES** that all Expressions of Interest will be presented to the Yanchep Two Rocks Skate Facility Working Party for their comment
4. **NOTES** that a report regarding the preferred organisation to construct the facility and design specifications will be presented to Council for consideration in February 2002
5. **APPROVES** by **ABSOLUTE MAJORITY** the reallocation of funds for the construction of a permanent skate facility on Charnwood Reserve, as indicated below:

COST CODE	AMOUNT FROM	AMOUNT TO	DESCRIPTION
Approved carry-over Project 1560 Skate Facilities	\$37,607.00		Reallocation of approved carry-over project funds (items 1560 and 1563) to new account for construction of permanent skate facility
Approved carry-over Project 1563 St Andrews BMX Track	\$7,700.00		
New Project		TOTAL: \$45,307.00	

ATTACHMENT 1



Charnwood Park Skate Park Proposal

Rough costing guide 31/10/01

OPTION ONE

- 'BOLT ON' SKATE FACILITIES SIMILAR TO QUINNS AND WANNEROO \$10,000 plus
- RESURFACE EXISTING BASKETBALL COURTS FOR MULTI-USE \$5,500
- FENCING REQUIRED \$10,000
- LIGHTING REQUIRED \$5,000
- UTILISE EXISTING CARPARK
- UTILISE RECREATION CENTRE FACILITIES AND ABLUTIONS

CONSIDERATIONS

- POSSIBLE CONFLICTS WITH OTHER NEARBY FACILITY USERS
- REQUIRES PROTECTION FROM SUN AND WIND
- COST EFFECTIVE OPTION

OPTION TWO

- PURPOSE BUILT CONCRETE SKATE FACILITY \$40,000
- ADDITIONAL CAR PARKING REQUIRED \$20,000
- LIGHTING REQUIRED \$10,000
- FENCING REQUIRED \$10,000
- UTILISE EXISTING CHANGEROOM FACILITIES
- EXISTING SHADE FROM TREES
- PROTECTION IN SWALE FROM WINDS

CONSIDERATIONS

- REMOVED FROM PROGRAMS OPERATING OUT OF THE CENTRE
- CLOSER PROXIMITY TO ADJACENT HOMES
- MORE COSTLY

POSSIBLE SECOND STAGE

MULTI-PURPOSE SKATE, BICYCLE AND WALK TRAIL x 700m
\$30,000

ATTACHMENT 2

**Community Consultation Program
Proposed Permanent Skate Facility
Charnwood Reserve, Two Rocks
Adjoining Resident Comments**

Question One: **How do you feel about the proposal to construct a permanent skate facility at Charnwood Reserve, Two Rocks?**

- ☐ I support this proposal
- ☐ I do not support this proposal
- ☐ I am not sure about this proposal

Can you please explain why you feel this way?

.....

.....

Question Two: **Of the options presented for the construction of a permanent skate facility on Charnwood Reserve, which do you prefer?**

- ☐ Option One
- ☐ Option Two
- ☐ Neither option

Can you please explain why you feel this way?

.....

.....

.....

Question Three: **Do you have any other comments or suggestions you would like to make regarding the construction of a permanent skate facility on Charnwood Reserve, Two Rocks?**

.....

.....

Thank you for your valuable assistance.
Please place this questionnaire in the pre-paid envelope provided and return to the City of
Wanneroo by **Wednesday, 28 November 2001**

**Two Rocks Skate Facility
Community Consultation Program
Public Meeting
Wednesday 14 November 2001
Phil Renkin Recreation Centre**

Participant Comments

Is fencing necessarily required around the facility?
 Investigate possibility of carparking on an informal basis in the existing road reserve
 Facility has perceived potential to affect adjoining residents – may lead to anti social behaviour, noise problems for surrounding residents (particularly on top of the hill)
 Significant level of fauna currently exists in the Reserve
 Concrete structures may affect area aesthetically
 Possibility to use area to the north of the Phil Renkin Recreation Centre (land ownership issues)
 Phil Renkin Recreation Centre may provide a buffer to natural elements if built to the north
 Lights currently on existing basketball court – not currently turned off – shine into resident houses
 Control of traffic in Charnwood Ave/Lisford is an issue – significant accidents
 Park currently used for picnics
 Facilities in Yanchep/Two Rocks currently degraded
 Existing problems on the site caused by anti social behaviour- supervision required
 Buffer from residents important
 Important for young people to have an identity, place to go
High level of general support for a skate facility
 Another proposal – Skate Lego facility (steel construction, concrete structure) – discussed by Skate Working Party
 Will facility be open 24 hours, 7 days a week
 Can bikes also use the facility?
 Issues of ongoing supervision
 Suggested location near Leeman's Landing on beach front, around from harbour
 Suggested location – near pre-primary centre
 Issue of ongoing maintenance
 Importance of high visibility location
 Site north of Phil Renkin Recreation Centre also near houses
 Transportation issues
 Possible location near existing change rooms, between them and the road, west side of reserve
 Possible semi-permanent facility located on existing oval – current useage issues and possibilities for future use – edge of oval near Phil Renkin Recreation Centre
 Possible location utilising “hollow” where “caterpillar” used to be located
 Can be aesthetically pleasing
 Basketball training on Monday nights in summer
 Feedback process to the Community – how will this be done – suggestion made that community provided with feedback prior to finalised decision
 Questionnaires available – “Lego” style facility can be alluded to/suggestions welcome under question (3) – to be provided at Phil Renkin Recreation Centre and Yanchep Community Centre
 Collection of rubbish under “bolt on” facility a possible issue
 Noise for existing residents, need for space, anti social behaviour, park as green space
 Some residents do not consider noise an issue
 Bowl version less noise because noise possibly absorbed by surrounding ground

CD07-12/01 Safer Citizens Proposed Events Program January - June 2002

File Ref: 39908
 Responsible Officer: Acting Director, Community Development
 Disclosure of Interest: Nil

Issue

Council endorsement of the proposed Safer Citizens program of Community Events January – June 2002.

Background

Community Events are one of the core components of the City's Safer Citizens Program.

Their principle objective is to provide the opportunity for local residents to reclaim ownership of their parks and public spaces and get to know their neighbours.

Outcomes from events are anticipated to include, in the long term;

- The establishment of parks and public spaces as areas where positive social activity occurs, as opposed to areas that are not utilised and become places with high levels of anti social activity and vandalism
- The development of social and community networks that enhance the concept of "neighbours looking out for one another" and reporting suspicious activity or disturbances

Existing budget arrangements allow the program to conduct twenty-one (21) community events each year, either on a stand-alone basis or combined with other community organisations and activities.

Detail

During the first half of the financial year (2001/2002), Safer Citizens has conducted or been involved in fifteen (15) community events that are summarised below.

Date	Event	Venue
10 July 2001	Kids Korner activities	Kingsway Shopping Centre, Madeley
17 July 2001	Kids Korner activities	Kingsway Shopping Centre, Madeley
1 August 2001	Senior Citizens Morning Tea	Gumblossom Community Centre, Quinns Rocks
2 August 2001	Senior Citizens Morning Tea	Alexander Heights

		Community Centre, Alexander Heights
9 September 2001	Safer Citizens Family Fun Day in conjunction with the Wanneroo Rotary Club's Centenary of Federation Project Launch	Scenic Park, Wanneroo (event cancelled due to inclement weather)
21 October 2001	Kids Korner at Perry's Paddock Picnic Day	Perry's Paddock
22 October 2001	Seniors Afternoon Tea	Phil Renkin Recreation Centre Two Rocks
24 October 2001	Seniors Morning Tea	Wanneroo Senior Citizens Centre, Wanneroo
24 October 2001	Night of Musicals	City of Wanneroo Amphitheatre
25 October 2001	Kids Korner Activities	Ocean Keys Shopping Centre, Clarkson
28 October 2001	Kids Korner at Spring Into It	Liddell Park, Girrawheen
10 November 2001	Aquamotion Family Fun Day	Aquamotion, Wanneroo
17 November 2001	Clarkson Family Fun Day	Ocean Keys Blvd, Clarkson
25 November 2001	Kids Korner at Girrawheen Senior High School Fete	Girrawheen Senior High School, Girrawheen
15 December 2001	Two Rocks Centenary of Federation Launch and Family Fun Day	Phil Renkin Recreation Centre, Two Rocks

In keeping with the program's schedule of twenty-one (21) community events, a total of seven (7) events are proposed for the period from January – June 2002.

Seven events are proposed (as opposed to six) so that a replacement event can be provided in Wanneroo, which will allow for the cancellation of the Family Fun Day event planned for 9 September 2001.

Full details of proposed events are detailed below.

In determining this schedule, consideration has been given to a number of factors including;

- The need for events to be held in a wide range of suburbs and precincts throughout the City
- A combination of stand alone events and those held in conjunction with community groups and organisations
- The need for variety in the type of events provided, to attract a range of target markets and audiences

Tentative Date	Proposed Event	Venue
Thursday 17 January 2002	Safer Citizens Kids Korner	Wanneroo Central Shopping Centre, Wanneroo
Saturday 2 February 2002	Twilight Concert and pool activities	Aquamotion, Wanneroo
Saturday 16 February 2002	Landsdale Twilight Concert	Warradale Park, Landsdale
Sunday 17 March 2002	Mindarie Festival Safer Citizens Kids Korner	Mindarie Marina, Mindarie Keys
Saturday 24 March 2002	Try It Program Launch in conjunction with Yanchep Two Rocks Safer WA Committee	Phil Renkin Recreation Centre, Two Rocks
Saturday 30 March 2002	Easter Egg-Citement Family Fun Day	Koondoola Park, Koondoola
Thursday 18 April 2002	Safer Citizens Kids Korner	Alexander Heights Shopping Centre, Alexander Heights

Consultation

Each community event operated under the Safer Citizens Program involves a variety of community consultation and involvement, dependent upon the nature of the event.

Processes utilised for events include:

- Liaison and involvement of community development organisations within subdivisions or estates where appropriate
- Invitations to community groups and organisations to be involved in each event, with either an information stand or fund raising activity
- The organisation of events in conjunction with peak community groups such as Safer WA local committees and Recreation and Residents Associations.

Comment

Given that the proposed community events program retains the overall objective of this component of Safer Citizens and:

- Provides a balanced distribution of events throughout the City
- Maintains a high level of community involvement in events
- Adds some variety to the Safer Citizens calendar to attract new target markets and audiences

it is recommended that this program be endorsed.

Statutory Compliance

Nil

Strategic Implications

As Council is aware, the Safer Citizens Program is currently under review, with an extensive community consultation process due for completion in December 2001.

In the report to Council regarding the future of the program (expected in February 2002), community events held as part of the program will also be fully reviewed and evaluated.

Council's commitment to a two year trial of Safer Citizens (resolution made 11 July 2000) does, however, necessitate the program's operation until June 2002, creating the need for an events program until this time to be endorsed.

Policy Implications

Nil

Financial Implications

Council approved a budgetary allocation of \$75,000 for Safer Citizens events in the 2001/2002 financial year.

This equates to a budget of approximately \$3500 per community event.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. ENDORSES the Safer Citizens Program of Events January – June 2002 as follows:

Tentative Date	Event	Venue
Thursday 17 January 2002	Safer Citizens Kids Korner	Wanneroo Central Shopping Centre, Wanneroo
Saturday 2 February 2002	Twilight concert and pool activities	Aquamotion, Wanneroo
Saturday 16 February 2002	Landsdale Twilight Concert	Warradale Park, Landsdale
Sunday 17 March 2002	Mindarie Festival Safer Citizens Kids Korner	Mindarie Marina, Mindarie Keys
Saturday 24 March 2002	Try It Program Launch in conjunction with Yanchep Two Rocks Safer WA Committee	Phil Renkin Recreation Centre, Two Rocks
Saturday 30 March 2002	Easter Egg-Citement Family Fun Day	Koondoola Park, Koondoola
Thursday 18 April 2002	Safer Citizens Kids Korner	Alexander Heights Shopping Centre, Alexander Heights

2. NOTES that dates for community events are at present tentative, and will be confirmed after Council resolution.

CD08-12/01 Barbagallo Raceway - Alternate Access

File Ref: 06066W
Responsible Officer: A/Director Community Development
Disclosure of Interest: Nil
Attachments 1

Issue

The WA Sporting Car Club's request to Council for a new temporary access to the Barbagallo Raceway from the south.

Background

The WA Sporting Car Club has secured the V8 Supercar Championship event to be held at Barbagallo Raceway in June 2002 and 2003. The land is Crown reserve vested in the City and leased to The Sporting Car Club WA for a term of 21 years expiring in 2022.

Holding the V8 Supercar Championship event at Barbagallo Raceway is subject to the WA Sporting Car Club completing all work outlined in the Confederation of Australian Motor Sport (CAMS) Triennial Track Safety Report and improving access to and from the Raceway.

The City has advised the WA Sporting Car Club that an Emergency Evacuation Plan needs to be provided prior to the V8 Supercar Championship event scheduled for June 2002. An alternative access road is required as part of this Plan.

Land Corp Proposals

LandCorp is currently preparing a revised draft Neerabup Industrial Area Structure Plan which is expected to be submitted to the City shortly. The Neerabup Industrial Area project objective is to develop a strategic general industrial estate to service the north-west corridor of the Perth Metropolitan Region. The Neerabup Industrial Area is also the preferred location for the establishment of a Laminated Veneer Lumber (LVL) plant, which will be the catalyst for development of the site.

At a meeting with LandCorp representatives on Friday 30th November 2001 the City was advised that the development of the LVL project was subject to the finalisation of a State Agreement that is expected to be finalised by 14th December 2001.

LandCorp's current plans (subject to finalisation of State Agreement) is to construct an extension of Pederick Road to the west to Mather Drive on its current alignment, and construct an extension of Mather Drive to the north to the Pederick Road intersection.

These proposed roadworks to be undertaken by LandCorp are due to commence in April 2002 and be completed to limestone surface by June 2002. This will provide constructed road access to a point in Pt Lot 4 Flynn Drive (which is owned in freehold by the City) which is roughly midway between the southern boundary of Pt Lot 4 (at Flynn Drive) and its northern boundary which is the Barbagello Raceway reserve.

Detail

The WA Sporting Car Club wish to construct a limestone access to the Barbagallo Raceway from the newly constructed Mather Drive, through Part Lot 4 (City owned) on a north-south alignment, to the Raceway. This involves a road length of approximately 950 metres. The Club has also requested Council funding towards the cost of this road construction.

The WA Sporting Car Club has advised that in order to reduce the misuse of this proposed extension they will install locked boom gates at either end. It is proposed that this access only be used for emergency access and shuttle bus access, and not available for general public admittance. The City will need to determine the exact road/access alignment should permission be granted.

Advice from the WA Sporting Car Club is that they will require some type of alternative access prior to staging the 2002 event, in order to comply with conditions as set by the City and CAMS. The Club is therefore keen to proceed with this access option regardless of LandCorp's construction timetable.

Consultation

Nil

Comment

Should LandCorp not proceed with road construction then the WA Sporting Car Club will require Council permission to access Mather Drive south of Pederick Road that is currently not constructed, in addition to their current request based on works proceeding (LandCorp).

The V8 Supercar Championships event attracts up to 50,000 people. There is no data available on how many people attend from within the City of Wanneroo or the Economic benefit to the City.

A request has been received for Council funding for the construction works. No budgetary provision has been made for these works.

Mather Drive Alignment

The Mather Drive road reserve veers off in a north-easterly direction from the point where it is currently constructed to. LandCorp has recently advised that in providing road access to the proposed LVL Plant site, it wishes to construct Mather Drive within this existing reserve. However, the structure planning work which has been undertaken to-date for LandCorp by Taylor Burrell consultants has envisaged that Mather Drive should continue in a direct northerly direction, rather than veer to the east. LandCorp has been advised that the City wishes to see Mather Drive constructed on an alignment which accords with the ultimate planning for the general area. This issue remains to be resolved.

Levels

An important component of the current structure planning study for this general area is to prepare a final levels plan (ie to show the levels which should apply following quarrying of the limestone and sand resources in the area). The work undertaken to-date by Taylor Burrell has assumed that there may be a significant reduction in levels in the northern part of Pt Lot 4 however these levels are now being reviewed. It will be important that in allowing construction of an access road to the Raceway through this area, adequate regard is given to the fact that the area may in the future be subject to levels change such that any road built now may be removed in the future.

It is understood that the construction of this road/access can only be a short term solution as the levels and road alignment proposed will mean that the road will need to be reconstructed in 3–5 years, in line with the future development of the estate.

Broader Traffic Management Issues

It will be pointless if emergency vehicles are able to exit the Raceway via the proposed access road, only to become trapped in congested roads immediately to the south (ie. the southern end of Mather Drive or Flynn Drive). A broader traffic management strategy will be necessary to ensure that an effective emergency vehicle access route will be able to be achieved.

Main Options

There are seen to be 3 main options available for an emergency access route (as shown on Attachment 1):

1. a road extending northwards of Mather Drive as proposed by the Club;
2. a connection to Wanneroo Road via Wattle Avenue;
3. a construction of Orchid Road from Pederick Road to the eastern edge of the Raceway reserve. (This option assumes that Mather Drive and Pederick Road extensions will be undertaken as part of the LVL project).

Option 1. has been discussed previously in this report.

Option 2. will be a long term solution but is not considered feasible in the short term because:

- a) some of the land required is still in private ownership (owned by Cockburn Cement):
- b) part of the alignment lies within Bush Forever Site 293 meaning that considerable time would be likely to be required to address the environmental issues involved.

Option 3. would be feasible and could offer the following advantages:

- a) it is possible that there may be a much smaller change in levels in this eastern area, to the point that the road works could be used as part of the ultimate roadworks for the industrial estate;
- b) it may offer the LVL Plant operations a further access route to their plant, if the road is connected through to Wattle Avenue;

- c) it provides additional constructed road access to Loc 2692 which is land owned by this City and would be a possible alternative site for a future secondary waste treatment plant.

In summary, options 1. and 3. appear to be feasible options and the selection of the preferred option should ideally be undertaken once the revised draft Structure Plan has been submitted by LandCorp and the planning of the LVL project and its associated access arrangements has been finalised.

Risk and Indemnification

The City will require indemnification from the WA Sporting Car Club against any Public Liability claims that may arise as a result of providing access through part lot 4.

Statutory Compliance

Planning Approval for the construction of the road would be required if constructed through Pt Lot 4.

Strategic Implications

The V8 Super Car Championships is a significant event and its potential loss (through not having provided the necessary access road) would be a significant loss to the district. The Neerabup Industrial Area will be a strategic economic and employment centre for this district and it is important that the access road is not implemented in a manner which may in any way prejudice the proper and successful development of this area.

Policy Implications

Nil

Financial Implications

The WA Sporting Car Club has obtained preliminary costings to construct the proposed road (of approximate 950m length) to a limestone surface standard to a minimum width of 7.4 metres, as up to \$80,000.

In respect to the City's risk exposure on this issue, given the advice which has now been given to the City by CAMS (through the Club) and through the preparation of the Emergency Evacuation Plan, should the City not take all reasonable endeavours to facilitate the provision of the proposed emergency access route, it is possible that in the event of an emergency occurring at the Racetrack and injury or damage is exacerbated through the absence of the access route, then it is possible that the City may be at some risk of legal action against it. Council should therefore give consideration to the support of the temporary access road without providing a funding commitment.

Voting Requirements

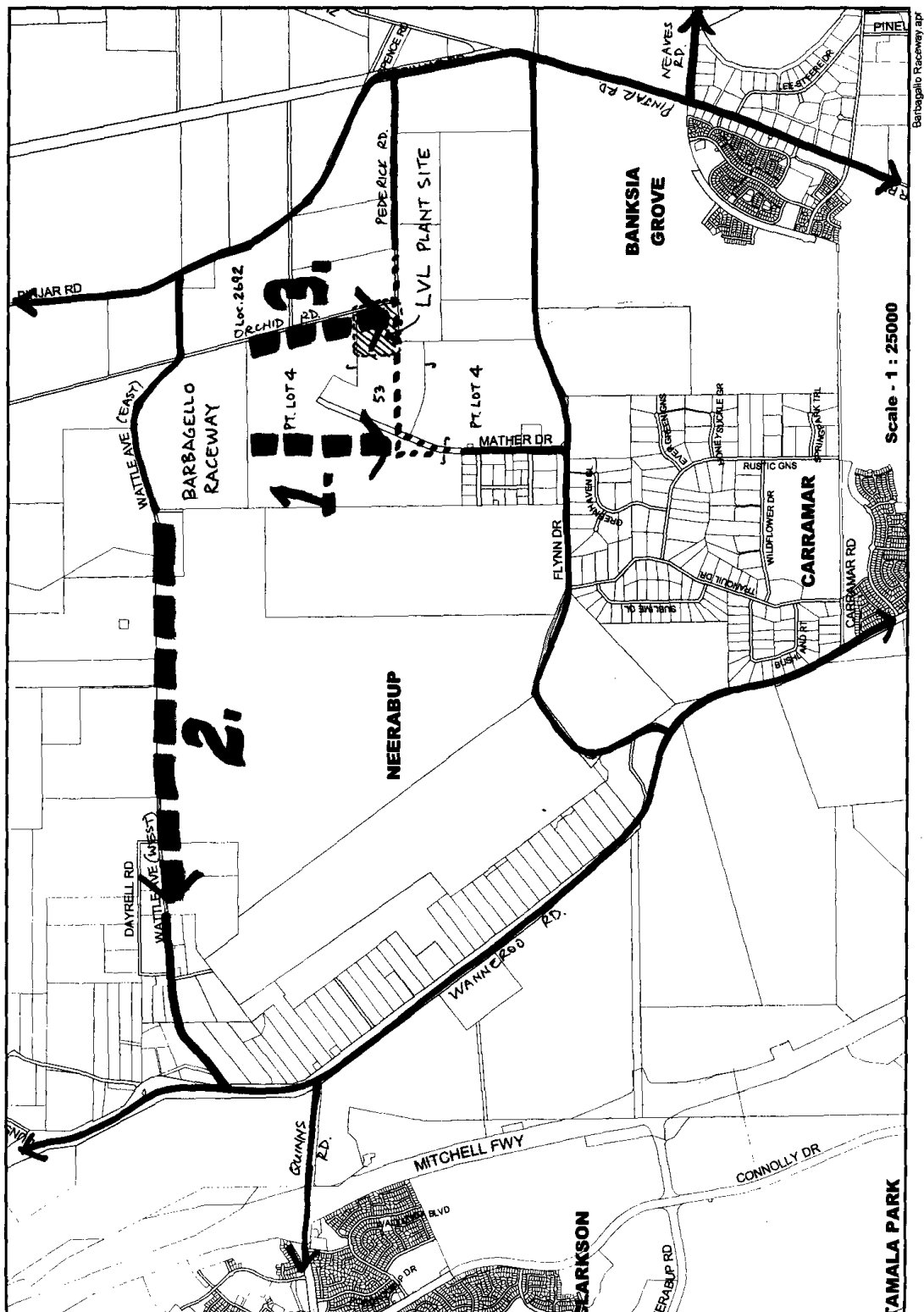
Simple Majority

Recommendation

That Council ADVISES the WA Sporting Car Club that:

- 1. It acknowledges the need for an emergency access route to be provided to the Barbagello Raceway as soon as possible and agrees that the Club could provide access either:
 - a) as a northward extension from Mather Drive through Council owned land to the southern boundary of the raceway. The detail alignment would need to be agreed with Council Administration and constructed as a private road with limited public access; or**
 - b) as an extension of Mather Drive connecting to Pederick Road and Orchid Road. These roads may be extended as part of the construction project for the proposed Laminated Veneer Lumber Plant.****
- 2. The approval given in 1 above is subject to the Club indemnifying the City against any Public Liability that may arise as a result of this approval;**
- 3. It declines the WA Sporting Car Club's request for Council funding for the construction of any road access;**
- 4. Future changes to levels in this general area may mean that the access road may one day need to be removed, and the City will not be liable to the Club for any cost in this regard;**
- 5. A traffic management strategy will be necessary to ensure that the proposed road access forms part of a broader emergency vehicle access route strategy which will ensure that emergency vehicles do not become impeded in other roads such as the southern end of Mather Drive or Flynn Drive, having traversed the proposed emergency access road. This strategy should be prepared by the Club in consultation with the City and other relevant agencies.**
- 6. Requests that the State Government through Landcorp, consider the early development of a north-south road to the Barbagallo Raceway to assist in the resolution of existing access problems.**

ATTACHMENT NO. 1



CD09-12/01 Change To Terms Of Reference – Festival, Arts, And Cultural Events Advisory Committee

File Ref: 0002
Responsible Officer: Acting Director, Community Development
Disclosure of Interest: Nil
Attachments: 1

Issue

Consideration of a change to the terms of reference for Council's Festival, Arts and Cultural Events Advisory Committee

Background

At its meeting held on 22 August 2000, Council resolved, in relation to the City's Festival and Cultural Events Advisory Committee, to:

1. *APPROVE the renaming of the Festival and Cultural Events Advisory Committee to the Festival, Arts and Cultural Events (FACE) Advisory Committee*
2. *APPROVE the draft Terms of Reference for the Committee (attached to this report)*

The terms of reference established for the Committee define its role as recommendations to Council on policy matters pertaining to the promotion of the City's culture.

Three delegated Councillors and appropriate administration staff were nominated as comprising the membership of the Committee, which has a minimum of 6 meetings per year.

In addition to specification of the overall role of the Committee, the Scope of activities undertaken by the Committee were also nominated, which are as follows:

- Advise and make recommendations to Council on the strategic direction for cultural events and facilities in the City of Wanneroo
- Develop policies in relation to the management of cultural events and artwork respectively
- Provide advice on a program of events that enhance and promote a positive image of the City
- Develop a policy for the purchasing of artworks by the City and be actively involved in art acquisitions
- Investigate and make recommendations regarding the development of a permanent space for cultural events and exhibitions
- Provide input to Council's advocacy role for cultural events and the arts to the media
- Act as an assessment panel in accordance with Council's Community Funding Policy for applications relating to culture and/or the arts

Detail

Following Council elections in May 2001, two Councillors (Cr Grierson and Cr Monks) were appointed to the Committee at the special Council meeting held on 8 May 2001. No further nominations for the third delegate to this Committee were received at the meeting.

Since this appointment of Councillors, the Committee has continued to meet on an irregular basis, dependent upon issues to be discussed.

At their most recent meeting (held on 5 December 2001), participants reviewed the Committee's terms of reference.

Following detailed discussion regarding the purpose and role of the Committee, it was suggested that the terms of reference for the Committee be changed.

Changes recommended to the existing terms of reference involve both a change to the membership of the Committee and the removal of this Committee's association with arts.

Full details regarding the changes (in comparison with the existing terms of reference) are detailed below.

Existing Terms of Reference	Recommended Changes
Title: Festival, Arts and Cultural Events Advisory Committee	Change to: Festival and Cultural Events Advisory Committee
Role: To recommend to Council on policy matters pertaining to the promotion of the City's culture	No recommended changes
Membership: The Committee shall consist of the following members: a) Three delegated Councillors of the City of Wanneroo b) Director Community Development or nominee c) Team Leader, Leisure and Cultural Services d) Cultural Development Officer	Changes suggested: a) <i>The Mayor and seven Councillors of the City of Wanneroo, each representing a City ward. The remaining 7 Councillors will act as alternate members of the Committee.</i> b) The Director of Community Development or nominee c) <i>Manager, Leisure and Cultural Services</i> d) <i>Manager, Marketing Services</i> e) <i>Community Events and Arts Officer</i>

<p><i>Term of office:</i></p> <p>Two years commencing after bi-annual Council elections</p>	No changes suggested
<p><i>Chairperson:</i></p> <p>To be elected from the endorsed Committee members</p>	No changes suggested
<p><i>Sub Committees:</i></p> <p>No provisions made in existing terms of reference</p>	<p>Suggested changes:</p> <p>Sub-Committees may be developed from time to time by the Committee to address certain projects, activities and issues.</p> <p>Sub-Committee membership will be determined through a Committee based nomination process.</p> <p>All Sub-Committee shall provide an update and report to the Festival and Cultural Events Advisory Committee at each official meeting.</p>
<p><i>Meeting Frequency:</i></p> <p>A minimum of 6 meetings per year with notice of at least two weeks</p>	No changes suggested
<p><i>Quorum:</i></p> <p>A quorum will be a simple majority</p>	No changes suggested
<p><i>Minutes:</i></p> <p>Minutes shall be made of all meetings and forwarded to all members within 7 days of the meeting taking place. All other Councillors will receive Minutes of Committee meetings via the Council Clipboard or other means of regular Council updates. Any recommendations of the Committee requiring a Council decision will</p>	No changes suggested

be presented as an official report to Council for consideration.	
<p><i>Delegated Authority:</i></p> <p>Nil</p>	No changes suggested
<p><i>Deputations:</i></p> <p>The Committee may invite any persons or organisations to attend any meetings to discuss issues of interest</p>	No changes suggested
<p><i>Scope:</i></p> <p>a) Advise and make recommendations to Council on the strategic direction for cultural events and facilities in the City of Wanneroo</p> <p>b) Develop policies in relation to the management of cultural events and artwork respectively</p> <p>c) Provide advice on a program of events that enhance and promote a positive image of the City</p> <p>d) Develop a policy for the purchasing of artworks by the City and be actively involved in art acquisitions</p> <p>e) Investigate and make recommendations regarding the development of a permanent space for cultural events and exhibitions</p> <p>f) Provide input to Council's advocacy role for cultural events and the arts to the media</p> <p>g) Act as an assessment panel in accordance with Council's Community Funding Policy for applications relating to culture and/or the arts</p>	<p>Changes suggested:</p> <ul style="list-style-type: none"> • Removal of "arts" from the Committee and transfer of this component to the Heritage Services Advisory Committee

At this meeting the Committee also discussed the proposed Wanneroo Film Festival which forms part of the Wanneroo Carnival Program. Concerns were raised as to the value to the community and its compliance to a suitable community marketing strategy. It was resolved that a modified program be considered including the removal of the Film Festival..

Consultation

Nil

Comment

It is recommended that the changes to the Terms of Reference for this Committee be endorsed, given they allow for:

- a) An increased elected member representation on the Committee, which will allow for increased discussion, input and ideas into the development of community event concepts
- b) A concentration of the activities of this Committee in one area, which may lead to greater efficiencies in time taken for meetings

Given that a Council Community Funding Working Party (consisting of the Mayor and 7 Councillors) has recently been developed as a result of the adoption of the City's Revised Community Funding Policy, it is further recommended that the role of the Festival Arts and Cultural Events Advisory Committee not include the review of community funding applications.

Statutory Compliance

Nil

Strategic Implications

Changes to the Festival, Arts and Cultural Advisory Committee will have an impact on the operation of Council's Heritage Services Advisory Committee.

It was recommended that the "arts" component of the Festival Arts and Cultural Advisory Committee be transferred to the Heritage Services Advisory Committee, resulting in a change of name and terms of reference for this Committee.

The Heritage Services Advisory Committee will hold its next meeting on Friday 14 December 2001, where the terms of reference for the Committee will be discussed, including a change in focus to accommodate the inclusion of Council arts and art policy.

A further report regarding this meeting and any consequent changes to the Committee recommended will be presented for Council's consideration in the New Year.

Policy Implications

Nil

Financial Implicatiion

Detailed in the current budget is an allocation of \$57,000 towards the cost of the Wanneroo Film Festival. It is proposed that these funds be rolled over until next financial year.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

- 1. APPROVES the renaming of the Festival, Arts and Cultural Events Advisory Committee to the *Festival and Cultural Events Advisory Committee***
- 2. ENDORSES the revised terms of reference for this Committee, as follows:**

Festival and Cultural Events Advisory Committee	
<i>Role:</i>	To recommend to Council on policy matters pertaining to the promotion of the City's culture
<i>Membership:</i>	<p>The Committee shall consist of the following members:</p> <ul style="list-style-type: none"> • The Mayor and seven Councillors of the City of Wanneroo, each representing a City ward. The remaining 7 Councillors will act as alternate members of the Committee • The Director of Community Development or nominee • Manager, Leisure and Cultural Services • Manager, Marketing Services • Community Events and Arts Officer
<i>Term of office:</i>	Two years commencing after bi-annual Council elections
<i>Chairperson:</i>	To be elected from the endorsed Committee members
<i>Sub-Committees:</i>	<p>Sub-Committees may be developed from time to time by the Committee to address certain projects, activities and issues.</p> <p>Sub-Committee membership will be determined through a Committee based nomination process.</p> <p>All active Sub-Committees shall provide an update and report to the Festival and Cultural Events Advisory Committee at each official meeting.</p>
<i>Meeting Frequency:</i>	A minimum of 6 meetings per year with notice of at least two weeks

<i>Quorum:</i>	A quorum will be a simple majority
<i>Minutes:</i>	Minutes shall be made of all meetings and forwarded to all members within 7 days of the meeting taking place. All other Councillors will receive Minutes of Committee meetings via the Council Clipboard or other means of regular Council updates. Any recommendations of the Committee requiring a Council decision will be presented as an official report to Council for consideration.
<i>Delegated Authority:</i>	Nil
<i>Deputations:</i>	The Committee may invite any persons or organisations to attend any meetings to discuss issues of interest
<i>Scope:</i>	<ul style="list-style-type: none"> a) Advise and make recommendations to Council on the strategic direction for cultural events in the City of Wanneroo b) Develop policies in relation to the management of cultural events held throughout the City of Wanneroo c) Provide advice on a program of events that enhance and promote a positive image of the City d) Provide input to Council's advocacy role for cultural events and the arts to the media

3. APPROVE BY ABSOLUTE MAJORITY

4. an increase in membership of the following Councillors to the Festival and Cultural Events Advisory Committee with alternate Ward Councillors acting as deputy members.

The Mayor, Jon Kelly, Cr..... (North Ward), Cr..... (Coastal Ward),
Cr..... (Hester Ward), Cr..... (Central Ward)

4. APPROVE the removal of the Wanneroo Film Festival from the Draft Cultural Plan as adopted by Council on the 24th July 2001.

ATTACHMENT 1**FESTIVAL, ARTS & CULTURAL EVENTS ADVISORY COMMITTEE****TERMS OF REFERENCE****ROLE:**

To recommend to Council on policy matters pertaining to the promotion of the City's culture.

MEMBERSHIP:

The Committee shall consist of the following members;

Three delegated Councillors of the City of Wanneroo	(3)
Director Community Development, or nominee	(1)
Team Leader - Leisure & Cultural Services	(1)
Cultural Development Officer	(1)
Total	(6)

TERM OF OFFICE:

Two years commencing after bi-annual Council election.

CHAIRPERSON:

To be elected from the endorsed Committee members.

MEETING FREQUENCY

A minimum of 6 meetings per year with notice of at least two weeks.

QUORUM:

A quorum will be a simple majority.

MINUTES:

Minutes shall be made of all meetings and forwarded to members within 7 days of the meeting taking place. All other Councillors will receive Minutes of Committee meetings via the Council Clipboard or other means of regular Councillor updates. Any recommendations from the Committee requiring a Council decision will be presented as an official report to Council for consideration.

DELEGATED AUTHORITY:

Nil

DEPUTATIONS:

The Committee may invite any persons or organisations to attend any meetings to discuss issues of interest.

SCOPE:

Advise and make recommendations to Council on the strategic direction for cultural events and facilities in the City of Wanneroo

Develop policies in relation to the management of cultural events and artwork respectively

Provide advice on a program of events that enhance and promote a positive image of the City

Develop a policy for the purchasing of artworks by the City and be actively involved in art acquisitions

Investigate and make recommendations regarding the development of a permanent space for cultural events & exhibitions

Provide input to Council's advocacy role for cultural events & the arts to the media.

Act as an assessment panel in accordance with Council's Community Funding Policy for applications relating to culture and/or the arts.

CD10-12/01 Community Events 2001/02

File Ref: 0002
 Responsible Officer: A/Director Community Development
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

To present Council with a modified schedule of proposed Community Events.

Background

At the ordinary Council meeting held on Tuesday 24th July 2001 Council endorsed the Cultural Plan 2001/02 as recommended by the Festival & Cultural Events Advisory (FACE) Committee.

The plan provided detail of concepts for continuing Community Events including:

Spring Into It Festival, Wanneroo Carnival, Wanneroo Film Festival, LIVE and a Community Arts program.

At the FACE Committee meeting held on 5 December 2001 a revised Community Events program was discussed. As a consequence Administration have prepared a report to Council detailing the proposed Community Events for the first half of 2002.

Detail

The proposed Community Events to June 2002 are:

Wendy Matthews in Concert –	January 19, 2002,	Wanneroo Showgrounds
LIVE Youth Concert	February 9, 2002,	Wanneroo Showgrounds
Daryl Braithwaite	February 23, 2002	Jacaranda Amphitheatre
Jack Jones	March 9, 2002	Jacaranda Amphitheatre
Cycle Race	March 3, 2002	Wanneroo Townsite

At the FACE Committee meeting held on 5 December 2001 the Wendy Matthews in Concert (confirmed & deposit paid) and LIVE Youth Concert were endorsed to proceed as per current arrangements. It was also agreed to discontinue with the Film Festival and this issue is being considered in an alternate report discussing issues involving changes to the Terms of Reference of the FACE Committee.

The Daryl Braithwaite and Jack Jones concerts have been recommended by administration in response to suggestions from the FACE Committee for a revised and modified Wanneroo Carnival concept. Daryl Braithwaite was booked for the opening concert for the original Wanneroo Carnival concept.

While the City has not committed financially to the proposed Daryl Braithwaite concert, negotiations are well under way and administration is keen to proceed with the current arrangements. The Jack Jones concert is suggested as an alternative to the closing concert for the original Wanneroo Carnival.

The *Cycle Race* is an opportunity for the City as the result of an approach from the Northern Districts Cycle Club. The Cycle Club has wanted to develop such a race in the Wanneroo area for a number of years. They feel this is an opportunity to showcase the sport of cycling to the community in a setting that is conducive to spectators.

The club wishes the City to enter into a partnership to present this event, and would like it to become an annual fixture on the local race calendar. Council has been asked to assist by marketing the event, assistance with some manpower and infrastructure costs, and the donation of a perpetual trophy for the event. The Club has its own public liability insurance to cover such events.

Consultation

Nil

Comment

City administration is well advanced in organising the Wendy Matthews Concert and the LIVE Youth Concert as endorsed at the recent FACE Committee meeting held on 5 December 2001.

Organisation of the Daryl Braithwaite concert is underway and administration are excited at the opportunity to conduct such an event for our residents within the Jacaranda Amphitheatre. This setting is ideal and provides Council with the opportunity to utilise the Administration Building to promote the City.

The Jack Jones concert is a suggestion of administration to replace the previously intended Wanneroo Carnival closing concert.

The Cycle Race is an opportunity to attract interest and promote the Townsite and Civic Centre precinct.

Statutory Compliance

Nil

Strategic Implications

Recent community consultation undertaken by Council in formulating the current draft Strategic Plan recognises Community Events as an important function of the City. This has resulted in a desire to review the current suite of Community Events that have been run by the City over the past two years.

Policy Implications

Nil

Financial Implications

Council will save \$57,000 by not proceeding with the Film Festival. It has been suggested that these funds be put towards a revised Wanneroo Festival, celebrating 100 years of local government, at the end of 2002.

The recommended schedule of Community Events are all within budget with the modified programme expected to further contribute to available carry over funds.

Voting Requirements

Simple Majority

Recommendation

- 1. NOTES the arrangements for the Wendy Matthews Concert to be held at the Wanneroo Showgrounds on 19 January 2002, and the LIVE Youth Concert to be held at the Wanneroo Showgrounds on 9 February 2002.**
- 2. APPROVES of the proposed Daryl Braithwaite concert to be held in the Jacaranda Amphitheatre on 23 February 2002.**
- 3. APPROVES of the proposed Jack Jones concert to be held in the Jacaranda Amphitheatre on 9 March 2002.**
- 4. APPROVES of the proposed Cycle Race to be held in the Wanneroo Townsite on 3 March 2002, subject to the satisfactory determination of public liability and insurance issues.**
- 5. APPROVES the carry over of unspent funds from the Film Festival and modified events calendar, to be set aside for the purpose of a revised Wanneroo Festival, celebrating 100 years of local government, at the end of 2002.**

Chief Executive Office

Mayor and Elected Members

CE01-12/01 Delegation of Authority to Mayor and Chief Executive Officer

File Ref:	23171
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil

Issue

To enable the Mayor and Chief Executive Officer to make decisions on behalf of Council during the Christmas/New Year recess in the event of an emergency.

Background

During the Christmas/New Year period, there are no ordinary meetings of Council scheduled. This is also a common time for elected members to be absent or unavailable for council meetings. In the event of a decision being required to be made which does not require an Absolute Majority or Special Majority of Council, under the *Local Government Act 1995*, or any other act empowering the local government, it is suggested that the Council delegate to the Chief Executive Officer the authority to make any decisions on behalf of Council on the basis that the Chief Executive Officer must first consult with the Mayor and both persons are in agreement. Such decisions would be documented and reported to Councillors.

Detail

The purpose of this is to avoid having to delay matters which may come before the City or require a decision which, in the view of the Chief Executive Officer and Mayor, would be supported by the majority of elected members. The delegation would commence from 19 December 2001 and conclude on 5 February 2002.

It is likely that during this period the appoint at least one Director. If this is required the Chief Executive Officer and the Mayor will consult by Memorandum with all Elected Members prior to the appointment

Comment

This is a common procedure which is provided for in most local governments.

Statutory Compliance

Section 5.42 of the Local Government act 1995 allows Council to delegate to the Chief Executive Officer any of its powers or the discharge of any of its duties under the Act except those powers or duties that are specified in Section 5.43 of the Act which include:-

- a) any power or duty that requires an absolute or special majority of Council
- b) accepting a tender in excess of \$50,000

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Absolute Majority

Recommendation

That Council

1. **By ABSOLUTE MAJORITY, DELEGATE to the Chief Executive Officer (or in his absence, a Director appointed by the Chief Executive Officer) the power to make decisions on behalf of the local government with the exemption of those powers or decisions that are detailed in Section 5.43 of the Local Government Act 1995, commencing 19 December 2001 and concluding 5 February 2002 subject to any decision made under this delegation of authority must be made by unanimous agreement between the Mayor (or in his absence the Duty Mayor) and a report on those decisions be provided to Council at the conclusion of the delegation period.**

Human Resource Services

CE02-12/01 Adoption of the City of Wanneroo Environmental Waste Services Operations Enterprise Bargaining Agreement 2001

File Ref:	HRS6602
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil

Issue

The adoption of the City of Wanneroo Environmental Waste Services Operations Enterprise Bargaining Agreement 2001, which has been developed by management and employees, covered by the Municipal Employees Award (WA) 1999.

Background

On 1 July 1999 the new City of Wanneroo inherited seven (7) Certified Agreements as a result of the split of both Councils. All Agreements required re-negotiating. One of these Agreements, the City of Joondalup Technical Services Waste Services (Outside Employees) Enterprise Agreement 1998, covered employees employed as Drivers under the Municipal Employees Award (WA) 1999. The City has been negotiating for nine (9) months a new Agreement titled City of Wanneroo Environmental Waste Services Operations Employees Enterprise Bargaining Agreement 2001.

Detail

Copies of the draft Agreement which is dated 6 December 2001 have been provided separately to Elected Members. The agreement covers fifty one (51) Drivers out of 445 employees who work for the City of Wanneroo.

In the current agreement Drivers collecting domestic rubbish carts are paid a Bin Allowance of \$0.12 per cart for all carts over 1000 that are collected in a day or overtime, which ever is larger. Last year some high capacity trucks were introduced into the fleet. This resulted in the drivers of these trucks being able to earn significantly more money and created a feeling of inequity in the workforce. One of the main claims from all but the Domestic Rubbish Drivers has been the abolition of the Bin Allowance on the basis that they are all drivers and should be paid equally.

To minimise the impact on the Domestic Rubbish Drivers the agreement has almost all of the increase in the first year.

The Agreement also provides for the annualising of the previous Productivity Allowance into the hourly rate. This increased overtime payments was balanced by not paying double time rates on Saturdays and when working Rostered Days Off. In negotiating the EBA the overall impact on the wages bill was used including leave loading and overtime

The term of the Agreement is for three (3) years with the following pay increases:

In return for entering into the Agreement, abolishing Bin Allowance and agreeing to work on Rostered Days Off and Saturdays at time and a half, all employees will receive a 12.6% salary increase backdated to the date of the secret ballot, which was Friday, 6 December 2001. A percentage of this increase has already been given since the last EBA.

Thereafter the payments will be a further:

- 0.35% from 6 December 2002 ; and
- 0.4% from 6 December 2003.

A Workplace Consultative Committee will be established to conduct a quarterly review of the operation of the Agreement to monitor the implementation process towards achieving the outcomes required in the Agreement. One of the major goals of this Committee will be to review the current rounds made by each Driver per day and redesign any round to ensure fairness and equity is maintained between Drivers in overall work load and identify productivity improvements to the system.

Discussion will commence six (6) months before the expiry date of the Agreement, to negotiate a new agreement.

Comment

This is a Division 2 Agreement without Unions as signatories.

From the Council Management perspective the main benefits of this Agreement are:

1. Establishing a new City of Wanneroo Agreement reflecting our culture and values and no longer having ties with the City of Joondalup;
2. A three year Agreement minimises productivity time and cost expanded through negotiations in comparison to a conventional two (2) year Agreement;
3. Abolishing the concept of Bin Allowance which has created significant division in the workplace . The bin allowance is approximately \$90,000 per annum and was paid in place of overtime. It is expected that some overtime will now be claimed by the domestic collection drivers, especially as there is no incentive to finish rounds early. This could be as high as \$95,000 if all runs take an hour longer but is most likely to be in the order of \$20,000 after the drivers get used to the new EBA conditions;
4. Overtime payments will be at time and a half for the entire working day for drivers working Saturday or called in on their RDO instead of changing to double time after the first two hours;
5. The Productivity Allowance paid weekly has now been incorporated into the base hourly rate and will save productivity time within the Human Resource Services and Payroll in relation to data entry and administration; and
6. Increase in staff morale;

Some of the significant benefits to employees will be :

1. Bin Allowance was only received by approximately 26% of the Drivers and with the abolishing of this allowance all Drivers will receive the same annual salary which ensures fairness and equity of payment of salaries, with the exception of those who wish to work additional overtime;
2. Higher hourly rate in years one and two of the agreement to balance change in Bin Allowance payments to the Domestic Rubbish Drivers
3. Four weeks paid parental leave to all Drivers eligible; and
4. Agreement for all parties to meet in May 2002 to discuss the employees' claim for an additional 1% SGC to be paid equitably on behalf of all employees.

On Thursday 6 December 2001, a secret ballot was held and was successful.

Statutory Compliance

Workplace Relations Act 1996 Section 170LJ, 170LK and 170LL.

Strategic Implications

The Drivers salaries are expected to be competitive in relation to the preparation of submissions to the City of Joondalup for extension of the Service Level Agreements

Financial Implications

The current budget allowed for an increase in the salary component of employees covered by the Municipal Employees Award (WA) 1999. The twelve-month wages budget for Environmental Waste Services is \$2,170,517. The estimated 12 months cost of the new EBA is \$2,138,926 plus an unknown increase in overtime for Domestic Drivers that should not exceed \$30,000 in the next 6 months. Since the starting date of the Agreement is effectively half way through the financial year the full costs can be covered in the current budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ADOPT the City of Wanneroo Environmental Waste Services Operations Enterprise Bargaining Agreement 2001 dated 6 December 2001 as developed by management and employees.**
2. **AUTHORISE the Mayor and Chief Executive Officer to execute the Enterprise Bargaining Agreement in order to be referred to the Australian Industrial Relations Commission for certification.**

General

CE03-12/01 Adoption of Traineeships within The City of Wanneroo

File Ref: HRS7701
Responsible Officer: Chief Executive officer
Disclosure of Interest: Nil

Issue

Development of a Traineeship program within the City of Wanneroo.

Background/Detail

In March 2001 the City of Wanneroo initiated a Traineeship Forum for all local governments within Western Australia and stakeholders. Thirteen (13) Councils, the Chief Executive Officer of the National Industry Training Advisory Board (ITAB), Department of Training and Employment and Registered Training Organisations (RTO) attended. It was identified at the Forum that all participating Councils had difficulty recruiting entry level Building Surveyors, Planners and Rates Officers because of the shortage and scarcity of qualifications and skills within the State.

The City of Wanneroo then undertook the leadership role in liaising with external stakeholders and all local government authorities within Western Australia, to determine the actual commitment and recruitment needs of each Council in the following ways:

1. In July 2001 Human Resource Services managed a workshop that involved six (6) Councils (eg City of Swan, City of Kalgoorlie-Boulder) to select the competencies for a Local Government Building Surveyor Traineeship. The result from this workshop was the establishment of a Building Surveyor Traineeship designed for local government.
2. The Acting Chief Executive Officer sent a letter to all local government authorities seeking an expression of interest in this initiative. This month twenty-one (21) Councils have provided a written response indicating they will provide the opportunity to employ a possible fifty-four (54) Traineeships within local governments in Western Australia.
3. Human Resource Services has developed three strategies to implement an effective Traineeship program: These strategies are:
 - Traineeships within the City of Wanneroo;
 - Traineeships for Building Surveyors – Metropolitan Area (City of Wanneroo, City of Stirling, City of Belmont, Town of Vincent, City of Rockingham and Town of Bassendean); and
 - Traineeships in country local government authorities.

The Traineeship Forum and discussions with Managers have clearly identified that the City needs to implement a strategy to improve human resource planning in difficult to recruit positions and a Traineeship program can be an effective initiative.

Another process that has highlighted the need for an initiative to be implemented for 'difficult to recruit' positions was the development of the Strategic People Management Plan. During the development process it was identified that the City required to develop a strategy to improve its human resource planning in 'difficult to recruit' positions within the City.

In addition to key areas of skill need other opportunities for the introduction of Traineeships have been identified.

Comment

Managers have identified the need for Traineeships in the following areas:

- Building Surveying;
- Libraries (Indigenous Trainee preferred);
- Youth Services (Indigenous Trainee preferred);
- Landscape Design;
- Engineering Construction;
- Corporate Administration (Governance, Finance, Records); and
- Administration (Approval Services).

A proposed implementation Plan has developed as follows:

1. Ensure adequate resources are within each Unit eg Mentor, computer.
2. Appoint a Registered Training Organisation (RTO);
3. Contact all high schools within the boundaries of the City of Wanneroo of possible Traineeships;
4. Contact appropriate recruitment sources;
5. Select appropriate applicant for each Traineeship;
6. Provide an effective one day Orientation Day in January 2002;
7. Provide an effective Induction to the workplace; and
8. Develop an ongoing review process of the Traineeships which includes Mentors, RTO

The success of this initiative will be predominantly reliant on the effective recruitment of the trainee and management commitment in supporting and mentoring the trainees. However, this initiative will:

- enhance employment opportunities for our community;
- support our Equal Employment Opportunity Policy;
- enable the City to provide an opportunity for individuals to develop career paths in specific local government areas which may be a long term benefit to the organisation; and
- enable the City of Wanneroo to be a leader in providing meaningful Traineeships within local government in Western Australia

Statutory Compliance

Nil

Strategic Implications

Fits into the Human Resource Strategic Plan of the City.

Policy Implications

Nil

Financial Implications

Trainee wages paid under the Local Government Officers (WA) Award 1999 (Federal) are calculated using the formula: what was their highest year of schooling completed (eg. Year 12) *plus* the number of years they have been out of school (up to a maximum of 5 years or more).

The current maximum that can be paid to a Trainee under this Award is \$364 gross per week. This equates to \$18,928 per annum. This is purely a wages cost and does not include overheads such as workers compensation, superannuation etc.

Seven Trainees would therefore need an annual budget of \$132,496 (wage component only) and is subject to safety net adjustments.

To offset part of the wages component the Commonwealth Department of Employment and Youth Affairs (DETYA) will pay a \$1,375 incentive payment 3 months after commencement of the Trainee (the Trainee must still be employed by the City).

The other consideration in terms of financial cost is the RTO fees.

RTO fees are the responsibility of the Trainee, however general custom and practice as advised by the training provider, is that most organisations pay the fees on behalf of the Trainee using part of the DETYA subsidy.

RTO fees are based on the nominal training hours of the Traineeship selected and *could* cost up to \$650 for a nominal 12 month Traineeship. Extra fees *could* be charged if additional off-the-job training is required by the Trainee.

If the City adopted a policy of paying the RTO fees on behalf of the Trainee, it would reduce the subsidy to an approximate value of \$700.

The projected cost to the City for the proposed seven Traineeships is as follows:

Expenditure	\$
Wages	132,496
Plus direct overheads	<u>33,124</u>
	165,620
Less	
DETYA subsidy	<u>4,900</u>
Total	160,720

If Traineeships commence in January 2002 half of the expenditure will need to be sourced from the current budget and the remaining expenditure budgeted for 2002/03. Managers who have requested a Trainee will need to accommodate the additional salary expenses within their current budget.

The total cost per Traineeship will be approximately \$22,960 per annum, therefore in the current budget a Manager will need to accommodate approximately \$11,480.

Advice from the Director of Corporate Services is that these funds could be accommodated within the current staffing budget for Council.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVE the establishment and implementation of a Traineeship program involving up to 7 new positions to be established in January 2002.

CE04-12/01 Approval of Draft Strategic Plan for Community Consultation

File Ref: 1234
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil

Issue

To approve the Draft Strategic Plan for the City of Wanneroo 2001 – 2004 for community consultation.

Background

Council resolved at its Ordinary Council Meeting on the 04 September 2001 as follows:

“That Council:-

- 1. AGREES to the development of a new Strategic Plan for the City of Wanneroo.”*

Detail

Council has consulted widely with the community of the City of Wanneroo in the development of the proposed Strategic Plan that is presented to Council for consideration. In consulting with the community, Council engaged the services of Hides Consulting Group to assist Council understand the issues of concern for the Wanneroo community.

In response to the above Hides conducted a series of focus groups with representative samples in the following community areas:

- Family
- Seniors
- Youth
- Business
- General

After consideration of the information gathered during the focus groups, Hides Consulting then conducted a telephone interviews of over 700 residents based on 100 interviews per ward and further interviews within each ward to capture responses from the youth members of the family. A further 150 telephone surveys were conducted with the Business Community of Wanneroo.

The information obtained from this research was then used by Council to develop the draft Strategic Plan.

Consultation

It is important that the community have every opportunity to comment on the strategic plan. To facilitate this process detailed in **Attachment 1** is a Communication Strategy prepared by the Acting Marketing Manager to assist in engaging the community in the consultation process.

Comment

In summary the market research indicates that the community are concerned about the following key themes:

- Community Identity
- Customer Service
- Youth Services
- Natural Environment
- Transport
- Community Events
- Informed Community
- Maintenance of Community Assets
- Safety & Security
- Family Services
- Land use Planning
- Growth management
- Governance
- Infrastructure provision
- Employment

In response to this information Council has developed the following Mission and Vision Statements and strategic goals for community consideration.

Mission Statement

The City of Wanneroo provides the services and facilities to meet the changing needs of our community through:

- *Visionary leadership*
- *Community consultation & involvement*
- *Responsible resource management*

Vision Statement

By the year 2005-

The City of Wanneroo will be vibrant centre of creative growth known for the quality of lifestyle choices and development patterns which enhance sustainability. This will be achieved through:

- *Organisation culture*
- *Community well being*
- *Infrastructure and service provision*
- *Planning for a balanced environment*

Values

- *Commitment and productive approach*
- *Innovative and Creative thinking*
- *Courtesy, honesty and respect*
- *Quality service*

Strategic Goals

Environmental Sustainability – *To value, protect and enhance our natural environment in harmony with the growth and progress of our city.*

Healthy Communities - *To foster an identity that promotes lifestyle choice and provision of quality services and infrastructure.*

Economic Development *To maximise opportunities for balanced economic growth and development within the City.*

Corporate management and development *To create a culture that is committed to corporate learning and evolution.*

Detailed in **Attachment Two** is the draft strategic plan that Council is requested to approve for community consultation.

Statutory Compliance

Whilst the Local Government Act does not require Council to develop a strategic plan it does require that Council through the development of a Principal Activity Plan (PAP) plan for the provision of the major service delivery programs over a projected five year period.

Council through the development of the strategic plan will develop a corporate approach to business planning based on the following cycle:

1. Adoption of Strategic Plan
2. Development of three year Directorate Business Plans
3. Development of PAP from the Directorate Business Plans
4. Development of Budget (including Business Unit Annual plans)
5. Review Strategic Plan

Strategic Implications

The purpose of this report is the adoption of the Strategic Plan. The Strategic plan will become the compass for the organisation and will be the reference point for all decisions of Council.

Policy Implications

The Strategic Plan will form the base document for reference in the development and review of Council's policies.

Financial Implications

The Strategic Plan will form the basis of the PAP which provides broad resource allocation. The cost of the communication strategy for the draft strategic plan is estimated at between \$4,500 and \$5,500.

Voting Requirements

Simple Majority

Recommendation

That Council INVITE comments from the community on the proposed Strategic Plan for the City of Wanneroo for the period 2002-2005 as detailed in Attachment 2 and consider all submissions at the Ordinary Council Meeting on the 26 February 2002

ATTACHMENT 1**Draft Marketing Plan
DRAFT STRATEGIC PLAN CONSULTATION 2001****EXECUTIVE SUMMARY**

After wide consultation, the City of Wanneroo has formulated a draft Strategic Plan for the period 2001-2004. The ethos behind the plan has been to involve and seek input for the plan's creation from both within the organization and within the community.

After adoption of the draft Strategic Plan, a public consultation period will follow as a further step in ensuring the plan best reflects the future needs of the community. This marketing plan details the components of creating awareness and inviting comment.

The consultation period is planned to commence immediately after the 18 December Council Meeting and therefore spans the period:
19 December 2001- 8 February 2002.

GOALS AND OBJECTIVES

- Inform and create awareness of the draft Strategic Plan
- Inform and create awareness of the proposed future direction for the City and its people
- Invite and encourage feedback, comment and involvement from the City's community
- Obtain feedback which will assist in the formulation of the Strategic Plan (final draft) which best reflect the needs of the community

KEY AUDIENCES

Given these objectives, the City of Wanneroo has a number of key audiences who will be targeted by the communications strategies:

External

1. Families
2. Seniors
3. Youth
4. Business
5. General community

Internal

1. City of Wanneroo staff
2. Elected members

STRATEGIES

Create Awareness of the Strategic Plan

Informing the community and creating awareness of the strategic plan will largely be a communications and promotions campaign using a selection of marketing tools aimed to convey information in a variety of ways. These are featured below:

Print media information:

- Media Releases

Target audience: General community

The coverage of media releases by media outlets is never guaranteed, however it is proposed to release a number of media release over a series of weeks. This aims to increase the possibility of coverage and conveys the message of 'Community Consultation' in a number of ways by relating it to matters of interest to the general community.

Topics for media releases are included below:

- Announcement of Community Consultation
Immediately following the resolution of council this release will be distributed, launching the public consultation period.
- Thanks to residents/businesses participating in Market Research (Use of contracted company for accuracy & minimization of bias, details of numbers involved, use of research, opportunity to comment on Strategic Plan through consultation)
- Findings of market research
(Key findings of interest to members of the public, what we intend to do with their suggestions, proposed improvements, research linked to Strategic Plan, opportunity to comment on Strategic Plan)
- Key themes of Strategic Plan
By using the key themes of the plan ie: Youth Services, Natural Environment, Safety & Security, Employment etc... as a draw card to the media release ie: issues of greatest importance to members of the community, the community will be invited to have their say on the future direction of the City's planning and provision of services.

Eg: For many residents of the City of Wanneroo, our market gardens, natural environment, lakes and fresh sea breezes are all important features of our lifestyle. Results of a recent survey conducted by Hides Consulting, on behalf of the City of Wanneroo, indicates that many residents would like to see these elements preserved for future generations. What are your thoughts?

The City of Wanneroo is seeking comments on the recently drafted Strategic Plan. Copies of the plan are available from.... Etc

- Call to Action
As the consultation period comes to a close, a media release will be forwarded to all local outlets alerting the community of their opportunities to comment before the closing period.

Visual Information

- Advertising
Target audience: General Community
A series of adverts are proposed for newspapers distributed within the local area. Design of the advertisements is yet to be undertaken (at the time of drafting this plan), but is proposed to include a mix of visual appeal, information, call to action and corporate branding. It is anticipated that the adverts will be ½ pages, with two different designs, with a total of two impressions (ie: two advertising periods, different advert each time).
- What's Happening Newsletter
Target audience: General Community
The Summer edition of What's Happening is planned for January 2002. Information about the draft Strategic Plan and community consultation will be included in this edition
- Display
Target audience: General community (specific details included below)
A display will be created to inform and call to action.

It is proposed that the display feature at:

- City of Wanneroo organized or sponsored community events during the Consultation Period (eg: Australia Day).
Target audience: Family
- District shopping centres within the City of Wanneroo for 1 week each (eg: Kingsway, Ocean Keys, Wanneroo)
Target audience: Shoppers (traditionally female shoppers, family & older citizens)
- Foyer of City of Wanneroo Civic Centre
Target audience: COW Residents
- City of Wanneroo Libraries
Target audience: Families, older citizens
- Brochures

Target audience: General Community (specific targets at different facilities eg: Snr Citizens Centres, Youth Centre, Libraries etc)
Information brochures will be drafted and printed specifically for the community consultation. These will accompany copies of the draft Strategic Plan and provide a reply paid feedback form. Brochures will be made available at all City of Wanneroo offices and all locations of public consultation displays.

- Web: Online Economic Development
Target audience: Business
Details of the community consultation will feature on the Economic Development section of www.wanneroo.wa.gov.au

Verbal information

- Twin Cities community radio will be used as a method of verbal communication with the two programmes: Heartbeat and The City Voice being used as the medium for the message.
Target audience: General community

Call to Action

A 'call to action' aims to move the information recipient toward the intended action ie: to provide comment and feedback. All methods of communication detailed under the heading of 'Create Awareness of the Strategic Plan' will include a call to action, however additional methods are detailed below:

- Media Releases
All media releases in the information stage will include a call to action in the closing paragraphs. In the final weeks of consultation, the following closing media release will also be distributed:
- Call to Action
As the consultation period comes to a close, a media release will be forwarded to all local outlets alerting the community of their opportunities to comment before the closing period.
- Verbal Communication
Both City Voice & Heartbeat will include special features as the consultation period draws to a close.

Finalisation of Consultation (Feedback Loop)

This will include all communication tools featured previously to:

- acknowledge and thank the public participating in consultation
- inform on next step
- continue to provide updates on progress

TIMELINE AND RESPONSIBILITIES

As per the promotional timeline, it is estimated that the Draft Community Consultation – Strategic Plan will span the period of **seven** weeks.

Responsibilities are allocated across Marketing Services, Governance & Community Development (community events).

All public enquiries regarding the consultation period will be received by Governance & all media enquiries will be received by Jacquie Rogers or Hazel Smallwood, Marketing Services.

Proposed Timeline

DATE	ACTIVITY	RESPONSIBILITY
Before 19 Dec 2001	Plan display items for mobile consultation display. Draft text. Graphic design – display boards.	Governance (in consultation with Marketing) Marketing – Graphic Design
Before 19 Dec 2001	Planning, copywriting, design & print of brochures	Governance (in consultation with Marketing) Marketing – Graphic Design
Before 19 Dec 2001	Draft Media Release & obtain sign off. (Announcement of Community Consultation). Embargoed until 19 Dec (awaiting council resolution)	Marketing Communications Officer
19 Dec 2001	Forward embargoed release	Marketing Communications Officer
19 Dec 2001	Heartbeat Community Message Record 19 Dec. Airplay 22 Dec – 28 Dec Repeat 31 Dec – 4 Jan Repeat 7 Jan – 11 Jan	Marketing Communications Office & Marketing Officer
19 Dec 2001 – 8 Feb 2002	Display features in Civic Centre Foyer & Libraries	Governance & Marketing
21 Dec 2001	City Voice Discussion of consultation period	Office of the Mayor
3 January 2002	Distribute media release 2 'Thanks to residents/businesses for participating in Market Research')	Marketing Communications Officer
8 January 2002	Advert 1. Local Newspaper	Marketing & Governance
9 January 2002	Heartbeat Message detailing newspaper advertisement, locations of display, ways to provide feedback	Marketing Communications Officer & Marketing Officer
10 January 2002	Distribute media release 3. 'Findings of market research'	Marketing Communications Officer
11 January 2002	City Voice Discussion by Mayor & CEO re consultation, content of plan etc	Office of the Mayor
17 January 2002	Distribute media release 4. 'Key themes of Strategic Plan' vers 1	Marketing Communications Officer
22 January 2002	Advert 2: Local newspaper	Marketing & Governance
24 January 2002	Distribute media release 5. 'Key themes of Strategic Plan' vers 2	Marketing Communications Officer
26 January 2002	Display features at Australia Day Citizenship Ceremony	Marketing
31 January 2002	Distribute media release 6. Call to Action	Marketing Communications Officer
1 February	City Voice – call to action	Office of the Mayor
8 February 2002	Close of consultation	
11 February 2002	Release final media release	Marketing

		Communications Officer
13 February 2002	Heartbeat: thanks to people providing comment. Where to now etc	Marketing
15 February 2002	City Voice: acknowledgement of feedback, update on strategic plan	Office of the Mayor

EVALUATION

The success of the Marketing Plan will be evaluated by the following methods:

- Clipping of media coverage (success rate of print)
- Including within the feedback brochures, a tick box as to where the information was first heard from (source of information)
- Incoming correspondence
- Rate of return (feedback rate)

Marketing Plan Author	Hazel Smallwood A/Manager Marketing
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City of Wanneroo
Draft Strategic Plan
05 December 2001



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Introduction

This draft strategic plan is the result of many hours of collaborative workshops with staff, management and Councillors and represents a consensus understanding of the future directions for the City and the means by which this will be achieved.

The Strategic Plan enables the City of Wanneroo to identify those matters requiring priority attention and will form the basis of the City's activities from 2002 to 2005. The Plan analyses the existing social, economic and physical environment in which we live and operate as a local government and it identifies a vision for our future as a community. The Plan also establishes the goals and strategies that we need to follow to achieve that vision and to successfully complete our mission. This is a living document that will remain under constant review and evaluation.

Mission Statement

Our Mission Statement outlines the purpose and core business of the City:

The City of Wanneroo provides the services and facilities to meet the changing needs of our community through:

- Visionary leadership
- Community consultation & involvement
- Responsible resource management

Vision Statement

Our vision statement describes what we want to achieve for our future. These are the hopes and aspirations of our organisation.

By the year 2007,

The City of Wanneroo will be a vibrant centre of creative growth known for the quality of lifestyle choices and development patterns which enhance sustainability. This will be achieved through:

- Organisational culture:
Participative culture, quality of governance and management
- Community well being:
Community driven, change and participation, unique and vital atmosphere
- Infrastructure and service provision:
Provision of infrastructure and services in a timely and cost effective manner
- Planning for a balanced environment:

Natural, cultural, economic and built forms; conservation and enhancement of natural assets; recognition and celebration of cultural heritage; economic development and land use planning

Values

Our values describe what we believe in and how we wish to operate together as a Council.

- Commitment and proactive approach
- Innovative and creative thinking
- Courtesy, honesty and respect
- Quality service

Key Success Factors

These are the high level outcome areas from which we will measure our long term success. They are important on a year-by-year basis to ensure continual improvement towards achieving our vision for the future.

Environment

- Conserving environmental assets
- Water
- Waste management and recycling
- Developing right – in harmony with the environment

Community

- Equity of access
- Protecting existing lifestyles
- Responding to changing community needs
- Maintenance of community infrastructure
- Meeting the needs of youth, family, aged groups
- Creating a community identity
- Providing a safe community
- Maintaining and developing our heritage

Economic Management

- Viability of industrial areas
- Employment opportunities
- Viability of rural areas
- Provision of town centres

Development

- Employment opportunities
- Communication and transport infrastructure
- Maintenance of community infrastructure
- Viability of industrial areas

- Viability of rural areas
- Tourism and recreation
- Developing right – in harmony with the environment
- Waste management and recycling

Organisational Management

- Economic and financial management
- Working with state and federal government
- Marketing
- Accountability – delivery of services
- Organisational development

Goals

Our goals are the broad outcomes that the City must achieve in the long term to reach its Vision and Mission. The triple bottom line of cultural, economic and environmental sustainability is a core theme that unites all of our goals and strategies.

Goal One	Environmental Sustainability To value, protect and enhance our natural environment in harmony with the growth and progress of our city
Goal Two	Healthy Communities To foster an identity that promotes lifestyle choice and provision of quality services and infrastructure
Goal Three	Economic Development To maximise opportunities for balanced economic growth and development within the City
Goal Four	Corporate Management and Development To create a culture that is committed to corporate learning, evolution and proper management of our natural, financial and human resources

Strategies

Strategies identify the broad actions we must undertake in order to reach our goals.

1. Environmental Sustainability

To value, protect and enhance our natural environment in harmony with the growth and progress of our city

1.1 Conserve and enhance environmental assets

Suggested Actions:

- Identify environmental assets
- Develop local environmental strategy
- Review and develop management plans for priority sites
- Investigate a voluntary environmental levy to help fund environmental programmes
- Review Council activities against best practice principles of environmental management

1.2 Develop sustainable waste management options

Suggested Actions:

- Influence and support government initiatives for producer responsibilities
- Seek and develop markets for using waste as a resource
- Minimisation of waste at source
- Develop strategies to influence policy in regional waste management
- Support the government's *Waste 2020* strategy

1.3 Support efficient use of water, energy and other resources

Suggested Actions:

- Establish, where appropriate, resource management committees for community promotion and lobbying of government agencies, e.g. water recycling
- Conduct a water use audit of Council facilities and develop strategies for efficient water use
- Conduct an energy audit of Council facilities and develop strategies for efficient energy use
- Promote resource efficient development strategies

1.4 Foster a culture of environmental awareness, ownership and action within the community and the organisation

Suggested Actions:

- Develop community awareness and participation strategies, e.g. support and encourage friends groups, schools & development of an environmental brigade
- Develop strategic partnerships to recognise and protect natural ecosystems
- Identify and pursue funding streams

2 Healthy Communities

To foster an identity that promotes lifestyle choice and provision of quality services and infrastructure

2.1 Achieve an understanding of our community's needs – present and future

Suggested Actions:

- Undertake ongoing demographic surveys and projections
- Undertake ongoing community satisfaction and needs surveys
- Evaluate services against community expectations
- Facilitate community participation

2.2 Provide a cohesive system of integrated land use planning

Suggested Actions:

- Guide development and co-ordinated provision of services through the use of structure plans and policies

- Maintain and improve processes that ensure integrated planning, engineering and environmental outcomes
- Support the revitalisation of existing suburbs and centres

2.3 Support and encourage the delivery of a safe and effective transport network

Suggested Actions:

- Identify internal transport service requirements
- Develop a Transport Strategy
- Develop partnerships with state government authorities and land developers for the provision of transport infrastructure
- Actively seek alternative funding for the provision and enhancement of transport infrastructure
- Develop and promote road safety initiatives
- Encourage diversity of transport choices

2.4 Support safe and secure communities

Suggested Actions:

- Review current initiatives and where appropriate enhance community safety programmes
- Address community safety through urban design, e.g. lighting, accessways, location of facilities
- Develop partnerships to improve levels of safety and security in the community

2.5 Foster a community that finds strength in its diversity

Suggested Actions:

- Ensure equity in communication and service provision for all parties in the community
- Encourage “community building” exercises in all locations
- Develop a series of community events that celebrate the community’s heritage, culture and diversity
- Showcase the diversity of our heritage and culture

2.6 Provide and manage infrastructure to meet the needs of our community

Suggested Actions:

- Develop and implement a four year capital works programme for new infrastructure and renewal of existing infrastructure
- Ensure equity in the planning and provision of services and facilities across identified community sectors (families, youth, aged, indigenous, cultural groups, etc.)
- Enter partnerships with developers and state government agencies to provide lifestyle choices
- Develop and implement a planned approach to the funding, creation, operation, maintenance and replacement of community infrastructure

2.7 Provide community focussed services and lifestyle opportunities

Suggested Actions:

- Provide programmes and services that help people live independently within our community, e.g. disabilities, special needs, aged
- Develop programmes that create a sense of place for youth of our community
- Foster structures and opportunities to recognise the importance of families
- Review and develop the Human Services Plan

3 Economic Development

To maximise opportunities for balanced economic growth and development within the City

3.1 Create an economic development strategy

Suggested Actions:

- Prepare an economic development plan

3.2 Identify, support and respond to the needs of existing and new industries

Suggested Actions:

- Undertake a business audit: industry type, infrastructure needs, SWOT
- Support business training programmes
- Facilitate the provision of suitable land and infrastructure
- Undertake an advocacy role and pursue funding

3.3 Encourage employment growth within the community

Suggested Actions:

- Develop partnerships with local businesses, associations and stakeholders
- Support and encourage the development of small business incubators for the region
- Pursue a diversity of employment opportunities
- Develop an employment model in collaboration with industry and government which links growth to jobs

3.4 Support a viable rural industry

Suggested Actions:

- Ensure the provision of suitably zoned land to support rural industry
- Advocate to government the needs of the rural community
- Encourage industry to examine opportunities for value adding, e.g. downline processing, local composting
- Investigate the potential for an intensive agricultural research station in Wanneroo (low water usage, nutrients, etc) in partnership with CSIRO, AgWest, etc...

3.5 Develop the tourism industry

Suggested Actions:

Promote Kingsway as a centre for sports conventions/National Titles	Encourage and support existing and new tourism initiatives
Develop tourist register	Improve access to the coast
Promote B&B	Promote Wanneroo as a day trip
Encourage use of Twin Cities radio	Cottage industry rural tourism

3.6 Develop a Wanneroo brand

Suggested Actions:

- Conduct market research to identify opportunities to promote Wanneroo as a destination for economic development
- Promote a single brand for the marketing of Wanneroo based on its competitive advantages

4 Corporate management and development

To create a culture that is committed to corporate learning, evolution and proper management of our natural, financial and human resources

4.1 Establish an organisation that is open, accountable and committed to customer service

Suggested Actions:

- Develop a plan to implement a culture that reflects the corporate values, e.g. Code of Conduct
- Implement the Strategic People Management plan
- Further develop the Customer Service Charter and customer service procedures, targets and reporting
- Maintain an open and accountable decision making process
- Communicate Council's services, facilities and new initiatives

4.2 Create harmony and unity through open communication, participation and ownership

Suggested Actions:

- Enhance processes that involve the community in Council decision making
- Provide suitable opportunities for stakeholders to become involved in policy development
- Further develop effective communication systems, e.g. a combined Council / staff newsletter
- Launch all major initiatives with a staff and elected members function, e.g. strategic plan

4.3 Review and develop policies covering governance and management of our city

Suggested Actions:

- Create a framework for policy development and implementation
- Develop a process to assess performance against strategic goals and values
- Review and develop policies
- Maintain and develop prudent financial management strategies
- Develop a framework for public consultation (framework or policy)

Item 9 Motions on Notice**Item 10 Urgent Business****Item 11 Confidential****C01-12/01 Appointment of Director of Community Development**

File Ref:	HR File
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil

Recommendation

THAT Council move into a Confidential Session to discuss this item under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (a) a matter affecting an employee or employees;

C02-12/01 Appointment of Director of Corporate Services

File Ref:	HR File
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil

Recommendation

THAT Council move into a Confidential Session to discuss this item under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (a) a matter affecting an employee or employees;

Item 12 Date of Next Meeting**Item 13 Closure**