

ORDINARY COUNCIL MEETING
7.00pm, 09 April, 2002
RAAF Estate, 250 Baltimore Parade, Merriwa

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.
- (8) Disclosure of Policy
- (9) 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 RAAF Estate, 250
Baltimore Parade, Merriwa on **Tuesday 09 April, 2002 commencing at 7.00pm.**

C JOHNSON
Chief Executive Officer
04 April 2002

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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

OC01-03/02 Minutes of Ordinary Council Meeting held on 19 March 2002

That the minutes of the Ordinary Council Meeting held on 19 March 2002 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

PT01-03/02 Cr Steffens – Proposed Modifications to the Merriwa Local Structure Plan 15

Cr Steffens presented a petition at the 19 March 2002 Ordinary Council Meeting signed by 314 residents opposing the proposal to build houses on land between Dalvik Park and the Kingsway Christian College site on the grounds that this land had been set aside for public recreational use on the original Merriwa Local Structure Plan 15. The petition was forwarded to Planning & Development for action.

ACTION

The above petition is being presented to Council at the 02 April 2002 Council meeting at Item PD06-04/02.

PT02-03/02 Cr Loftus – Request for more facilities at the Yanchep Surf Life Saving Club

Cr Loftus presented a petition at the 19 March 2002 Ordinary Council Meeting signed by 329 residents and users of Yanchep Beach Lagoon requesting Council to provide larger facilities for the Yanchep Surf Life Saving Club in order that the Club can meet the growing demands for safety and beach patrols. The petition was forwarded to the Community Development Directorate for action.

ACTION

A report on the above petition was presented to Council at the 19 March 2002 Council meeting at Item CD03-03/02

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

Town Planning Schemes and Structure Plans

PD01-04/02 Review of Estimated Cell Costs for East Wanneroo Cell 6 (Madeley - Darch)

File Ref: 02373
Responsible Officer: Director, Planning & Development
Disclosure of Interest: Nil
Attachments: 1

Issue

To review the estimated cell costs for East Wanneroo Cell 6 in the light of objections received following notification of adopted costs.

Applicant	N/A
Owner	Multiple
Location	Generally bounded by Wanneroo Road, Gnangara Road, Hepburn Avenue (future) and Mirrabooka Avenue (future)
Site Area	598.35 hectares (approximately)
DPS 2 Zoning	Predominately Urban Development

Background

At its meeting on 18 December 2001 (item PD06-12/01) Council adopted the modified East Wanneroo Cell 6 Local Structure Plan. At this time, Council also adopted 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 Cell 6. Council also authorised notification of the estimated cell costs pursuant to Clause 10.11 of District Planning Scheme No. 2.

Detail

Clause 10.11 of DPS 2 requires Council to notify the estimate of cell costs to all landowners within the Cell by way of advertisement in a newspaper on at least two occasions. A period of 42 days is to be allowed for an owner to lodge an objection in writing to the estimate.

Council is required to assess all objections within 60 days of the close of the advertising period and if the objection is not upheld, it is to be referred to arbitration of a single arbitrator in the manner provided by the Commercial Arbitration Act, 1985.

Consultation

The estimated cell costs and the infrastructure cost per lot were advertised on two consecutive Wednesdays in the Local Government Notices of the “West Australian” newspaper. Furthermore, all landowners within Cell 6 who had previous direct communication with the City on matters pertaining to cell costs were advised of the estimates in writing.

The advertised period has now ended and seven objections were received within the time allowed. The issues raised by the submissions relate to the following:

1. The valuation figure the City has applied to areas of historic public open space. This issue was raised in all the submissions.
2. The application of solatium to historic public open space credits. This issue was raised in four of the submissions.
3. The interpretation of market value in DPS2. This issue was raised in one submission.

Comment

Valuation applied to historic public open space areas

The costs associated with the acquisition of land for public open space (POS) is included in the cell costs, and therefore the infrastructure costs applicable to each new lot within Cell 6. The owners of land-holdings containing the actual POS areas identified in the structure plan, are entitled to a credit for this POS against their respective infrastructure cost.

In calculating the cell cost estimates, the City applied a rate of \$370,000 per hectare, as the average value for cell purpose land that is to be acquired. This rate was based on qualified valuation advice for selected sites throughout the cell area. The rate is accepted as being a representative value for cost estimation purposes and the quantum as it is applied to new public open space and road alignments is not the subject of any of the objections.

Cell 6 however contains three historic POS areas that were given up by the past subdivision of the rural land-holdings over the last 40 years. These areas are identified as B, C and E on the locality plan shown on **Attachment 1**. The land-holdings that contributed to these areas of historic POS represent approximately half of the Cell area. Until December 2001, when Council adopted the current estimated cell costs, the approach taken in respect to the valuation of both new and historic POS land was that it should all be valued at the same rate and that rate should reflect current market conditions. However, in reviewing this principle at the time of calculating the final cell costs, it was considered that this was not the most equitable approach. This was because the current owners of land-holdings that contributed to the historic POS, never had the use or enjoyment of that land and therefore could not be considered to incur a loss in the same manner as an owner who is required to cede new areas of open space under current market conditions. Accordingly the City, after some discussion with valuation professionals, applied a nominal rate (ie. approximately one tenth of the current average value) to the historic open space areas.

This resulted in the landowners that are entitled to historic open space credits being credited at the rate of \$37,000 per hectare, as opposed to the rate of \$370 000 per hectare. It is this change that is the subject of the objections. The objectors (being owners of land, or their representatives, from which the historic open space originated) argue that under these circumstances they are disadvantaged, as they are required to contribute to the total cost of the open space in the cell at the same rate as the other owners, even though their land-holdings had made a previous historic contribution.

Whilst the equity principle that the City was seeking to establish in respect to historic POS credits is sound, this approach did not recognise that people have bought land in the area over the last few years based on an expectation that they would receive a credit based upon full market value. This will have the effect of altering the status quo and will have significant financial implications for these landowners. The City sought advice from its legal advisor which confirmed that under the circumstances, reverting back to the original position was an appropriate course of action. It is therefore considered appropriate that the objections on this matter are upheld, and Council apply current market valuations for credits toward both new and historic areas of POS.

Recalculating the estimated cell costs and infrastructure cost per lot using the rate of \$370,000 per hectare to all areas of historic and new POS credits, will have the effect of increasing the total estimated cell costs from \$26,971,523 to \$31,248,091, and the infrastructure cost per lot from \$5,897.01 to \$6,832.04. These rates reflect both previous assumptions and the cost of actually acquiring the land for cell works as well as the constructions costs for the cells works and are based on recent valuations which have not been the subject of objection.

Whilst there is no obligation on Council to re-notify landowners of these new costings, given the significant change in cell costs and to maintain the principles of natural justice, it would be prudent for Council to again notify cell owners of these rates and the reasons for the change.

Solatum for Historic Public Open Space Credits

The submissions argue that solatium should be applied to historic public open space credits on the grounds that the owners who are entitled to those credits are contributing a solatium allowance to other owners as part of their infrastructure payments and therefore are entitled to the same solatium. The City's estimates do not include a solatium allowance in relation to the historic open space credits, but provision has been made to apply solatium to new areas of open space in certain circumstances.

The objectors argument is fundamentally flawed and fails to recognise that the solatium provision of DPS2 is intended to ensure that Council will receive sufficient funds to acquire land for cell works and meet its obligations for payment to the effected owners. That is to say that the solatium provision is intended to cover the circumstances where Council might be forced to resume land, in which case it is probable that a solatium allowance would be applied to a compensation award handed down by a compensation court. The fact that in order to avoid the need for resumption, solatium is paid voluntarily to owners who provide more than ten per cent of their holding as open space, does not imply that the payment of solatium should be extended to include historic open space that is not being acquired.

Furthermore, the City's Scheme recognises this and makes provision for payment of solatium for new POS acquisition. It does not in the case of historic POS credits and any consideration in this regard by the City would be without legal basis.

Council will also note that the comment that those owners entitled to an historic POS credit are contributing to the solatium being received by others is correct and quite appropriate as this is a legitimate cell cost that all cell owners must contribute toward. In view of the above, this objection is not considered valid and is therefore not upheld.

Interpretation of Market Value

This objection argues that the intent of DPS2 is to apply the market rate that is current from time to time to the historic open space credits. Legal advice taken by the City on this issue confirms that the current market value is the correct interpretation of the historic open space credit provisions of DPS 2.

Conclusion

Based upon the submissions received, the City has reviewed its approach to the calculation of historic open space credits strictly in accordance with the provisions contained in DPS 2. On this basis, submissions 1 and 3 relating to the basis of valuation applied have been upheld. Submission No. 2 which relates to payment of solatium is not upheld as it is considered to have no legal foundation.

Whilst it is intended to give further public notice in regard to the revised cell costs, it should be noted that as no submission was received in regard to any other element of the cell costs (except as outlined herein) and the changes being proposed are strictly in accordance with the Scheme, the increased cell cost is purely a reflection of this and in itself not considered to be a valid reason for any future objections that may be received.

Statutory Compliance

The provisions of Part 10 of DPS2 have been complied with.

Strategic Implications

The adoption of the estimated cell costs and infrastructure costs per lot will assist with establishing the planning framework for the equitable provision of infrastructure which is contained in Objective 2.6.1 of the draft Planning and Development Directorate Strategic Plan.

Policy Implications

Nil

Financial Implications

Whilst the revision of the credit rate for historic open space will have a direct impact on the estimated cell costs and the infrastructure cost per lot to be paid by all subdividing landowners within Cell 6, this revision is simply a reflection of the cost that has been estimated to undertake the cell works.

Voting Requirements

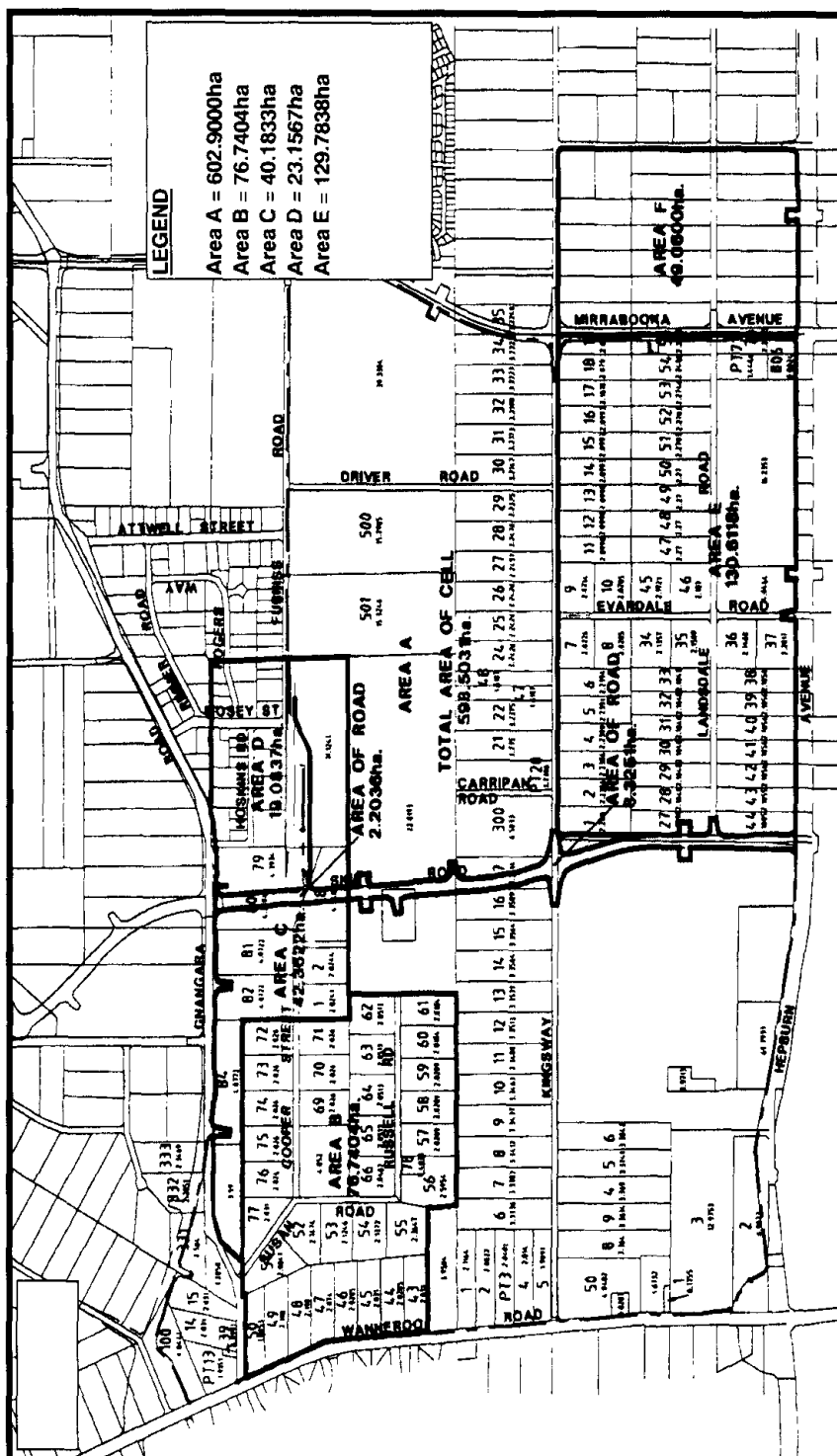
Simple Majority.

Recommendation

That Council having considered the objections:-

- 1. ADOPTS a revised valuation rate of \$370,000 per hectare for the historic open space credits within East Wanneroo Cell 6.**
- 2. ADOPTS a figure of \$31,248,091 as the current Estimated Cell Costs and \$6,832.04 as the Infrastructure Cost Per Lot to be applied in East Wanneroo Cell 6.**
- 3. AUTHORISES the notification of the revised estimated cell costs for Cell 6 in a newspaper pursuant to Clause 10.11 of District Planning Scheme No. 2 and by letters to landowners of Cell 6 who have had previous direct communication with the City in regard to cell costs.**

ATTACHMENT 1



PD02-04/02 Proposed Amendment No 11 to District Planning Scheme No 2: Swan Location 8654 (8) High Road, Wanneroo - Rezoning from Public Use Reserve to Residential Zone

File Ref: 06014
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments: 2

Issue

Consideration of an application to amend District Planning Scheme No. 2 (DPS2) to rezone Swan Location 8654 (8) High Road, Wanneroo, from Local Scheme Reserve -Public Use to Residential Zone.

Applicant	SJB Town Planning and Urban Design
Owner	Water Corporation of Western Australia
Location	Swan Location 8654 (8) High Road, Wanneroo
Site Area	1.5226 hectares
MRS Zoning	Urban
DPS 2 Zoning	Public Use Reserve R20

Background

The subject site is located on the south - eastern corner of the intersection of Quarkum Street and High Road, Wanneroo. The site adjoins Reserve 34300, which contains the Wanneroo Senior High School and the East Wanneroo Primary School, and Reserve 18643, which contains two communication towers (refer **Attachment 1**).

A water treatment plant and a water tank were previously located on the subject site. These facilities were decommissioned in 1995 and have since been removed. The site is currently vacant and no longer required by the Water Corporation.

Detail

The applicant has requested that District Planning Scheme No 2 be amended to rezone Location 8654 from Public Purpose Reserve to Residential.

A preliminary concept plan to support the amendment has been prepared by the applicant. This concept is shown on **Attachment 2** and depicts the following:

1. 16 single residential lots ranging in size from 544 square metres to 651 square metres;
2. A group housing site of 3085 square metres; and
3. Two new roads (cul-de-sacs) entering from High Road.

Consultation

The Town Planning Regulations provide that where an amendment is consistent with State plans, policies etc, then the local authority may proceed to advertise the amendment without the Western Australian Planning Commission's consent.

Comment

The proposed residential zoning of this site is consistent with the urban zoning of the land under the Metropolitan Region Scheme.

The concept plan which supports the amendment raises a number of concerns including matters such as the interface with the school site, the creation of an uncontrolled four way intersection along High Road and provision for drainage. The applicant is also seeking to satisfy its public open space obligation through the provision of a cash payment in lieu of the open space. If the amendment proceeds, then a subdivision approval will be required before the land can be subdivided. It is appropriate that these design issues be addressed at the subdivision application stage.

WAPC Policy allows cash-in-lieu of open space if the subdivision is small and if there are sufficient open space areas already available in the locality. In this regard the 10 % requirement would only yield an open space area of 1523 m², which is less than the minimum of 3500 m² recommended in the City's Public Open Space Policy. In addition, there are also two areas of public open space measuring 5348 m² and 2.5436 hectares situated approximately 100 metres (Barndie Way) and 300 metres (Nolyang Crescent) respectively from the subject site. On this basis a cash-in-lieu payment would be considered reasonable.

Council will note that the subject land is adjacent to communication towers to the east. Council's Mobile Telephone Base Station Planning Policy requires a minimum separation of 500 metres between new mobile telephone base stations (of which the tower is one component) and sensitive land uses, which include residential. However, the policy does not stipulate a minimum buffer distance between existing communication towers and new residential developments. Nevertheless, the intent of the policy is to minimise any possible health impacts to residents from such towers. On this basis, it is considered appropriate that the applicant be requested to provide a detailed report justifying the appropriateness of the proposed residential zoning of the subject land in view of the proximity of the communication towers, in order for the Council to properly assess the subject amendment proposal.

Statutory Compliance

A proposed residential zoning would be consistent with the Metropolitan Region Scheme zoning. If the Council were to ultimately initiate an amendment, this would follow the statutory process outlined in the Town Planning Regulations.

Strategic Implications

Nil

Policy Implications

A request for a detailed report in relation to the likely impact from the existing telecommunication towers upon proposed residential development on the subject land is consistent with the intent of the Council's mobile telephone base station planning policy.

Financial Implications

Nil

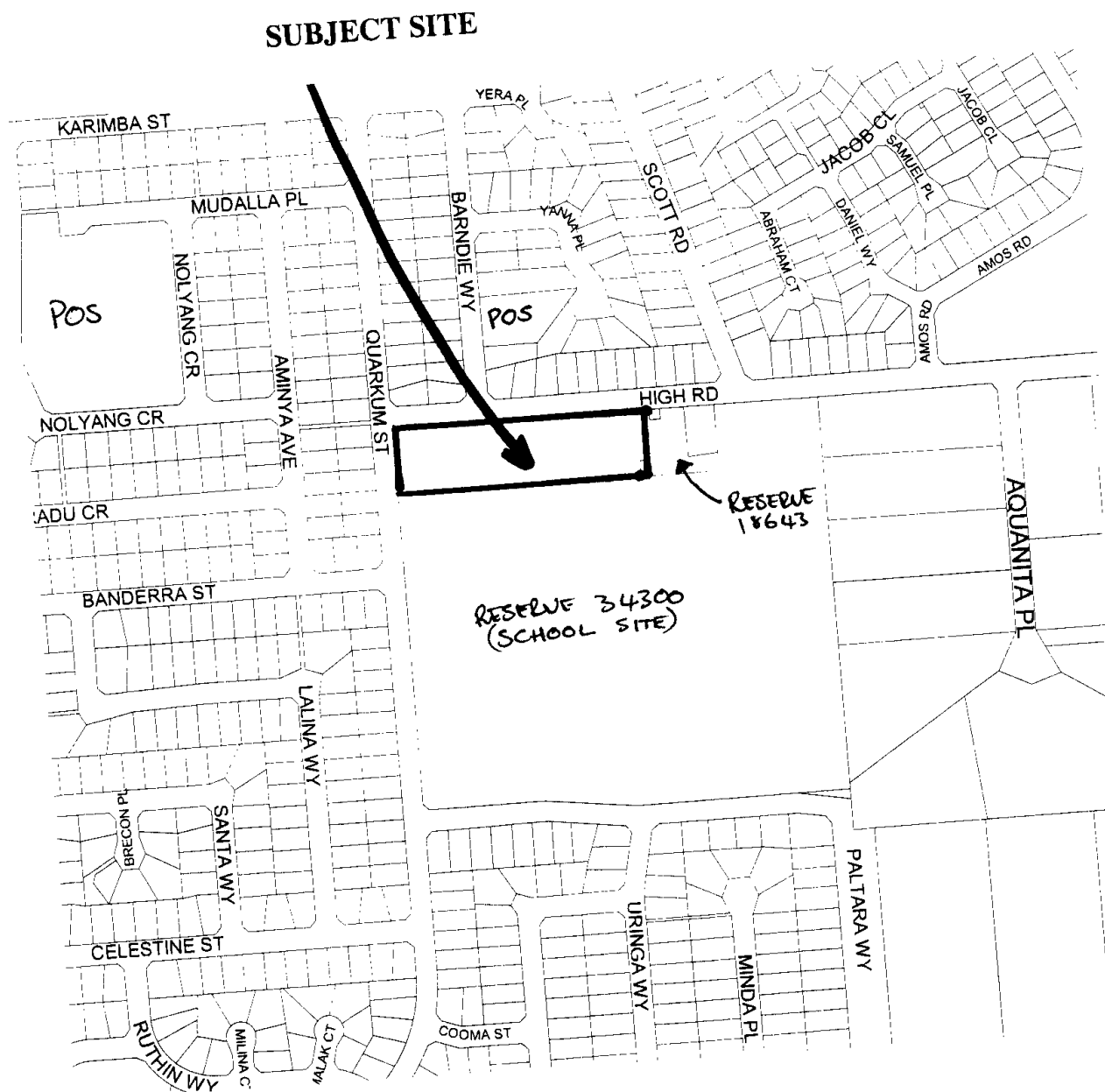
Voting Requirements

Simple Majority.

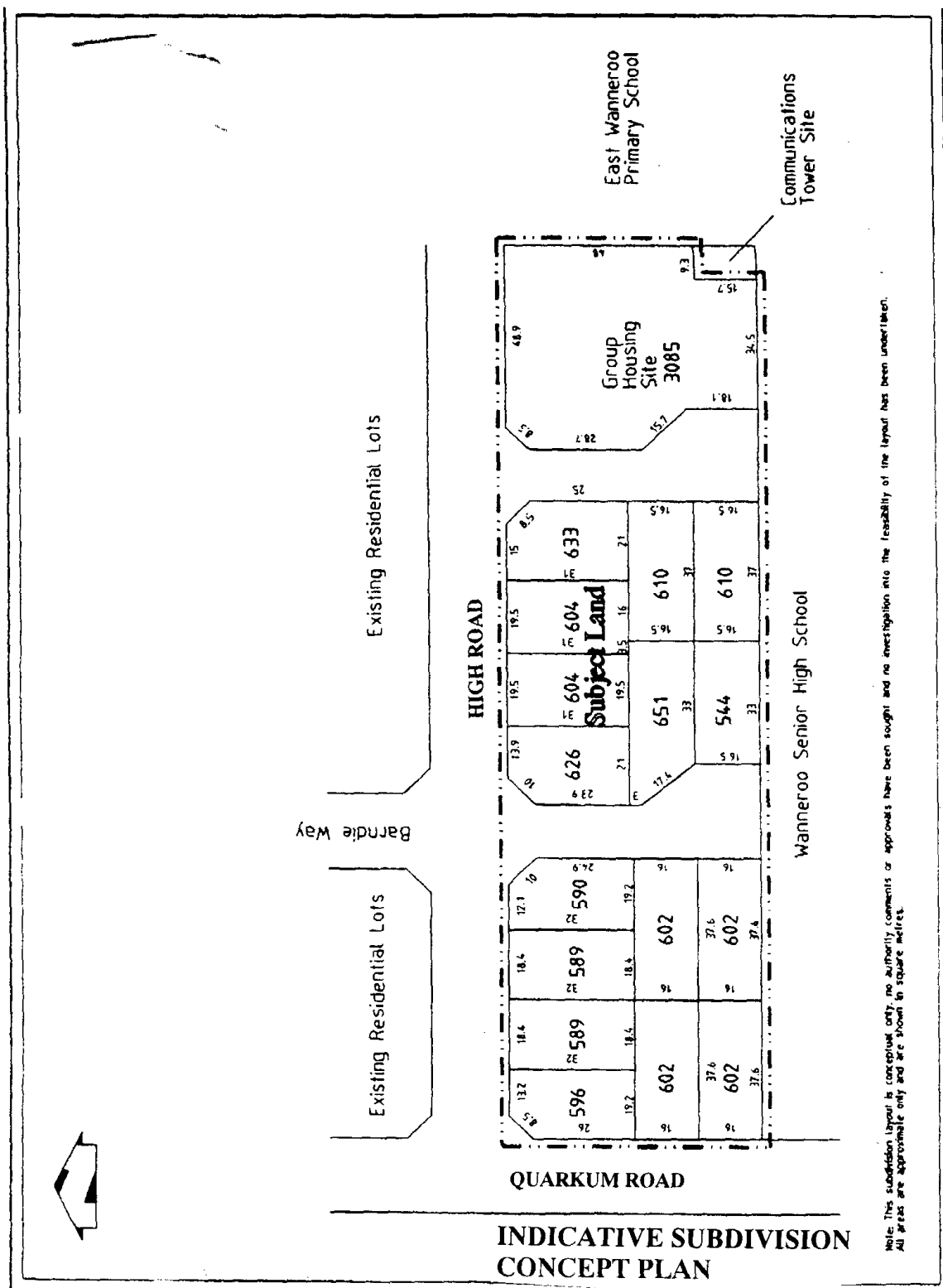
Recommendation

That Council ADVISES SJB Town Planning and Urban Design acting on behalf of Water Corporation of Western Australia that it will require a detailed report addressing the possible health impacts resulting from the adjacent telecommunication towers prior to considering the proposed amendment to the City of Wanneroo District Planning Scheme No.2 to rezone Location 8654 (8) High Road, Wanneroo, from Local Scheme Reserve - Public Use to Residential Zone.

ATTACHMENT 1



ATTACHMENT 2



PD03-04/02 Draft Neerabup Industrial Area Structure Plan

File Ref: 06135
 Responsible Officer: Director, Planning & Development
 Disclosure of Interest: Nil
 Attachments: 6

Issue

Consideration of a Draft Neerabup Industrial Area Structure Plan (NIASP).

Applicant	Taylor Burrell on behalf of LandCorp
Owner	Various
Location	Various properties north of Flynn Drive, Neerabup
Site Area	1,000 ha (approx)
DPS 2 Zoning	Industrial Development, General Industrial, Public Purpose Reserve
MRS Zoning	Industrial, Public Purpose Reserve

Background

Subject Land

The location of the subject land is shown on **Attachment 1**. A small first stage of partially serviced industrial lots was developed in the mid 1970's. Other existing land uses include limestone and sand quarries, market gardens, turf farm and a poultry farm.

Planning Context

The proposed Neerabup Industrial Area (NIA) is designated as an important strategic industrial area to serve the North West Corridor (State Planning Strategy 1997, Metroplan 1990, North West Corridor Structure Plan 1992).

Previous Studies

The planning of the NIA has been the subject of studies over the past 10 years. The key studies undertaken have been:

- “Flynn Drive Industrial Area District Structure Plan” study undertaken in 1995 by Richard Pawluk & Associates and others for the landowners involved. This study was considered by Council, which decided that a number of issues required further investigation:
 - delineation of the boundary between the industrial zone and the Lake Neerabup Parks and Recreation reserve;
 - major road structure, particularly north-south roads;
 - future levels (following mining);
 - implications of mining and industrial development on groundwater, and vice versa;
 - traffic modelling, particularly in respect to projected employment densities;
 - environmental assessment requirements;

- developer contributions
- “Flynn Drive Structure Plan” Study undertaken in 1999 by Planwest and others for the City of Wanneroo. This study was commissioned by the City to seek to address the issues arising from the 1995 study as referred to above.
- “Neerabup Industrial Area Structure Plan Review” study undertaken in December 1999 by SMEC consultants for LandCorp.

This study arose from a desire by LandCorp to play a more prominent role in the planning and development of the NIA, acknowledging its role as the government agency responsible for facilitating such major projects. The study reviewed the key planning issues affecting the area and recommended approaches to those issues.

Detail

Current Draft NIASP

The current Draft which has now been submitted by Taylor Burrell on behalf of LandCorp for consideration under Part 9 of District Planning Scheme No. 2 (DPS2) involves an attempt by LandCorp to seek to resolve the planning issues affecting this area as soon as possible to enable further industrial development to proceed in this area at the earliest opportunity.

A copy of the Draft has been placed in the Elected Members’ Reading Room.

The following summarises the key elements of the Draft:

1. Part 1 – Statutory Planning Section

This section would have statutory effect under DPS2. Its provisions do the following:

- a) Provide for a Structure Plan Map (refer **Attachment 2**) which shows:
 - a major road structure;
 - General Industrial, Service Industrial, Business and Open Space precincts;
 - Bush Forever sites which are ‘subject to negotiation’;
 - ‘Mandatory Road Interfaces’ to two of the Bush Forever sites;
 - an annotation on the western portion of the NIA land which states “Future Structure Plan and final surface contour levels for Lot 21 to be adopted as an amendment to the NIA Structure Plan prior to any extraction, subdivision or other development being considered or carried out”.
- b) Provide for a “Final Surface Contour Plan” (refer **Attachment 3**) with the following associated provisions:
 - the final surface levels shown on the plan must be achieved prior to subdivision and/or development on-site;
 - any resource extraction must comply with the levels shown at the completion of extraction;

- where final surface levels are not shown on the plan (ie. over the western portion of the NIA land), no subdivision should, or resource extraction or other development shall, be commenced or carried out until a Final Surface Contour Plan is prepared and adopted as an amendment to the NIASP
- c) Provide the following provision in respect to its proposed General Industrial, Service Industrial and Business Precincts:
- General Industrial: Permissibility of uses and development shall be in accordance with the provisions of the General Industrial zone under DPS2, except that Hazardous Industry shall be an 'X' (not permitted) use in this precinct (it is otherwise a 'D' [discretionary] use under DPS2);
 - Service Industrial: Permissibility of uses and development shall be in accordance with the Service Industrial zone under DPS2;
 - Business: Permissibility of uses and development shall be in accordance with the Business zone under DPS2, except that Shop shall be an 'A' (discretionary, with mandatory advertising) use in this precinct, and the maximum floorspace per shop use is 300m² Net Lettable Area (NLA). (Shop is otherwise an 'X' [not permitted] use in the Business Zone under DPS2).

2. Part 2 – Explanatory Section

This section of the Structure Plan is for explanatory purposes only and would not have effect under DPS2. It does however include a number of recommendations (which are dealt with later in the report) and provides, at an indicative level, further detail for the Structure Plan. In particular, it includes an 'Indicative Development Concept' plan for the subject land (refer **Attachment 4**).

Consultation

The consultants have consulted with landowners in the area and key government agencies involved in the preparation of an earlier Draft Structure Plan document which was submitted to the City by LandCorp in May 2001.

The City referred this first Draft to the landowners and key agencies for comment. Comments received from agencies were forwarded onto the consultant for consideration. Referral of the first Draft to the landowners led to further rounds of consultation between the consultant and the owners. The main outcome of this has been the deletion of detailed structure planning proposals from most of the Cockburn Cement land at the west of the NIA (Lot 21) to accommodate that owner's desire to retain a substantial degree of flexibility for when it is in a position to put forward its own detailed proposals for that area.

The current Draft has again been referred to key agencies for comment. It has not been referred to the landowners involved as the consultant has advised that they have thoroughly consulted with the landowners in its preparation.

Comment

Use Permissibility for Business Precinct

The Draft proposes that use permissibility in the Business Precinct be as per the Business Zone under DPS2, except that 'Shop' be an 'A' use, and that the maximum floorspace per shop use be 300m² NLA. While it is accepted that there will be a need for some shops to be provided in the NIA to serve the immediate needs of that area, it is unclear at this stage as to whether this is the best way of providing for it. It is therefore recommended that this matter be further considered by Council at the time that it considers submissions received on the Draft.

Basic Raw Material Extraction and Future levels.

The Draft has attempted to achieve a balance between, on the one hand, ensuring that important basic raw materials (limestone and sand) are extracted from the land, and on the other, ensuring that industrial development is able to proceed and support the economic development of this region and provide an important focus of employment.

The Draft was referred to the Department of Mineral and Petroleum Resources (DMPR) for comment and a copy of its response is attached (**Attachment 5**). It may be noted that this includes a copy of comments provided by Whelans consultants on behalf of Cockburn Cement. At this stage, it is considered that the approach adopted in the Draft plan is reasonable in seeking to achieve a balance as referred to earlier, and in providing flexibility in respect to Cockburn Cement's land. The matters raised by DMPR and Whelans should be considered further following formal advertising of the Draft, at which time Whelans will have had opportunity to fully assess the Draft, and comments from all relevant agencies will be available for consideration.

In respect to compliance with the future levels shown on the Final Surface Contour Plan, it may be noted that the Part 1 provisions of the Draft are quite rigid. However, Part 2 (section 6.2.2) of the Draft sees that there should be some flexibility in being able to permit some variations, where considered acceptable on its merits. The Part 1 provisions should be modified prior to advertising to reflect this flexibility.

The final levels plan generally shows a significant reduction in the levels in the central part of the site, and some major areas of 'fill' being required in some lower eastern parts of the site to bring those lower areas up to the higher levels shown on the levels plan. The high and low areas are in different ownerships so there may be a need for some sort of co-operative arrangement to facilitate this. It would be desirable for the consultant to provide some comment on this issue during the advertising period of the Draft.

The Draft refers at a number of points to the need to ensure that mining levels keep an adequate distance above the expected maximum water table level. It would be desirable that an actual separation distance is stipulated in the Draft.

Karst Landforms (Caves)

The Draft refers to the likelihood of karst landforms, particularly in the western part of the NIA. However, the Draft does not refer to any significant detailed karst surveys having been undertaken to-date, and places emphasis upon such detailed surveys being undertaken at subdivision/development stage. This may not properly address the issue, and it may be preferable that, during advertising of the Draft, the consultant is required to give consideration to a more thorough level of assessment of the matter during the earlier phases of planning, perhaps adopting a similar approach which the Minister for Environment has required in respect to the Yanchep-Two Rocks area (future Urban and Rural Community areas). This would also include consideration of any fauna which may be associated with karst features.

Bush Forever

The NIA land is affected by two Bush Forever Sites (BFS):

- BFS 295 relates to an area on the north east corner of Flynn Drive and Mather Drive (on City-owned land) and also at the south-eastern corner of the NIA (on the Borello family's land).
- BFS 293 relates to the north west corner of the NIA, on Cockburn Cement land.

Bush Forever proposes that protection of these bushland areas be implemented through 'Strategic Negotiated Planning Solutions', and notes that the status of implementation is 'To be determined'.

The Draft NIASP shows the areas concerned as 'Bush Forever Site Subject to Negotiation'. It also refers to a possible opportunity for the City to negotiate with the Department for Planning and Infrastructure (DPI) regarding the possibility of an exchange arrangement between the BFS on Mather Drive, and the Public Reserve area on the City-owned land in the north-east corner of the NIA, which is currently proposed for rezoning to Industrial under North West Districts Omnibus Amendment No. 5 to the MRS (section 5.8 of Draft).

DPI officers (in the Bush Forever Office) have previously advised that they will be seeking that the acquisition of the BFS concerned be included as a 'Cell Work' in the developer contribution arrangement for the NIA. The Draft NIASP presently does not include it as Cell Work.

The process of finalising the NIASP and its other associated implementation mechanisms will provide the vehicle for completion of the negotiations which will be involved in resolving this issue.

At this stage, however, it should be noted that it is not considered reasonable that local governments be expected to be responsible for developer contribution systems for acquisition of regionally significant bushland required for protection under Bush Forever. Rather, the more appropriate mechanism is for such bushland requiring protection to be reserved under the MRS for Parks and Recreation purposes and purchased from the owners concerned by the WA Planning Commission pursuant to normal reservation and compensation procedures.

Flora and Vegetation Surveys and Fauna

The Draft advises that threatened ecological communities (TEC's) may exist within the NIA and therefore recommends that flora and vegetation surveys be undertaken prior to development (section 5.4.3). Should such surveys identify TEC's within particular areas and their significance is such as to warrant their protection, this would obviously have significant implications for the planning of land in the vicinity, particularly in respect to future ground levels. It would therefore be appropriate that such surveys be undertaken at this present structure planning stage to ensure that the outcome can be properly responded to and accommodated in the final Structure Plan.

The Draft also advises that if it is identified that there is a priority or threatened species located within the NIA, it will be necessary for owners to liaise with CALM regarding their development timeframes to ensure that there is ample opportunity to develop appropriate management and/or preservation strategies (section 10.3.6). It is recommended that this matter be included as a provision of Part 1 of the Draft to ensure its implementation.

Leachate Plume from Old Pinjar Tip Site

The Draft notes that there is a leachate plume extending generally westwards from the old Pinjar tip beneath the eastern part of the NIA. The Draft recommends that the City undertake a detailed assessment of groundwater quality to determine the extent of the plume and undertake remediation where necessary (section 10.3.5). The City has previously undertaken monitoring of this plume and this matter is now being further investigated in light of the imminent development of this area.

The Draft also notes that the plume should not prevent most industries from operating in the NIA as the estate will be serviced with reticulated water. It advises however that it does present an issue of future liability for future industries, and that this liability will need to be fully disclosed between the industries, landowners/developers and the City (section 4.5). It is recommended that a provision is included in Part 1 of the Draft to ensure that this matter is properly addressed.

Pinjar Motor Sports Area – Barbagallo Raceway – Noise Issues

The Draft raises a number of matters which require addressing:

- it advises that the Australian Touring Car Championship is unlikely to return to Barbagallo Raceway after 2001 (section 5.21, para 5). This is incorrect and should be corrected.
- the Draft includes advice provided by the Department of Environmental Protection (DEP) regarding noise and risk issues (Appendix 5 of Draft). This advice states that the Environmental Protection (Noise) Regulations 1997 will need to be complied with. The regulations stipulate a maximum acceptable noise level of 65 dB (A) for industrial land uses. Past studies have shown that a substantial area adjacent to the Barbagallo Raceway is occasionally subject to noise from the raceway which exceeds this level. DEP advises that to comply with the regulations, applications in respect to each proposed industry in the affected area will need to be made to the Minister for Environment (under Regulation 17) to vary the assigned level (ie. grant an exemption).

Such exemptions would only be granted in respect to uses which were not considered noise sensitive premises. The Draft has not really addressed this DEP advice and it would be appropriate that Part 1 of the Draft include a provision to ensure that this DEP advice is implemented.

The City's Co-ordinator Health Services has considered this issue and recommended that works (eg. bunding) be undertaken near the boundary of the raceway (within the raceway reserve) to assist with reducing noise levels. Such bunding can be grassed and also provide good viewing areas for spectators at the raceway. This is something which can be separately negotiated with the WA Sporting Car Club and other owners in the area.

- the Draft considers the issue of noise impacts from the NIA upon the future residential areas to the south. It recommends that consideration be given to the use of memorials on title notifying residential purchasers of their proximity to a strategic industrial area. It also recommends that consideration be given to applying for a 'Regional Factor' under the Environmental Protection (Noise) Regulations to allow for noise emissions from the NIA (as received by the residential areas) to be a number of dB(A) higher than the assigned noise levels under the Regulations (section 5.2.2). It is recommended that these matters be considered further at the time of considering submissions following advertising of the Draft.
- the Draft refers to the importance of providing a second road access to the Barbagallo Raceway, particularly for emergency evacuation purposes. (This matter was considered at Council's meeting of 18 December 2001 – item CD08-12/01). The Draft identifies Wattle Avenue (West) as a likely suitable route. However, as determined recently by Council, the Wattle Avenue (West) option is not feasible in the short term, and routes to the south (either as an extension to Mather Drive or Orchid Road) need to be considered.

The WA Sporting Car Club has recently sought the City's approval to the Mather Drive option. This has been accepted as a temporary arrangement (at no expense to the City), having regard for the complications which are associated with the Orchid Road option in respect to its dependence upon progressing of the Laminated Veneer Lumber (LVL) Plant project. The Draft should be modified to reflect this road proposal.

Servicing

The Draft includes 'preliminary service layouts' in order to establish broad service planning. It recommends however that following adoption of the NIASP, 'service concept plans' be prepared for sewer, water, electric power, drainage, gas and communication services and submitted and agreed with the service authorities (section 9.7). These concept plans will provide a basis for individual lot owner developments and will enable forward planning by the service authorities for capital works funding for the external site service connections.

The issue of who is to prepare these concept plans and who is to pay for them needs to be addressed. In this regard, it is considered that as these plans need to be prepared in respect of the whole NIA (and therefore not able to be prepared at subdivision stage by each landowner), they really need to be a 'Cell Work' and Part 1 of the Structure Plan should be modified to provide for this.

Design Guidelines and Landscape Master Plan

The Draft recommends (section 10.3.1) that Design Guidelines and a Landscape Master Plan be prepared for the NIA, to include:

- main estate entries;
- the core business area;
- areas adjacent to the Lake Neerabup Parks and Recreation reserve;
- Service Industrial areas fronting Flynn Drive.

As this work will be benefiting the whole NIA, it should be a 'Cell Work' and it is recommended that Part 1 of the Draft be modified to include a provision to this effect.

Laminated Veneer Lumber (LVL) Project

The Westbeam Company and the State Government are now close to finalising the proposed State Agreement to facilitate the LVL Project. In the meantime, LandCorp has submitted a subdivision application to create the property to be used for the factory (near the present western end of Pederick Road). The road system and levels plan of the Draft can accommodate the early development of this project.

Views of the Landowners Involved

As noted earlier in this report, Taylor Burrell consulted with the landowners in the preparation of an earlier draft Structure Plan. This earlier draft was forwarded by the City to the landowners and this led to further consultation between the owners and Taylor Burrell.

Cockburn Cement's current views are included in **Attachment 5**.

The other private landowners are understood to be generally satisfied with the present Draft, although the effect of Bush Forever is of concern to the owners who are affected by that issue.

When the Draft is advertised, this will allow owners to formally submit their views to the City.

The City is also a landowner in this area however this report has been prepared from the perspective of the local government responsible for administering DPS2 and its structure planning provisions. When the Draft is advertised, that will be an appropriate time for the City to address this matter also from a landowner's perspective.

Staging

The Draft includes a Staging Plan (section 7.9) which shows short, medium and long term development areas, and two possible first stage areas (refer **Attachment 6**). The Draft emphasises that this staging plan is basically a composite reflection of known landowner intentions and development practicalities (eg. servicing), and should not be construed as a recommended staging programme to be used in controlling the timing of development

Road Junctions on Flynn Drive

It would be desirable that prior to advertising, the Structure Plan map be amended to show the proposed roads intersecting Flynn Drive from the south, to ensure a proper co-ordination of road junctions along this road.

Main Central Roundabout

The Structure Plan includes as an important basic design feature, a major roundabout at the intersection of two main east-west and north-south roads, and the diagonal main road from the south west. It would be desirable that this feature is demonstrated as being indeed technically acceptable prior to the Draft being advertised.

Implementation

The Draft recommends that the developer contribution mechanism to be used for this project be essentially the same as that currently used for the East Wanneroo urban and industrial cells. This would mean that in due course, a number of further actions be undertaken:

- the preparation of an amendment to DPS2;
- the determination of what is to constitute Cell Works;
- the preparation of cost estimates of the Cell Works and the resultant estimated developer contribution rate to be charged.

The Draft currently includes, on an indicative basis and for discussion purposes only, an itemisation of Cell Works. It is recommended that this matter, together with the above actions, be considered further following advertising of the Draft.

Comments Received from Government Agencies

The Draft has been referred for initial comment to a number of key agencies, acknowledging that they will have opportunity to provide full comments at the time that the Draft is released for comment pursuant to the scheme provisions.

The comments received from the Department of Mineral and Petroleum Resources have been previously referred to (refer **Attachment 5**).

The following summarises comments received to-date from other agencies:

- Main Roads WA: the Draft is acceptable to Main Roads WA
- Water Corporation: No objection in principle to the Draft. A number of detailed technical comments are made regarding service provision.
- Water and Rivers Commission:
 - generally no objection to the Draft;
 - the area is located within the proposed Perth Coastal Underground Water Pollution Control Area (UWPCA) which is proposed for Priority 3 source protection. (Draft incorrectly states that land located within proposed Gnangara UWPCA – this should be corrected). Information regarding land use compatibility in P3 areas is provided.
 - advice provided regarding drainage management

- Neerabup groundwater management sub-area has reached sustainable groundwater allocation limits. New well applications are therefore unlikely to be approved. Groundwater required for new development would therefore need to be purchased or leased from existing license holders in this sub-area.

Conclusion

The Draft NIASP is considered to be satisfactory for advertising, subject to a number of modifications being first made to it, and to a number of other issues being further addressed by the applicant during the advertising period, and by the City during the course of consideration of submissions received.

Statutory Compliance

Under clause 9.4.1 (b) of DPS2, Council may, in the exercise of its discretion to determine that the Structure Plan should not be advertised until specified matters have been included in it or have otherwise been attended to by the proponent.

It should be noted that Clause 9.4.2 of DPS2, provides that if within 60 days of receiving a Structure Plan, Council has not made a determination pursuant to Clause 9.4.1, the proponent may deem that Council has determined that the Structure Plan should not be agreed to. (The Structure Plan was received on 14 January 2002). Although the 60 days has expired, the proponent has advised it is prepared to await Council's decision.

The City of Wanneroo has a major commercial interest in the Structure Plan however the Council is not required to disclose a financial interest in this matter as the provision relating to financial interest in the Local Government Act 1995 relate purely to Elected members and Staff. Council will however need to be mindful of the implications of the National Competition Policy.

Strategic Implications

Progression of this Draft NIASP is consistent with a number of initiatives under the City's current draft Strategic Plan:

“3. Economic Development

To maximise opportunities for balanced economic growth and development within the City. ...

3.2 Identify, support and respond to the needs of existing and new industries: ...

- *Facilitate the provision of suitable land and infrastructure. ...*

3.3 Encourage the employment of growth within the community: ...

- *Pursue a diversity of employment opportunities.”*

Policy Implications

Nil

Financial Implications

Finalising this Structure Plan and its associated implementation mechanisms will entail costs to the City, however these should be able to be recouped through the developer contribution arrangement proposed to be introduced.

This Draft also holds financial implications for this City as a landowner in the area concerned, however this aspect will be more appropriately addressed at the time that the City considers the Draft, specifically from a landowner perspective, at the time the Draft is advertised.

Voting Requirements

Simple Majority.

Recommendation

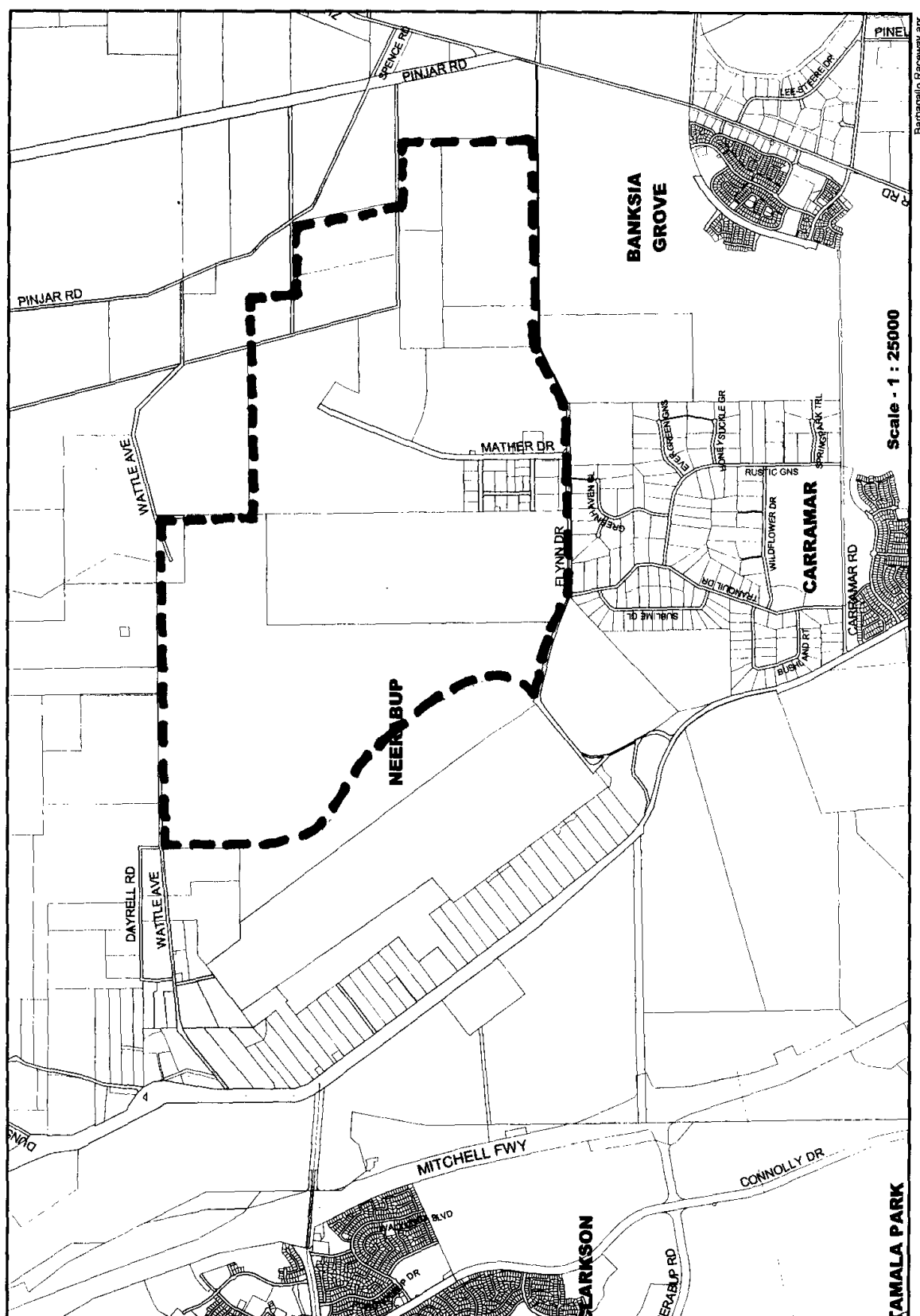
That Council:-

- 1. Pursuant to Clause 9.4.1 of City of Wanneroo District Planning Scheme No. 2, DETERMINES that the Draft Neerabup Industrial Area Structure Plan dated January 2002 and submitted by Taylor Burrell on behalf of LandCorp should not be advertised until the following matters have been included in it or have otherwise been attended to by the proponent:**
 - a) Provision 3.0 of Part 1 of the Structure Plan being modified to introduce the degree of flexibility regarding compliance with future levels proposed under section 6.2.2 of Part 2;**
 - b) Part 1 of the Structure Plan including a provision (to this City's satisfaction) stipulating the separation distance required between mining levels and the expected maximum water table level;**
 - c) Part 1 of the Structure Plan including a provision to ensure implementation of the recommendation contained in section 10.3.6 of Part 2, concerning liaison of owners with CALM to develop management and/or preservation strategies in the event that priority or threatened species are located;**
 - d) Part 1 of the Structure Plan including a provision to ensure adequate disclosure of liability regarding the leachate plume emanating from the old Pinjar Tip Site;**
 - e) Part 2 (section 5.21) being corrected regarding its reference to the future of the Australian Touring Car Championship at Barbagallo Raceway;**
 - f) Part 1 of the Structure Plan including a provision to ensure implementation of the Department for Environmental Protection's advice regarding the need for exemptions to be applied for, seeking variation of assigned noise levels under the Environmental Protection (Noise) Regulations 1997;**
 - g) Part 2 of the Structure Plan being modified to reflect the current proposal for a temporary access road to be provided to Barbagallo Raceway from Mather Drive;**

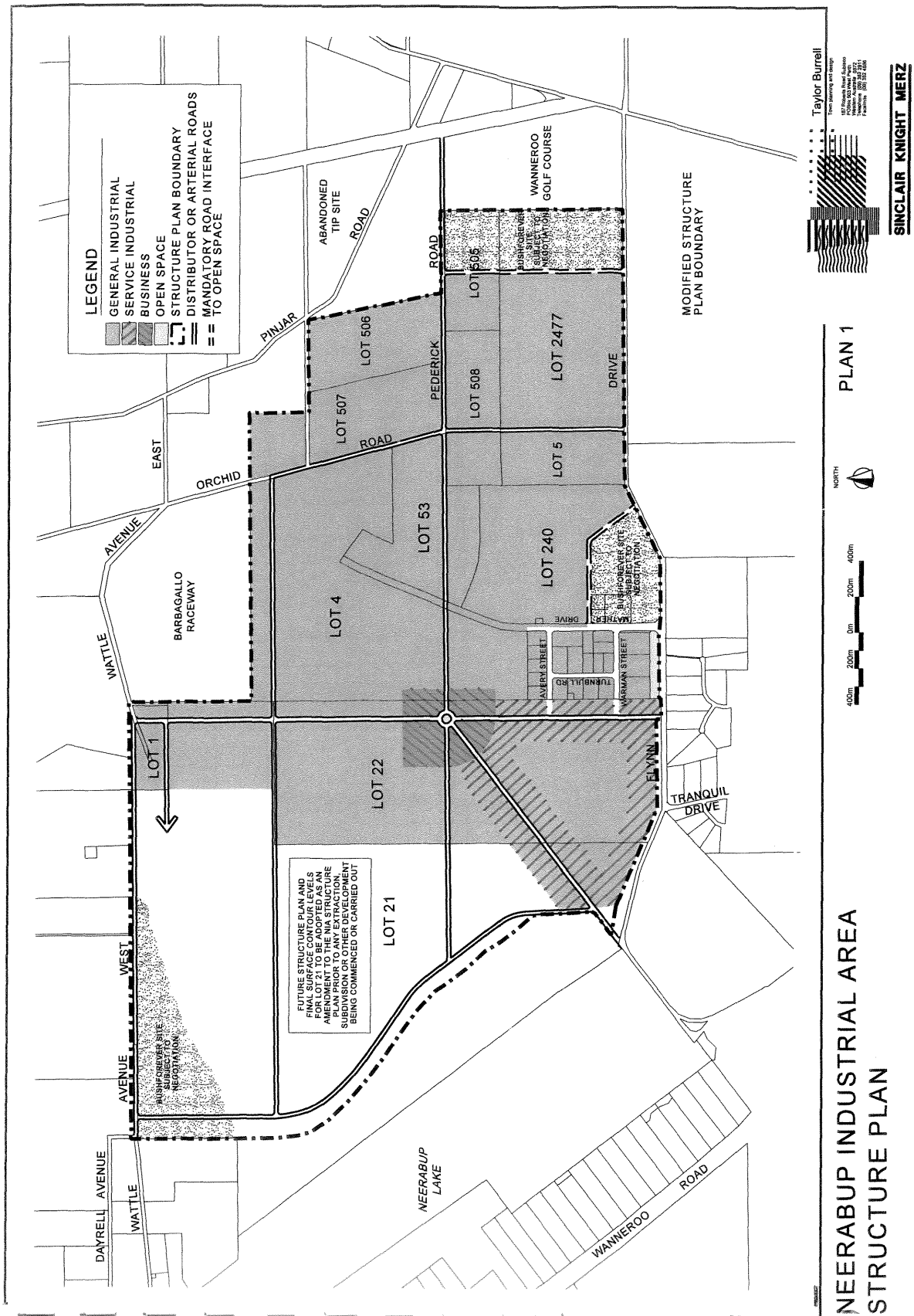
- h) **The Structure Plan including a plan which shows proposed road junction points from Flynn Drive to the areas south of Flynn Drive;**
 - i) **The Structure Plan including information which demonstrates that the proposed major central roundabout can be constructed in a manner which satisfies all relevant technical standards and requirements;**
 - j) **Section 4.5 of Part 2 of the Structure Plan being modified to refer to the proposed Perth Underground Water Pollution Control Area (UWPCA) rather than the Gngara UWPCA;**
 - k) **Part 1 of the Structure Plan including a provision requiring that Service Concept Plans be prepared following approval of the Structure Plan, and prior to subdivision and development of the NIA, and that the preparation of those plans be a Cell Work under the developer contribution arrangement for the NIA (with Figure 10.1 in Part 2 also being modified accordingly);**
 - l) **Part 1 of the Structure Plan including a provision requiring that the Design Guidelines and Landscape Master Plan (recommended in section 10.3.1 of Part 2) be prepared following approval of the Structure Plan and prior to subdivision, and that the preparation of those plans be a Cell Work under the developer contribution arrangement for the NIA (with Figure 10.1 in Part 2 also being modified accordingly).**
- 2. **Once the matters referred to in 1. above have been satisfactorily addressed, ADVERTISES the Draft Structure Plan (with the necessary modifications) under the provisions of clause 9.5 of City of Wanneroo District Planning Scheme No. 2;**
- 3. **REQUIRES the applicant to provide advice to the City for further consideration on the following matters during the course of advertising of the Draft Structure Plan:**
 - a) **Whether some form of cooperative arrangement between owners may be required to reconcile significant cut required on the central part of the subject land, with significant fill required on the eastern areas;**
 - b) **Whether a more thorough level of assessment of karst issues (and related fauna) should be undertaken at an earlier stage of the planning and development process, having regard for the approach adopted on this subject for the Yanchep and Two Rocks areas through the Minister for the Environment's statement relating to that area;**
 - c) **The outcome of flora and vegetation surveys to be undertaken as recommended in Section 5.4.3 of Part 2. (These surveys are considered to be best undertaken at the present stage of planning of this area, so that the Structure Plan, particularly its levels planning, may effectively respond to the outcomes of these surveys).**
- 4. **GIVES FURTHER CONSIDERATION to the following matters at the time it considers submissions received following advertising of the Draft Structure Plan:**

- a) The Draft Structure Plan's recommendations regarding memorials on title of new residential lots created to the south of Flynn Drive, and a Regional Factor being applied for under Environmental Protection (Noise) Regulations, in respect to noise impacts on the area south of Flynn Drive;**
- b) The implementation mechanisms related to this project, including possible new provisions required for inclusion into District Planning Scheme No. 2, the determination of Cell Works and how their cost is to be apportioned, and the estimation of the cost of those works.**
- c) Whether the Draft's proposal regarding use permissibility in the Business Precinct is the best way of enabling shops to be approved within this Precinct.**

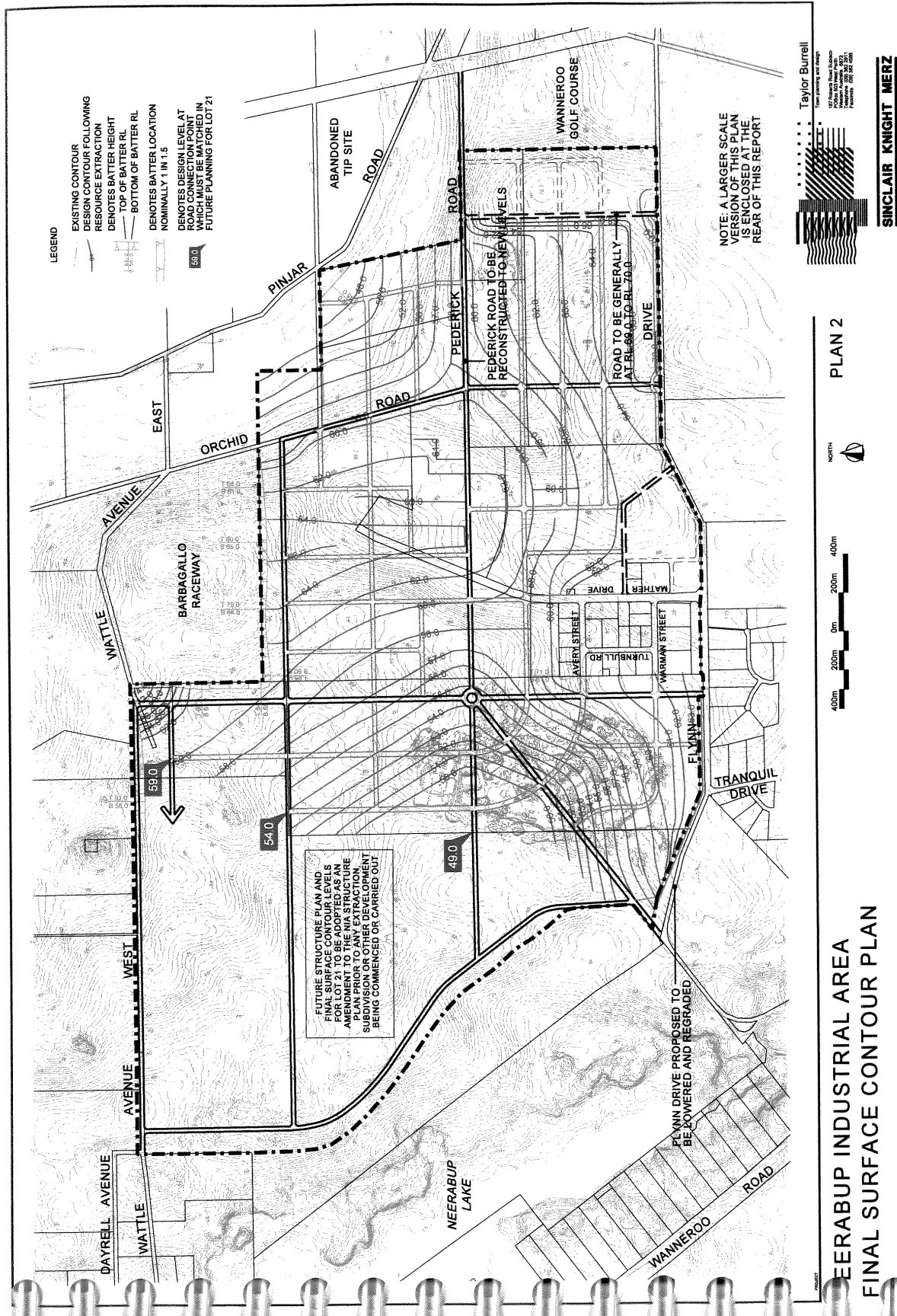
ATTACHMENT 1



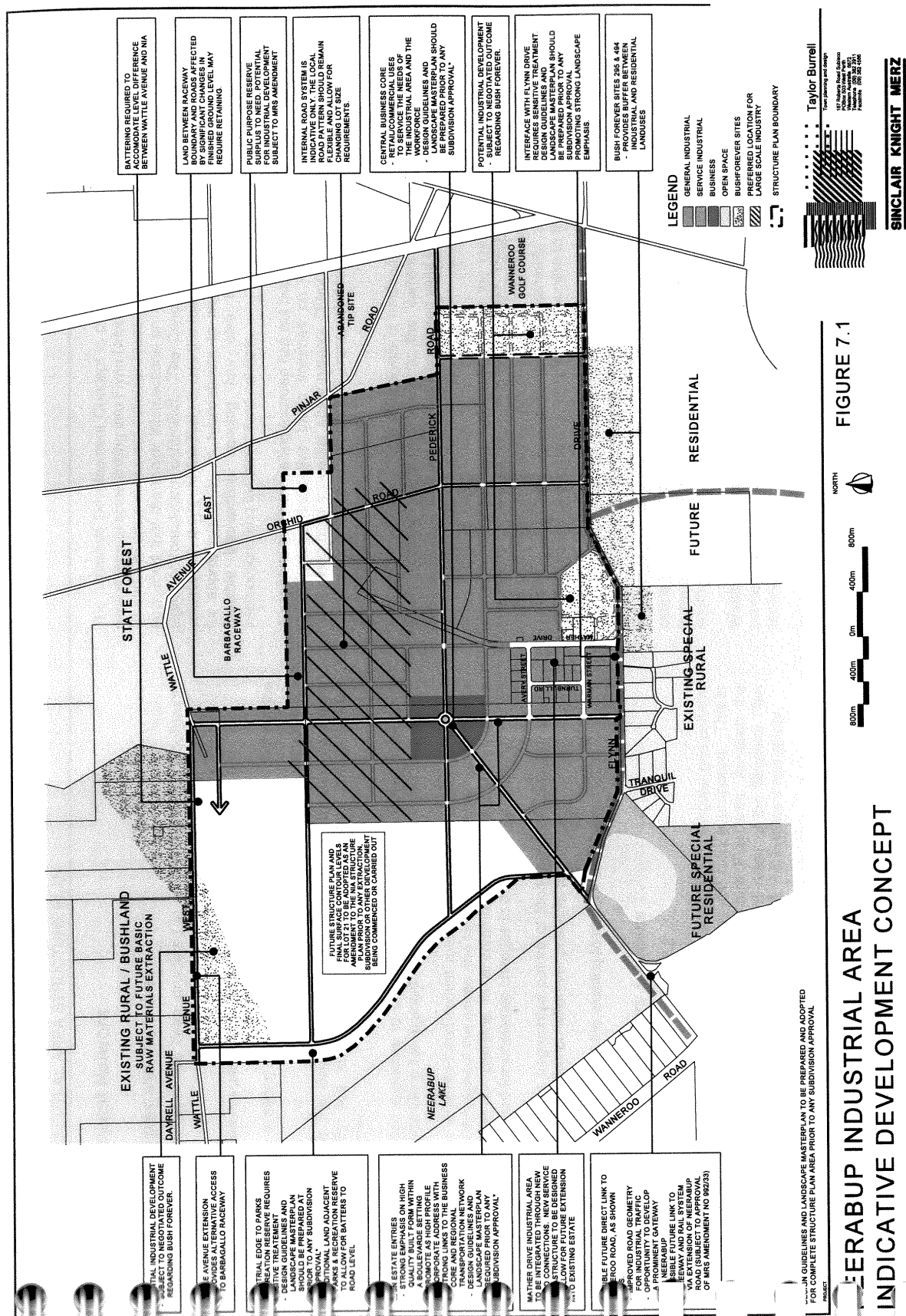
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5
Page 1 of 6



**Department of
Mineral and Petroleum Resources**

Mineral House
100 Plain Street
EAST PERTH, WA 6004

Our Ref: MF 1232/01

Tony Smurthwaite
08 9222 3151
08 9222 3808

Tony Smurthwaite
08 9222 3151

Mr P Thompson
Acting Manager Planning Services
City of Wanneroo
Locked Bag 1
Wanneroo WA 6946

Dear Mr P Thompson

PROPOSED NEERABUP INDUSTRIAL AREA STRUCTURE PLAN

I refer to your 21 January 2002 letter and my facsimile of 12 February 2002 .I thank you for the courtesy of allowing a late submission to be lodged on the proposed Neerabup Industrial Area Structure Plan (The Plan).

From a preliminary review of the Plan, it became immediately evident that I had to consult with colleagues from the Office of Major Projects and Mining Operations Division, Mineral and Petroleum Resources Department (MPR). This led in turn to our consulting with representatives from Cockburn Cement Ltd and Whelans.

The Plan itself refers to Cockburn's land holdings, resources and extractive industry plans but then proceeds to put forward an approach that does not take into account that this company has a major part to play in the Plan's implementation. This is a surprising decision by Landcorp given the close involvement that the company and its consultants have had in planning the Neerabup Industrial Estate.

The attached detailed review by Mr Connor of Whelans ably sets down the issues of concern. They are endorsed by me on behalf of MPR .I ask that you make use of them when revising the Plan.

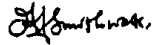
I recommend that you advise Council that the Plan needs to make use of the geotechnical investigations which are currently being carried out by the company and its consultants. Their detailed resource and engineering findings will considerably add to the Plan's utility.

I would be pleased to be kept informed about progress on this project so that I can advise MPR Directors.

Page 1 of 2

ATTACHMENT 5 - PAGE 2 OF 6

Yours sincerely,



Tony Smurthwaite
Senior Geoscientist
LAND ACCESS BRANCH
21 February 2002

Page 2 of 2

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+ 8 2223808

FROM-LAND ACCESS UNIT

21-02-2002 14:00

ATTACHMENT 5 - PAGE 3 OF 6

FACSIMILE TRANSMISSION

To:	Department of Minerals and Petroleum Resources	
Attention:	Tony Smarthwaite	
From:	Colin Connor	
Fax No:	9222 3808	Date: 18 February 2002
Our Ref:	7515-03.fax.doc	Page 1 of 5
Subject:	Neerabup Industrial Area Structure Plan	

WHELANS

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Surveying
Mapping - Photogrammetry
Urban and Regional Planning
Geographic Information Systems
Cartographic Services & Design



Tony

Please find attached information relevant to consideration Neerabup Industrial Area Structure Plan. You may chiefly be interested in the matters contained under the headings 'Legislative Recognition' and 'Cockburn Cements Perspective'.

Legislative Recognition

- Cockburn Cements' land is identified in the Western Australian Planning Commission's Statement of Planning Policy No 10, Basic Raw Materials (SPP No 10) as a limestone / lime sand resource area and a Priority Resource Location.
- The Priority Resource Location is classified in SPP No. 10 as requiring the highest level of protection. SPP No. 10 states:

"these are the locations of regionally significant resources which should be recognised for future basic raw materials extraction and not be constrained by incompatible uses or development."
- Cockburn Cements' land is also identified in the Draft State Lime Supply Strategy.

Stakeholder Consultation

- Whelans has been acting on behalf of Cockburn Cement in respect to the Neerabup Industrial Area Structure Plan since January 2001 and has been in consultation with Taylor Burrell (Consultants) the City of Wanneroo and Landcorp.
- From the outset concern has been raised by Whelans that the Structure Plan would have a limiting effect on Cockburn Cement's objective to achieve maximum extract on the limestone resource from its land.
- Whelans provided Council and Taylor Burrell with its preferred levels and Structure Plan Concept for Neerabup (see attached) in March 2001 for incorporation into the Structure Plan. There has been no attempt to incorporate these into the current plan.

ATTACHMENT 5 - PAGE 4 OF 6

- A meeting between Landcorp, Whelans and Cockburn Cement was held on 8th October 2001 wherein the following major outcomes were agreed:

Exclusion of the majority of Cockburn's land from the Structure Plan area with the exclusion of portion in the north east corner to allow access to Wattle Avenue.

A separate Structure Plan for Cockburn Cement's land to be proposed by Cockburn Cement at a future point in time.

The interface between Cockburn's land and Landcorp land to be determined as part of Cockburn Cement's Structure Planning exercise.

Cockburn cement against the diagonal road link from Flynn Drive to the proposed business centre on Landcorp land and inclusion of the southern portion of its land.

An understanding was also reached that Cockburn Cement would be allowed to view the Structure Plan prior to submission to Government agencies.

No attempt has been made to include these understandings and requirements of Cockburn Cement within the Neerabup Industrial Area Structure Plan. In respect to the last matter, Taylor Burrell has expressly requested that no further landowner consultation be undertaken until the matter is presented to Council for consideration of consent to advertise.

- Both Landcorp and the City of Wanneroo are landowners and are able to review the current Neerabup Industrial Area Structure Plan but other landowners are denied this right. This is a ludicrous and inequitable way to deal with consultation. Stakeholder consultation thus far appears to be one sided affair with objectives of other landowners being ignored.

Cockburn Cement's Perspective

- Cockburn Cement is the largest landowner in the proposed Flynn Drive Industrial Area having purchased its properties many years ago to have an assured long term supply of strategic key raw materials needed to justify the development and ongoing investment in its manufacturing plant.
- Cockburn Cement acquired its holdings in Neerabup when the properties were essentially rural without there being any proposals for more intense uses. The holding of these substantial properties for the limestone resource by this company and others prevented the introduction of other uses in the locality and hence presented an ideal opportunity for the properties to be designated a future industrial area for large area land users.
- At this time, it is intended when the current resources in close proximity to the existing plant in Munster have been depleted, Cockburn Cement will need to build a new clinker/cement plant in Neerabup locality, using the Flynn Drive basic raw materials.
- The option of transporting quarried raw material from Flynn Drive to Munster will not be feasible due to transportation costs and the high number of vehicle movements necessary for the required quantities.

ATTACHMENT 5 - PAGE 5 OF 6

- Based on current cost estimates, it is anticipated that a new clinker/cement plant will cost in the order of \$300-400 million.
- To justify the capital expenditure, Cockburn Cement will need to recover all useable basic raw material as economically as possible.
- Cockburn is the sole manufacturer of cement clinker in Western Australia. If significant limestone resource is not available for clinker production in close proximity to the metropolitan area, then it is likely that it would be cost prohibitive to manufacture in Western Australia. The state then would lose a significant manufacturing industry. The amount of limestone resource "sterilised" by the draft plan would make an investment at Neerabup a marginal proposition.
- The siting of a cement clinker kiln at Neerabup is dependent on the amount of limestone resource available. This investment, and the infrastructure required, should attract other "heavy industry" which will provide economic development and employment to this region. The draft structure plan ignores this potential.
- Utilising limestone in cement clinker manufacture "value-adds" significantly to the resource, and has a flow-on to many other businesses in the vicinity. The extraction envisaged by the draft structure plan only takes into account low value uses of limestone, i.e. road base, blocks etc.
- Cockburn has attempted to work cooperatively with Landcorp during preparation of the draft Structure Plan. These attempts have been rejected by Landcorp and the Structure Plan as presented has totally ignored all advice referred to Landcorp during preparation of the Plan. The Plan is designed upon maximising the value of Landcorp's landholdings to the exclusion of other relevant issues and is totally unacceptable to Cockburn Cement. Cockburn's concerns are based on very real and very significant issues relevant both to the Company, the City of Wanneroo and the State.

Neerabup Industrial Area Structure Plan

In respect to specific matters in the Neerabup Industrial Area Structure Plan the following preliminary matters are raised. These will be further added to once a full and complete assessment of the Neerabup Industrial Area Structure Plan has been carried out.

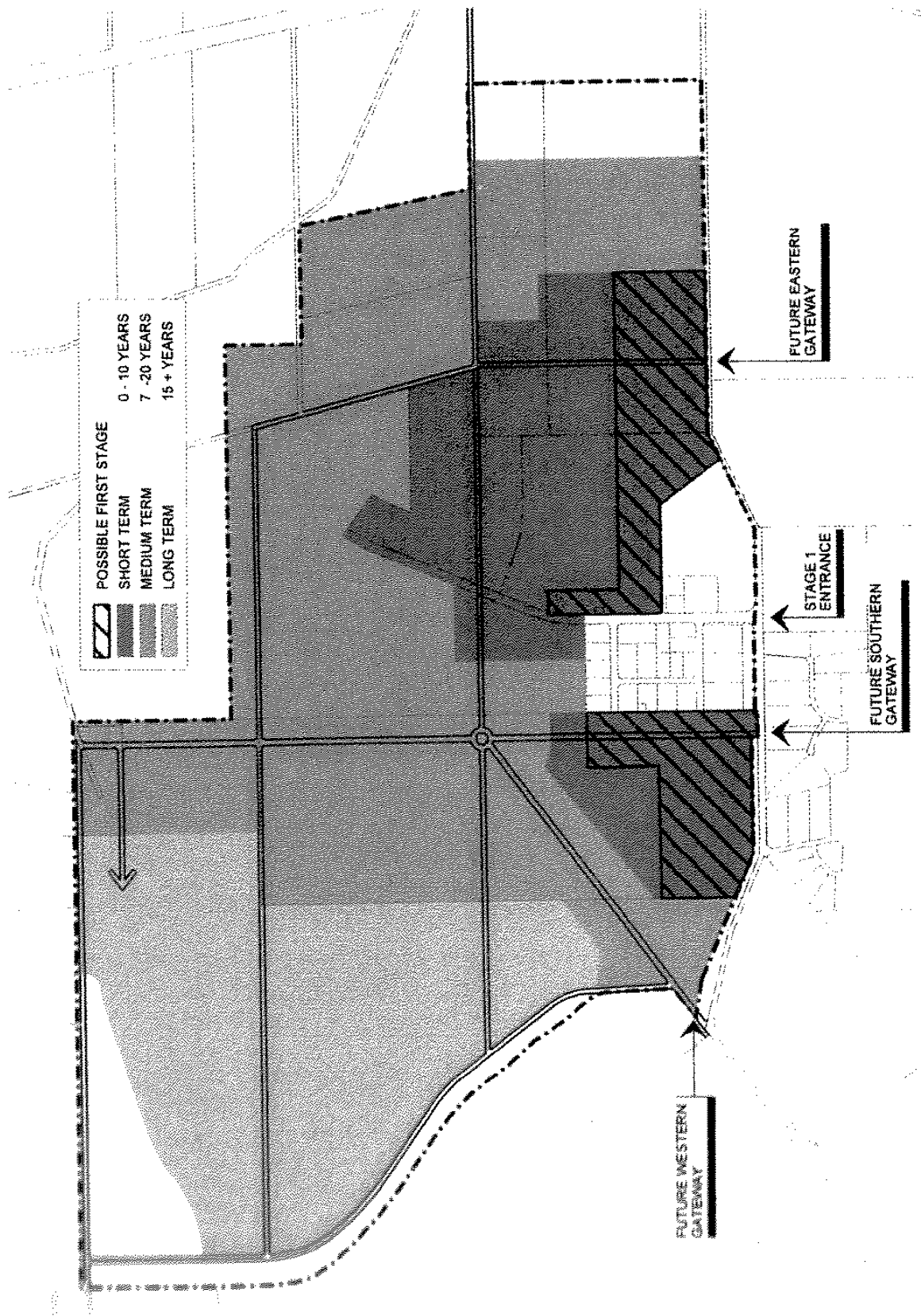
- Figure 6.1** The contours as proposed in the Final Surface Contour Plan will not allow Cockburn Cement to extract to its maximum potential and are contrary to the understanding reached at the meeting of 8th October 2001.
- 7.4.2** Cockburn Cement does not support the proposed diagonal road link across the southern portion of Lot 21. Landcorp land has sufficient frontage to Flynn Drive in MRS 'Other Regional Road' without the need to provide additional access to this road through Cockburn's land against its wishes. The diagonal access road only serves the purposes of Landcorp to provide additional access to their business centre which is located entirely on their land. There is inadequate justification in the Structure Plan report to justify this link.
- 1.2** Preliminary consultation does not currently reflect the consultation undertaken with Cockburn Cement including the alternative contour and structure plan proposal and understandings at the meeting of 8th October 2001.

ATTACHMENT 5 - PAGE 6 OF 6

- 5.1 Contrary to the assertion in 5.1 Cockburn Cement is close to delivering its time frame and volumes for extraction and has conveyed this to Taylor Burrell in writing on several occasions.
- 6.2 The Neerabup Industrial Area Structure Plan is contrary to the State Government's Structure Plan SPP No.10 as it will sterilise much of the limestone resource on Cockburn's land.
- 7.4.2 Traffic modelling is based on the old structure plan design, which is substantially different from the current proposed structure plan.
- 10.1 In respect to Infrastructure cost sharing arrangements, Cockburn Cement is against having to pay for the Structure Plan cost as the Neerabup Industrial Area Structure Plan mostly deals with other landowners land, and it is considered inappropriate to levy landowners respectively for studies they did not approve of in the first instance.

Colin Connor
WHELANS
Town Planning Consultants

ATTACHMENT 6

*Staging Plan*

PD04-04/02 Adoption of East Wanneroo Cell 4 Local Structure Plan

File Ref: 07369
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments: 4

Issue

Adoption of the Revised East Wanneroo Cell 4 Local Structure Plan (Hocking/Pearsall), incorporating modifications requested by the Western Australian Planning Commission (WAPC) and other minor changes.

Applicant	City of Wanneroo
Owner	Multiple
Location	Bounded by Wanneroo Road, Elliot Road, Lenore Road and Ocean Reef Road
Site Area	393.72 hectares
DPS 2 Zoning	Urban Development / Residential / Special Residential

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 occasions previously.

The Joint Commissioners, at their 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 4 (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 and Infrastructure Contributions

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 4.

Amendments to the Zoning Map

There is a need to remove the Buffer Precinct on the zoning plan around the former turkey farm on Lot 53 Wyatt Road, which was not operational upon gazettal of DPS2. The modifications of the 'Buffer Precinct' as it relates to Lot 39 Mary Street is also required to reflect the reduction granted by the WAPC via the subdivision approvals dated 23 December 1997 (WAPC reference 104705), 13 September 1999 (WAPC reference 111049) and 27 October 1999 (WAPC reference 109793)).

Modifications to the Structure Plan Map, addressing

- The word 'Revised' being replaced with the word 'Agreed' in the title of the Structure Plan Map;
- Consistency between the Structure Plan and recent subdivision approvals, development approvals, new houses and the poultry farm buildings at Lot 28 Kemp Street, which have been removed;
- Inclusion of several additional R30 and R40 sites;
- 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;
- Those lots along Wanneroo Road (south of East Road) being coded R10/R40;
- The row of Special Residential lots along Lenore Road in the southern portion of the Cell being deleted and the land included within the Residential Precinct.

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) Inclusion of a 'Special Zone' at Lot 50 Mary Street, based on previous Council approvals for use of the site as a vet and service station / convenience store;
- b) Introduction of additional POS within the Cell.
- c) Modifications to the alignment of Lenore Road.
- d) Modifications to the proposed street layout within the Cell.

The City is also 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.

Modification of the Buffer Precinct Provisions

There is a need to 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.

Modification of Clause 4.4

Clause 4.4 – 'Special Residential Zone' to be modified to refer to the 'Special Residential Precinct' as per the Zoning Plan.

Modification of Provision 4.3

Provision 4.3 to be modified to insert the words 'for the land included in the Centre Zone' between the words 'a Structure Plan' and 'has been prepared'.

The Inclusion of Environmental Provisions

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 in nearby significant wetlands, including potential surface water contamination.

Consultation

The LSP has been modified largely as a result of the requests of the WAPC. There have also been minor adjustments made as a result of subdivision approvals granted by the WAPC. Other variations generally relate to modification of the proposed street layout. No major modifications to land use locations are proposed in the revised LSP. On this basis, it is appropriate that the proposal is 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 4 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 4 LSP were based on valuations undertaken in 1996/97 and therefore have required review. 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 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 open space sites and road widening, range between \$260,000 and \$400,000 per hectare. An average rate of \$320,000 per hectare has been recommended.

The average per hectare value should be increased by a margin of 10% to provide for claims of solatium.

Solatum 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 landowners.

If \$320,000 is adopted as the base rate per hectare and a solatium allowance of 10% (\$32,000) is applied, the average estimated net value for the cell purpose land is \$352,000 per hectare.

The total estimated value of the public open space in the cell is \$12,524,579, which equates to \$3,410.77 per lot. The total estimated value of the land acquisition for road widening purposes is \$4,541,449.

When factored into the overall cell costs, the total cell cost estimate is \$20,559,530 and an infrastructure cost per lot (ICPL) of \$5,526.31.

Amendments to the Zoning Map

The zoning plan has been modified at the request of the WAPC (refer **Attachment 4**). The turkey farm at Lot 53 Wyatt Road has ceased operation, and significantly, was not operational upon gazettal of DPS2. This means that the farm does not have non-conforming use rights. As such, the deletion of the buffer around Lot 53, and the introduction of the 'Residential Precinct' in this area are appropriate. Also, as requested by the WAPC, the Buffer Precinct associated with the existing Egg Farm on Lot 39 Mary Street, Pearsall has been reduced to reflect the subdivision approvals issued for the land to the north (WAPC references 104705, 109793 and 111049). In this regard, the applicants have received endorsement by the Department of Environmental Protection to reduce the buffer, where the impact of the operation is considered to be minimal. The Buffer Precinct (which is incorporated into the LSP Zoning Map) has been modified to reflect this approval and introduce the 'Residential Precinct' over the balance land.

The 'Special Residential' Precinct along Lenore Road has been deleted, in accordance with the WAPC's recommendation. This land has been incorporated into the 'Residential Precinct'.

The 'Special Residential' precinct on the northern boundary of the Cell has been expanded west into Lot 22 Elliot Road and east into Lot 25 Elliot Road. This proposed 'Special Residential' precinct provides a buffer between the urban area of Cell 4 and the existing special rural area to the north.

Modifications of 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) Subdivision and Development Approvals

The structure plan has been modified to reflect all subdivision and development approvals within the cell. The poultry farm buildings at Lot 28 Kemp Street have been deleted from the Structure Plan.

The revised LSP design has taken into account all houses that have been built since the plan was last advertised, through the assessment of aerial photography of the structure plan.

c) Modifications 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 that would achieve improved permeability and legibility for motorists, cyclists and pedestrians. The modifications were required primarily to achieve more sufficient lot module depth between subdivisional roads and to reflect / integrate with approved subdivisions (which represents approximately 40% of the Cell's developable area).

d) 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 to medium and higher density living.

e) Recoding of lots along Wanneroo Road

Those lots along Wanneroo Road, south of East Road, have been recoded R10/R40, in accordance with the requirements of the WAPC. The R40 coding will apply when the newly subdivided lots gain access from the internal subdivisional roads (but not Wanneroo Road) and satisfy the relevant design criteria included in the Structure Plan.

Special Zone at Lot 50 Mary Street

Council previously considered this matter at its meeting of 12 June 2001 (Item W199-06/01). At this meeting, Council resolved to support a modification to the LSP, to identify Lot 50 (154) Mary Street as a Special Zone (Restricted Use) Veterinary Establishment and Convenience Store. These modifications were considered to be minor in nature and reflective of current Development Approvals for the site.

Minor POS Additions within the Cell

Minor variations have been made to the POS provisions throughout the Cell. These changes have been necessitated through the amendments to road design throughout the Structure Plan area. Where possible, POS provisions in the revised Cell 4 LSP are in accordance with the previously advertised LSP, however as the proposed road layout has changed as part of the Plan review, minor modifications have been made to the POS areas, where required. Importantly, no POS areas have been introduced to lots which previously had POS provision allocated to them.

Modification to the Lenore Road alignment

In the Metropolitan Region Scheme, Lenore Road is zoned 'Rural' while under the City's District Planning Scheme No.2, Lenore Road is zoned 'Rural Resource', 'General Rural' and 'Urban Development'.

The revised LSP incorporates the latest alignment design for Lenore Road. When constructed, Lenore Road will be a major north-south distributor road, providing a connection between the Cell 4 area and Ocean Reef Road and Hartman Drive. Under the North-West Corridor Structure Plan (March, 1992), Lenore Road is classified as a Regional Road. Given this, and considering Lenore Road's role in the road hierarchy of East Wanneroo, it is appropriate that Council resolves to request that the WAPC resolve to initiate an amendment to the MRS to reserve Lenore Road an 'Other Regional Road' reservation.

The City's review of the Lenore Road alignment has concluded that access to the future Lenore Road from within the Cell 4 area be restricted to Elliot Road, Nicholson Road and Kemp Street.

Modifications to Street Layout Design

The revised plan has necessitated a review of the layout of several portions of the Cell 4 LSP area. These modifications have been required to ensure coordination with current subdivision approvals, coordination with revised regional road requirements, and the provision of more easily developable lot modules. The main areas of design modifications have been north of Elliot Road and south of Mary Street. It is considered that these proposed modifications are suitable and will facilitate quality urban development in the Hocking / Pearsall localities, whilst also meeting the strategic objectives of the East Wanneroo Structure Plans.

Statutory Compliance

Under the provision of Sub Clause 9.6.3 (c) of DPS2, the City shall make the modifications requested by the WAPC and resubmit the LSP to the WAPC.

Strategic Implications

The adoption of this LSP will provide the planning framework for the future development of East Wanneroo Cell 4. This is consistent with objective 2.6.1 of the Draft Planning and Development Directorate Strategic Plan.

Policy Implications

Nil.

Financial Implications

The revision of the ICPL as a result of the land valuations will impact upon the Cell Costings and financial modelling for Cell 4. This revision and its implications will not impact on any other aspect of the City's operation.

Voting Requirements

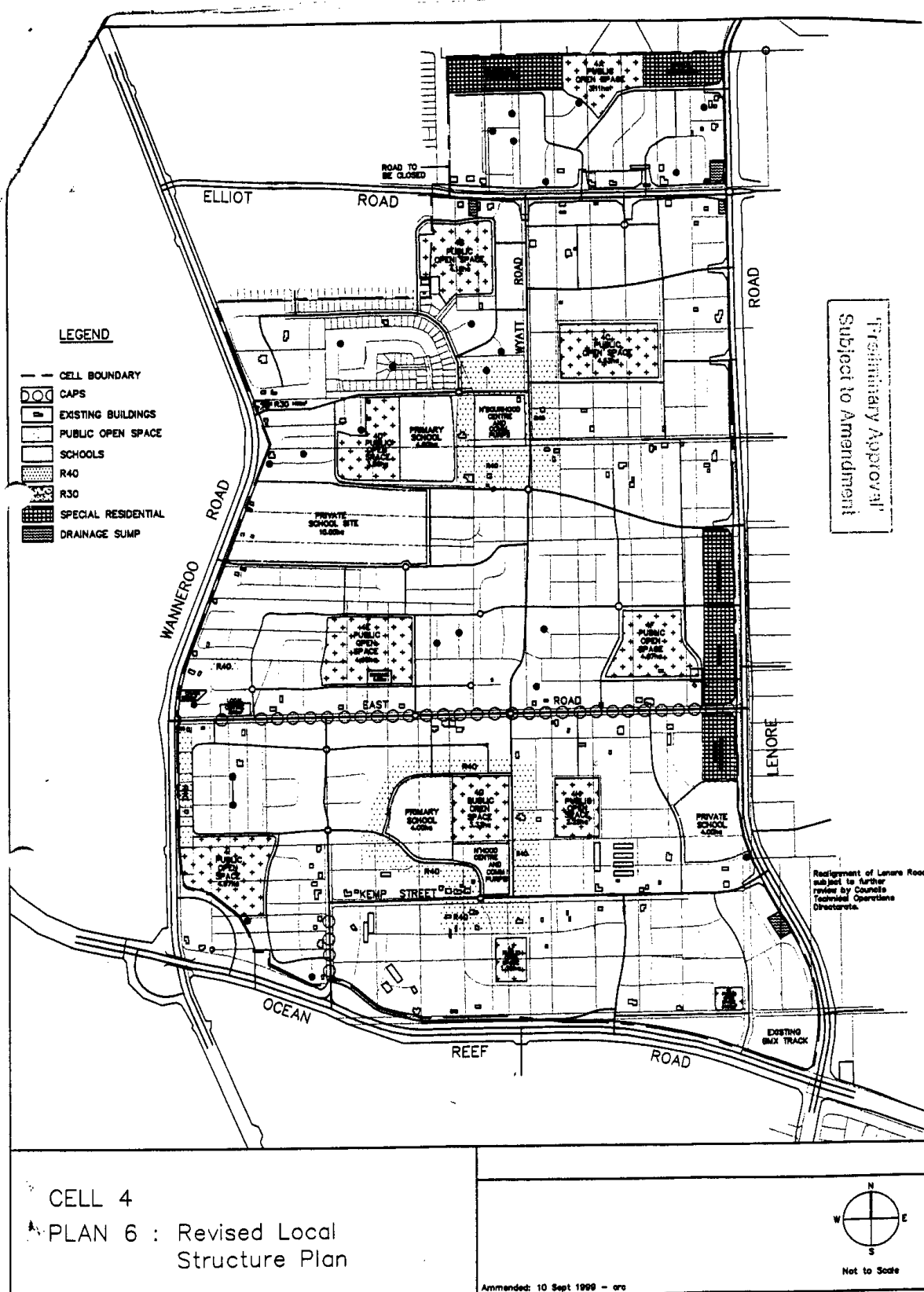
Simple Majority.

Recommendation

That Council:

- a) **Pursuant to Clause 9.6 of District Planning Scheme No. 2 ADOPTS, SIGNS AND SEALS the modified East Wanneroo Cell 4 Local Structure Plan;**
- b) **FORWARDS a copy of the adopted Local Structure Plan for Cell 4 to the Western Australian Planning Commission;**
- c) **ADOPTS the figure of \$20,559,530 as the current Estimated Cell Costs and \$5,526.31 as the current Infrastructure Cost Per Lot to be applied in East Wanneroo Development Cell No.4;**
- d) **AUTHORISES notification of the current Estimated Cell Costs for Cell 4 in a newspaper pursuant to Clause 10.11 of District Planning Scheme No.2;**
- e) **REQUESTS the North West District Planning Committee to request the Western Australian Planning Commission to amend the Metropolitan Region Scheme to designate Lenore Road as an ‘Other Regional Road’ reservation.**

ATTACHMENT 1



ATTACHMENT 2

SCHEDULE OF MODIFICATIONS

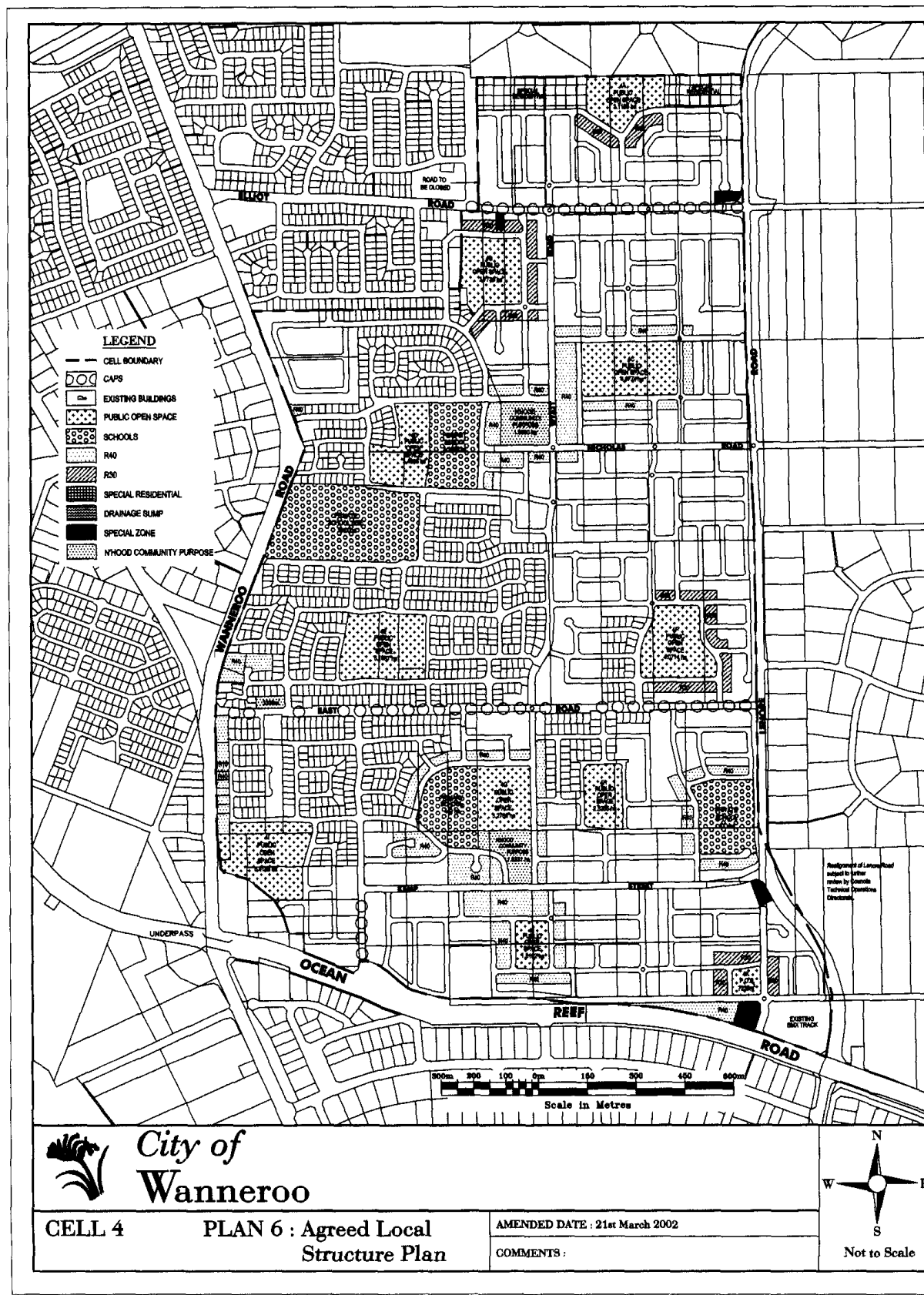
CELL NO. 4 - STRUCTURE PLAN NO. 6

- (i) The City seeking new independent valuation advice regarding the current values of the land required for acquisition within Cell No. 4 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) Modify the Buffer Precinct on the Zoning Plan around the poultry farm and turkey farm, so that it is consistent with the subdivision approvals in the Cell.
- (iii) The following modifications being undertaken to the Structure Plan Map (Plan 6);
 - 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, any new existing houses within the Cell and the poultry farm buildings on Lot 28 Kemp Street, Pearsall, which have been removed, being deleted from the Structure Plan.
 - 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) Those lots along Wanneroo Road (south of East Road) being coded R10/R40, with the higher R40 Code applying when the new lots access the internal north/south road reserve and comply with design criteria included in the Structure Plan that provide an appropriate interface and streetscape along Wanneroo Road.
 - f) The row of Special Residential lots along Lenore Road in the southern portion of the Cell being deleted and the land included within the Residential Precinct on the Zoning Plan and Structure Plan.
- (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. Turkey Farm - Lot 53 Nicholas Road, Hocking).

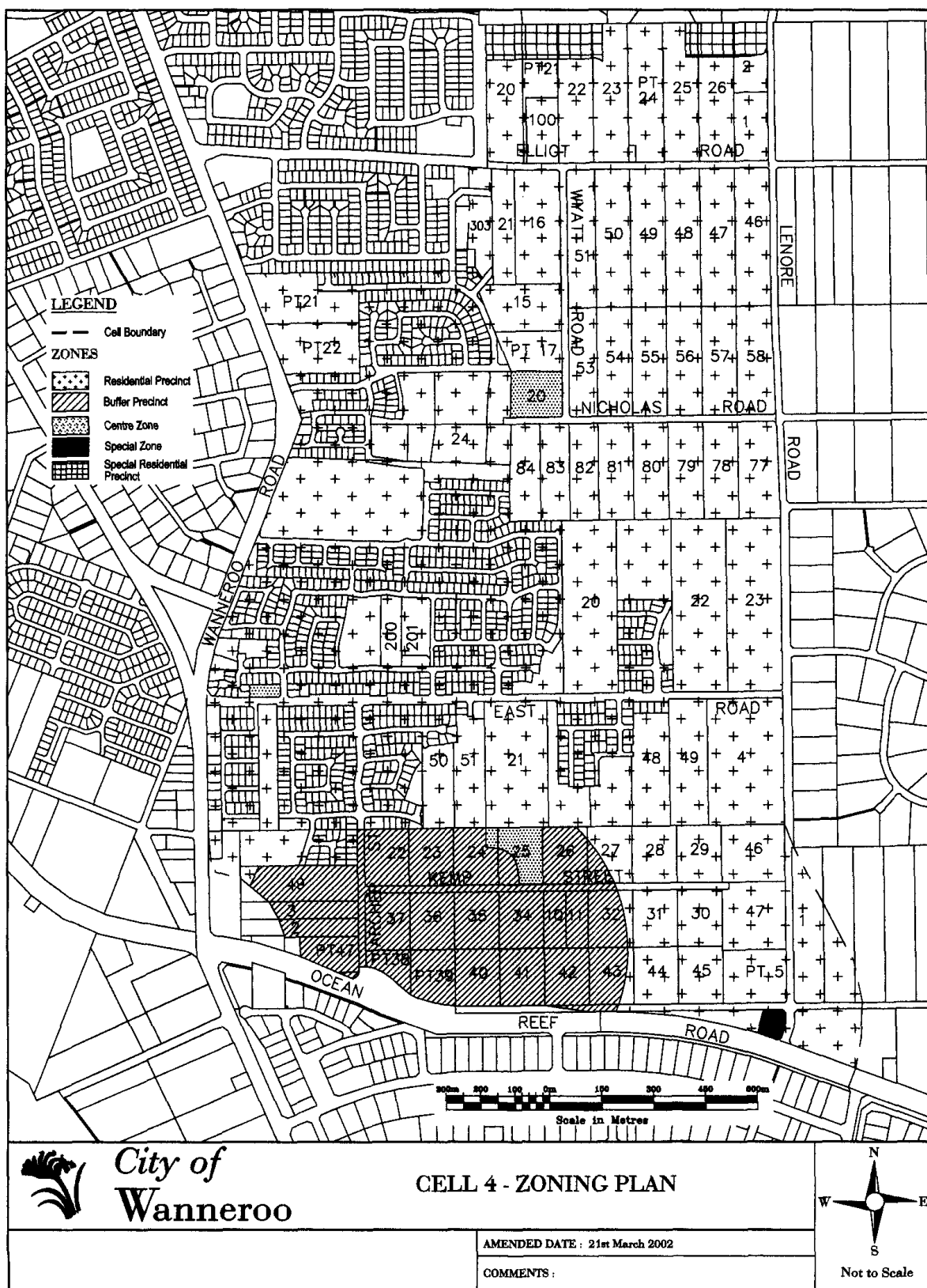
- (v) Modify Clause 4.4 - 'Special Residential Zone' to 'Special Residential Precinct' as per the Zoning Plan.
- (vi) The Centre Zone Provision (4.3) being modified by inserting the words '*for the land included in the Centre Zone*' between the words 'a Structure Plan' and 'has been prepared'.
- (vii) 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 (iii)(c) and (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



PD05-04/02 Adoption of East Wanneroo Cell 8 Local Structure Plan – Wangara (East)

File Ref: 03373
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments: 3

Issue

Adoption of the revised Local Structure Plan (LSP) for East Wanneroo Cell 8 incorporating the modifications requested by the Western Australian Planning Commission (WAPC).

Applicant	N/A
Owner	Multiple
Location	Generally bounded by Hartman Drive (realigned), Ocean Reef Road (future), Mirrabooka Avenue and Gnangara Road
Site Area	Approx. 260 hectares
DPS 2 Zoning	General Industrial and General Rural
MRS Zoning	Industrial & Rural

Background

The preparation and on going assessment of the East Wanneroo Cell LSP's 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 Joint Commissioners at their meeting of 28 September 1999 (W361-09/99) considered the East Wanneroo LSP's 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 8 (refer **Attachment 1**) and resolved to adopt Part 1 of the structure plan subject to modifications (refer **Attachment 2**).

Detail

The modifications requested by the WAPC are summarised below:

Revisions to Land Valuation and infrastructure contributions

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 square metre of nett developable land for Cell 8.

The inclusion of Environmental Provisions

The WAPC requested that environmental provisions relating to Amendment No 773 to the City's former Town Planning Scheme No 1 be included (where appropriate) within the LSP. These provisions relate to soil contamination and associated remediation, the protection of sensitive nearby uses from the impact of industrial development and surface water drainage.

Modifications to the LSP design

The WAPC also requested the LSP be modified to reflect recent subdivision approvals, to include reference to Bush Forever Site 463 (in the north eastern portion of the Cell), to increase the width of various existing roads to 25 metres, amend the title to reflect the agreed status of the LSP and to amend its boundary to reflect the Industrial zone boundary in the Metropolitan Region Scheme (the land at the south east corner of Gngangara Road and Hartman Drive).

Consultation

As the required changes are considered to be minor modifications which do not alter the intent of the LSP, it is not recommended that the LSP be further advertised. Clause 9.7 of DPS2 provides that advertising may be waived in these circumstances.

Comment

Revisions to Land Valuation

In January 2002, the City commissioned the independent valuation firm of Egan National Valuers (WA), which had given valuation advice previously in the cell, 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 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 are to be acquired is included in the estimate of cell costs for the purpose of establishing the infrastructure cost per square metre (ICPM2).

The new alignment for Hartman Drive between Gngangara Road and Luisini Road is a cell cost. It forms the boundary between Cell 7 (service industry and business) and Cell 8 (general industry) and the cost of acquisition and construction is to be shared equally between the cells. The valuer advises a rate of \$265,700 per ha, which includes a 10% solatium allowance. The total cost of the new alignment is estimated at \$1,063,000 which is slightly lower than the previous valuation estimates. However, the valuer does advise that the current estimates are based on indicative values and costs only and more detailed analysis when information becomes available could indicate stronger values. Under these circumstances it is appropriate to maintain the previously advised rate of \$275,000 per ha, which includes a 10% solatium allowance.

The same rate can be applied to the Ocean Reef road alignment.

The aggregate of these values is \$5,781,508. When factored into the overall cell costs they result in a total cell cost estimate of \$10,701,953 and an infrastructure cost per square metre (ICPM2) of \$5.56.

The inclusion of Environmental Provisions

The WAPC requested that environmental provisions relating to the City's former Town Planning Scheme No. 1 be included within the LSP. These provisions relate to issues of soil contamination and associated remediation, the protection of sensitive nearby uses from the impact of industrial development and surface water drainage.

It is considered appropriate that relevant conditions be included in the statutory component of the LSP to address this matter (refer **Attachment 2**).

Modifications to the LSP design

The modifications requested by the WAPC are considered minor and there is no objection to them being undertaken. The revised version of the Structure Plan has been included as **Attachment 3**.

Sydney Road Wetland

In regard to the Sydney Road wetland situated at the eastern end of the LSP area it is noted that the City undertook a detailed assessment of the wetland to arrive at a suitable zoning. The study concluded that the most appropriate zoning would be General Industrial subject to the preparation of a management plan in consultation with the Department of Environmental Protection. As the wetland is in private ownership, some of the landowners were requested to initiate an amendment to the DPS2. However, to date they have not responded to this request.

Statutory Compliance

Nil

Strategic Implications

The adoption of the LSP will provide the planning framework for the future development of East Wannon Cell 8. This is consistent with Objective 2.6.1 of the draft Planning and Development Directorate Strategic Plan.

Policy Implications

Nil

Financial Implications

The revision to the cell costs as a result of the revised land valuations will form the basis of the cell costings and financial modelling for Cell 8. This revision and its implications will not impact on any other aspect of the City's operations.

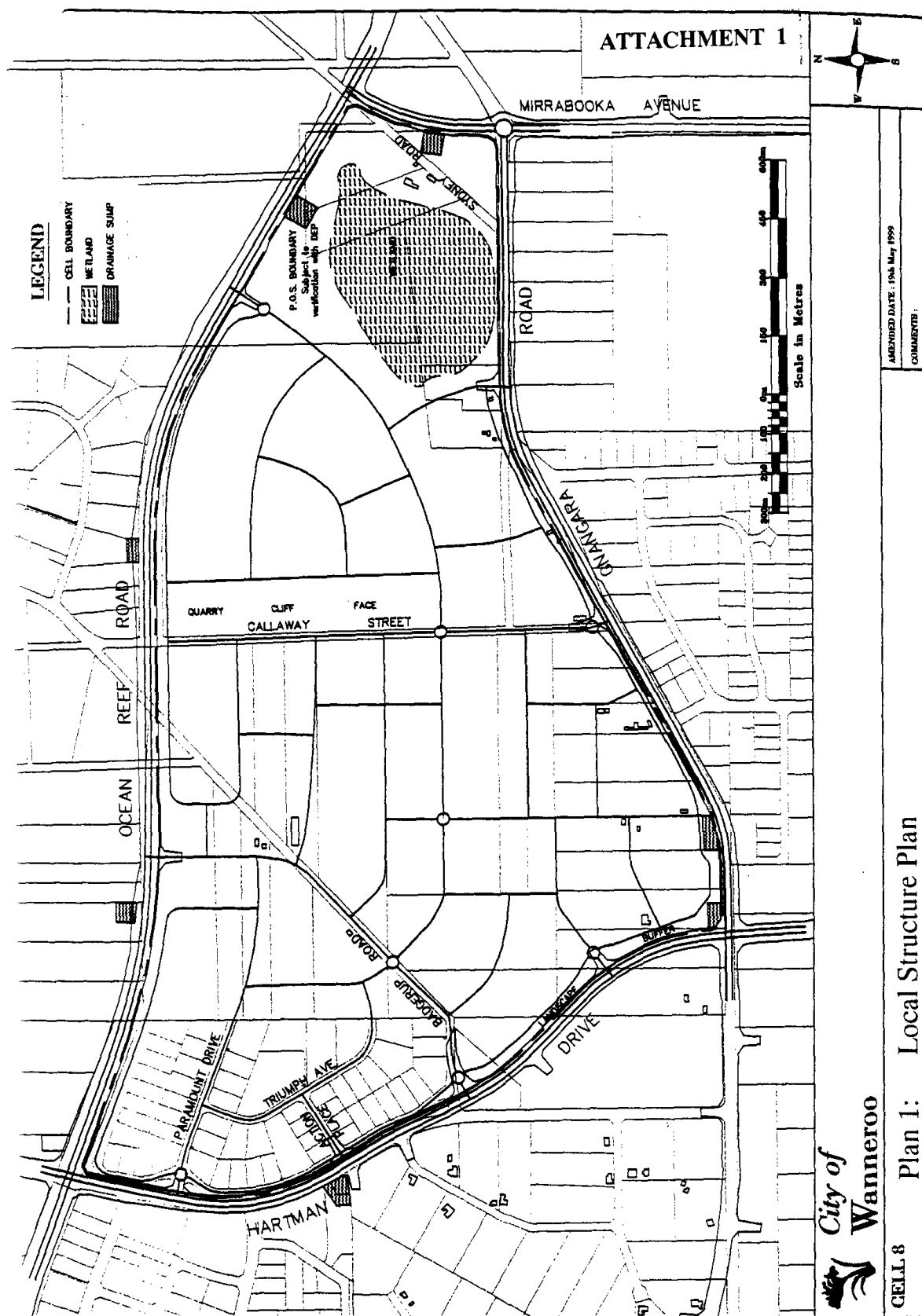
Voting Requirements

Simple Majority.

Recommendation

That Council:

- 1. Pursuant to Clause 9.6 of the City's District Planning Scheme No.2, ADOPTS, SIGNS and SEALS as modified the East Wanneroo Cell 8 Local Structure Plan;**
- 2. FORWARDS a copy of the adopted East Wanneroo Cell 8 Local Structure Plan to the Western Australian Planning Commission;**
- 3. ADOPTS the figure of \$10,701,953 as the current Estimated Cell Costs and \$5.56 as the current Infrastructure Cost Per square metre of nett developable land to be applied in East Wanneroo Development Area Cell 8;**
- 4. AUTHORISES notification of the current Estimated Cell Costs for Cell 8 in accordance with Clause 10.11 of District Planning Scheme No. 2.**



ATTACHMENT 2

Page 1

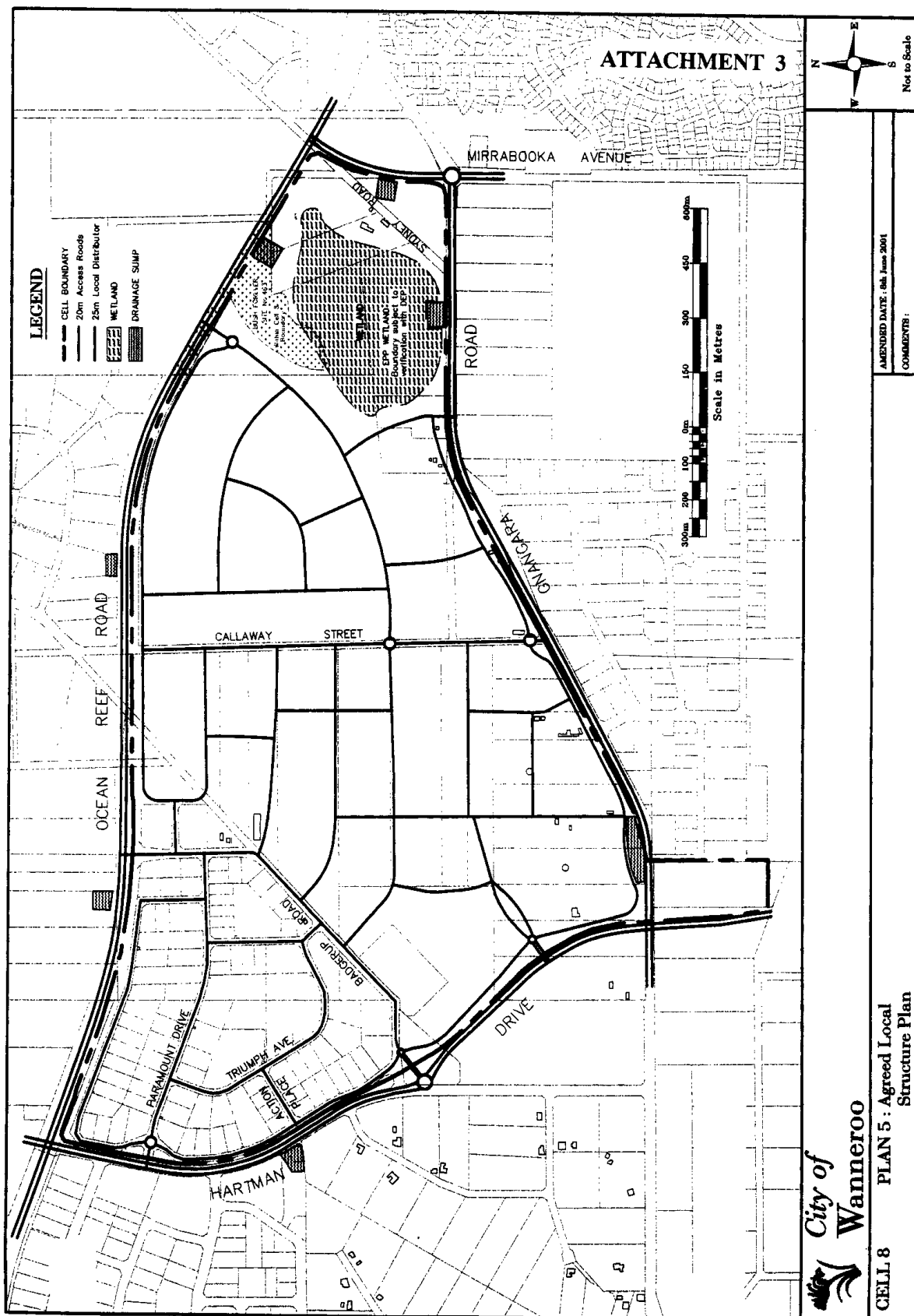
SCHEDULE OF MODIFICATIONS

CELL NO. 8 - STRUCTURE PLAN NO. 10

- (i) The City seeking new independent valuation advice regarding the current values of the land required for acquisition within Cell No. 8 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.
- (ii) 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 local distributors within the Cell being identified on the Structure Plan and being widened to 25 metres in accordance with the Commission's Policy DC 4.1 - Industrial Subdivision. This road widening requirement shall be shown on the Structure Plan Map.
 - c) The Structure Plan being modified to include Bush Forever Site No. 463 on the Structure Plan.
 - d) The Structure Plan being modified to be consistent with the subdivision approvals within the Cell.
- (iii) 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.
- (iv) 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.'*

ATTACHMENT 2**Page 2**

- c) The inclusion of environmental provisions to ensure that existing and future nearby sensitive land uses will be protected from adverse impacts associated with industrial development within Cell 8 and the inclusion of buffers, where appropriate.
 - d) 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.
-



PD06-04/02 Close of Advertising: Proposed Modifications to the Merriwa Local Structure Plan (LSP 15)

File Ref: 46007
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments 2

Issue

Consideration of submissions received during the public advertising period in relation to the proposed modifications to the Merriwa Local Structure Plan (LSP).

Applicant	Taylor Burrell
Owner	Caversham Property
Location	Part Lots 904, 905, 906 and 907 Baltimore Parade, Merriwa
Site Area	44 hectares (approx)
DPS 2 Zoning	Residential

Background

The City received an application from Taylor Burrell Planning Consultants on behalf of Caversham Property Pty Ltd to consider proposed modifications to the Merriwa Local Structure Plan. The application area covers approximately 44 hectares of land and is located north of the existing residential area in the suburb of Merriwa (refer **Attachment 1**).

Council initially considered the application at its meeting on 6 November 2001 (Item No. PD13-11/01), and resolved to publicly advertise the proposed modifications for a period of 42 days.

Following the initiation of public advertising the applicant submitted a revised plan at the request of City officers, which now forms the basis for consideration of LSP modifications (refer **Attachment 2**).

Detail

The applicant is promoting the modification to the LSP, in part, as a result of the Education Department advising that it no longer requires a planned 4 hectare (ha) public primary school site.

The application proposes the following main elements:

1. A reconfiguration of the central area land uses.
2. The introduction of residential lots where the existing LSP shows public open space (POS).
3. The relocation of the displaced POS to a site adjacent to the private primary school site.
4. An additional 330 lots (approximately) in the north-eastern portion of the LSP area generally consistent with the existing LSP.

The central area (bounded by Dalvik Avenue, Baltimore Parade and Seagrove Boulevard) was originally identified as a central community node of approximately 12 ha, consisting of a private primary school (2 ha), public primary school (4 ha) and POS (6 ha). Given that the 4 ha public primary school site has been deleted, some modification to the LSP is required to replace the primary school with an alternative use.

The applicant has suggested that the separation of the POS area into two separate reserves (south and north) promotes a more equitable distribution of POS and is in accordance with agreements previously made between the private primary school, the Education Department and Smith Corporation (the previous developers).

At Council's meeting on 6 November 2001, a number of issues were identified as requiring additional information prior to final adoption of the LSP. The additional information included:

1. A vegetation assessment of the site.
2. An ethnological and archaeological assessment of the site.
3. Detail of the proposed pedestrian/cyclist network.
4. The identification of appropriate bus stop locations.
5. A demonstration of the accuracy of the projected traffic volumes.
6. Engineering justification and documentation to enable proper assessment of the downgrading of Connolly and Lukin Drives.
7. The location of any future school-in-houses sites.

An assessment of each of these items is outlined in the comment section of this report.

Consultation

Public advertising was carried out in accordance with the provisions of part 9.7 of the City's District Planning Scheme No. 2 and involved the erection of two advertising signs on the site (in prominent locations), letters to approximately 60 residents directly overlooking the application area (Baltimore Parade and Dalvik Avenue) and an advertisement in the Wanneroo Times newspaper. The advertising period was 42 days and concluded on 5 March 2002.

At the conclusion of public advertising, 37 submissions objecting to the proposal and 1 submission supporting the proposal were received. A 314 signature petition objecting to the proposal was also received. All submissions and the petition signatories have been identified as being located within a 1 kilometre radius of the application area. A copy of all submissions received has been placed in the Councillors reading room. A summary of the main points of objection and a response to each is outlined in the following table.

Point of Objection	Frequency of Point Raised	Response
Loss of Amenity by introducing residential development into an area previously identified as Public Open Space	27	Consideration for the loss of amenity to existing residents represents the greatest objection to the proposed modifications. The public consultation period for structure planning amendments enables Council to give due consideration to amenity concerns. However it should be noted that the structure planning process is, by its very

		nature, intended to be a flexible mechanism for land settlement patterns to respond to changing market demands, planning philosophy and other factors affecting development. Whilst the relocation of the POS to the northern portion of the site is not considered to be a significant decrease in the standard of amenity that could otherwise be expected within a residential area, consideration must be given to the expectation that residents have previously gained from the identification of the POS in both the City's LSP and the developers marketing of the site.
Not enough POS in the area	16	The applicant generally has an obligation to provide 10% POS within the locality and has submitted a schedule demonstrating this. City administration is satisfied that the schedule is generally acceptable and consistent with the Western Australian Planning Commissions DC Policy manual and other state policy.
Negative impact on the native Flora and Fauna	3	Refer Comment section of report.
Contrary to council's previous advice on landuse.	1	The City provides the best information available to the public in good faith, and is not bound to the detail of the information distributed when variations have been considered through established processes. Until such time as an amendment has been adopted, the approved Local Structure Plan is the guide for all future development in a locality. It needs to be recognised that the structure plan modification process involves public consultation to ensure public awareness of proposed changes and opportunity for the public to comment on proposals.
Not enough Public consultation	3	Public notification was carried out in accordance with the provisions of part 9.7 of the City's District Planning Scheme Number 2 and involved the erection of two advertising signs on the site (in prominent locations), letters to approximately 60 residents directly overlooking the application area (Baltimore Parade and Dalvik Avenue) and an advertisement in the Wanneroo Times newspaper.
Potential drainage problems	1	The applicant has provided conceptual detail on the ultimate drainage management within the POS area. All previous LSP's have identified a drainage sump within the POS area. The current detail reduces the size of the sump from 7000 m2 to 4000 m2 and incorporates gross pollutant traps before releasing excess water during storm events into the existing park. This latest concept represents a more effective use of the POS area and effective techniques for storm water management within the area of POS.
Increased traffic volumes and impacts on road safety.	5	The traffic generation assumed for the Merriwa subdivision is in the order of that forecast by MRWA in its transport modelling for the arterial road network. The ultimate volumes appear within acceptable levels for distributor roads with a 7.4 metre pavement as identified on Dalvik and

		Baltimore Parade.
Decrease in property values	3	The submission did not provide any evidence to substantiate a reduction in property value would occur as a result of the LSP modification.
Impact on local commercial centre by the reduction in traffic volumes along Baltimore Parade.	1	<p>The applicant has indicated that the traffic projections included in the Structure Plan document are incorrect. Revised projections have been submitted, and are being reviewed by the City's Traffic Engineer for confirmation of the ramifications for existing commercial centres.</p> <p>It should be noted that the existing commercial centres are locally based, and originally created to service a local catchment within the Merriwa locality and not primarily dependant upon passing trade.</p>

Comment

Vegetation Survey

The applicant engaged ATA Environmental to carry out a vegetation survey of the LSP area. This report identified that the vegetation on the site was extensively degraded by the impacts of land clearing and weed invasion. The remaining native vegetation is typical of the Spearwood Dune System and in particular, the Cottesloe-Central and South Vegetation Complex. The vegetation was not considered to be regionally significant and as result the site has not been identified in the State Government's 'Bush Forever' program.

The best quality vegetation on the site was identified as being in the north-eastern portion, near the intersection of Connolly and Lukin Drives. In the report, this vegetation was described as 'Good' quality *Acacia Rostellifera*, where *'the vegetation group has been significantly altered by very obvious signs of multiple disturbance but retaining the basic vegetation structure or ability to regenerate'*.

The City explored the opportunity of retaining the good quality vegetation within the north eastern portion of the LSP. Constraints associated with the coordination of the future residential lot levels and Connolly Drive/Lukin Drive, combined with the steep grade of the land compromise any reasonable opportunity to preserve the remnant vegetation within this area.

Ethnographic and Archaeological Survey

The applicant engaged R O'Connor to prepare a report on Ethnographical significance, and G Quartermaine to report on the Archaeological significance of the subject area. The studies were carried out in accordance with the provisions of the *Aboriginal Heritage Act 1972* and involved the investigation of the site through site visits, research and consultation with Aboriginal people.

The recommendations of these reports indicate that the development may proceed, however it was noted through consultation with the Aboriginal people that a large portion of the development area had already been predominately cleared of vegetation and levelled before the survey took place and that had there been any Aboriginal sites, they would have been destroyed in advance of the consultative process and survey. It was also noted that any archaeological material that is uncovered as a result of the development should be immediately reported to the W.A Museum and that the proponent take adequate measures to inform project personnel of this requirement.

Pedestrian Cyclist Networks

The applicant has provided a proposed footpath/dual use path plan in support of the LSP. No on road facilities have been identified in the proposal which is consistent with the pedestrian/cyclist movement system already developed for the Merriwa locality. The proposed network is considered to be in accordance with current policy and integrates well with the existing network.

Identification of Bus Stops

The applicant has liaised with Transperth to resolve the requirement for identifying bus stops within the LSP area. It is apparent that Transperth have not adequately completed any thorough investigation into the ultimate routing and design consideration for bus movement systems in the area. Whilst Transperth has provided indicative locations for bus stops, it is considered to be premature to formalise these locations in the LSP until Transperth (whom will undertake its own passenger demand analysis) has formulated an overall strategy.

Traffic Volumes

A revised traffic report prepared by Klyne's Consulting has recently been submitted to the City for assessment. Discussions on the report are underway between the City's Technical Services and Klyne's although, at the time of writing this report, had not been finalised. Whilst it is anticipated that no changes will result from the assessment of this information, any variations can be accommodated through a subsequent revision to the plan.

Justification for the Reduction in the Connolly Drive and Lukin Drive Road Widths

The 'downgrading' of Lukin and Connolly Drives to accommodate a lesser road reserve is not considered to be appropriate at this time and may ultimately compromise the provision of regional road infrastructure. The traffic figures provided by the applicant cannot be regarded as providing a definitive measure for ultimate traffic volumes along these roads. However, in recognition of the previous subdivision approval for the site, clarification will be sought from the Department for Planning and Infrastructure upon further subdivision applications for the land abutting Connolly Drive.

Schools in Houses

The applicant has liaised with the Education Department with a view to identifying a possible site for a 'schools in houses' project. The 'schools in houses' program looks at the creation of temporary classrooms in residential buildings to accommodate increased demands on existing school facilities within developing areas. Whilst this facility may not be required (dependent on the timing of construction of the Ridgewood primary school), the applicant has identified a possible location for the 'school in houses' within the proposed central residential node.

Summary

Whilst the applicant has addressed most of the issues required by Council to be addressed prior to final adoption of the LSP, the proposal has attracted significant public opposition from local residents in the Merriwa area. A number of concerns have been raised, mainly related to the impact on amenity that the proposal represents for residents living within the vicinity of the existing public open space area.

Council has also been presented with a 314-signature petition, signed by local residents opposing the proposed amendment. This petition was tabled at Council's meeting of 19 March 2002 and demonstrates considerable public opposition towards the proposal.

During negotiations with the applicant over the proposed modifications to this LSP, the City raised concern over the proposed design. In particular, concerns were raised over the lack of flexibility that would result by fragmenting the POS and the likely community concern that may result from redesigning the central uses.

The level of public opposition that has now resulted confirms the City's previous advice to the applicant. In view of this opposition and the City's own doubts over the likely advantages such a change to the POS would provide, it would be inappropriate for Council to support the proposed modifications.

It should be noted that the proposed residential subdivision in the north eastern portion of the application area generally reflects previous subdivision approvals and structure planning. The applicant has indicated that a current land shortage exists within the Merriwa locality and it may need to pursue further subdivision prior to the LSP being finalised. Under the circumstances, this is considered reasonable, provided that it can be demonstrated that the future stages in the north east of the site do not compromise the central area planning.

Statutory Compliance

The application has been pursued in accordance with the provision of Part 9 of District Planning Scheme No. 2 for Amendment or Revocation of an Agreed Structure Plan.

Strategic Implications

Consideration of this proposal is consistent with Strategy 2.2 of the City's Strategic Plan, which seeks to provide for a cohesive system of integrated land use planning.

Policy Implications

Nil

Financial Implications

Nil

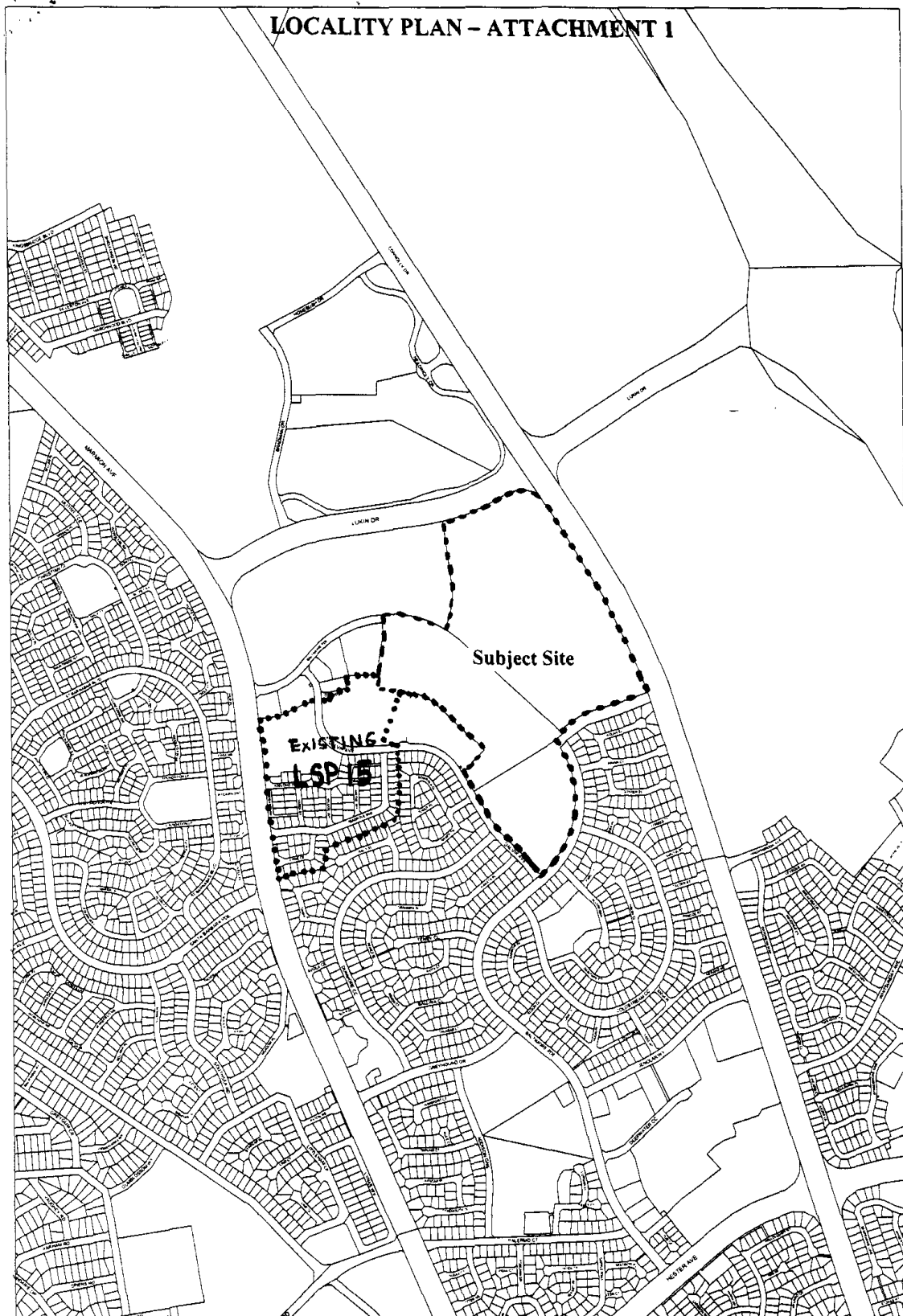
Voting Requirements

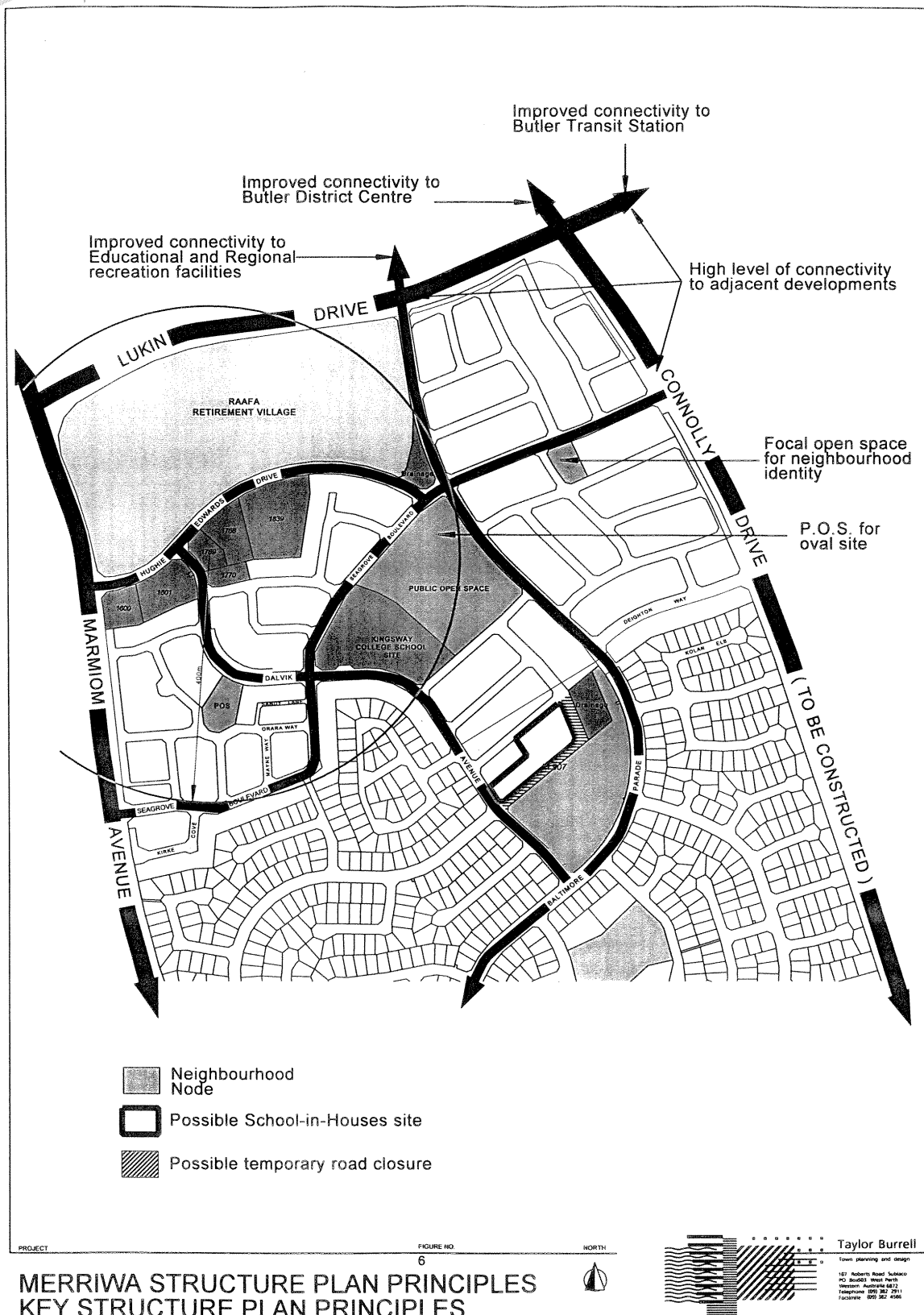
Simple Majority

Recommendation

That Council:-

- 1. Pursuant to Clause 9.6.1 of District Planing Scheme No. 2, RESOLVE that the structure plan is satisfactory subject to a revised plan being submitted showing the central POS area as a single large reserve consistent with the current Local Structure Plan for Merriwa;**
- 2. Subject to Point 1 above, SUBMITS the revised Local Structure Plan to the Western Australian Planning Commission for adoption and certification;**
- 3. ADVISES Taylor Burrell that it does not support the proposed modifications to the central area of the Merriwa Local Structure Plan for the following reasons:**
 - a. The proposed modifications do not represent a significant benefit to the residents of Merriwa, and the relocation of the open space will impact on the amenity of residents living in the vicinity of the application area.**
 - b. The proposal represents a significant variation from the originally approved Local Structure Plan, and would be unreasonable for residents who have purchased property in this locality with an expectation that Merriwa will be developed in accordance with the previously approved LSP.**
 - c. The City considers that the provision of a large central area of open space provides greater flexibility for the utility of this reserve.**





PD07-04/02 Pre-Funding Agreement for Upgrading of Dundebur Road within East Wanneroo Cell 3 Local Structure Plan.

File Ref: 08560
 Responsible Officer: Director, Planning & Development
 Disclosure of Interest: Nil
 Attachments: 1

Issue

To consider pre-funding the upgrading of a section of Dundebur Road, Wanneroo.

Applicant	Beamish Property Group
Owner	Beamish Property Group
Location	Generally bounded by Dundebur Road, Steven Street, High Road and Scott Road Wanneroo.
Site Area	N/A
DPS 2 Zoning	Urban Development

Background

The agreed structure plan for East Wanneroo Cell 3 came into operation in January 2001. The cell covers an area of 42.42 hectares and has been subdivided and developed to about 78 % of its 406 residential lot capacity. The greater part of the remaining area is owned by a syndicate managed by the Beamish Property Group (refer **Attachment 1**).

The properties along the entire Dundebur Road frontage of the cell are controlled by the Beamish Property Group. This group is progressively developing its land and has proposed incorporating the upgrading of Dundebur Road into its civil engineering works contract. The cost of acquiring the land for the ultimate road reserve and constructing the full earthworks, one carriageway and all associated structures for Dundebur Road are designated as Cell 3 works under Schedule 9 of District Planning Scheme No. 2.

Part 10 of DPS 2 provides for the pre-funding of cell works by a landowner with the prior consent of Council, in circumstances where it is expedient for the purpose of achieving the objectives of the agreed structure plan.

Detail

The section of Dundebur Road to be pre-funded is the length between Griffiths Road and Steven Street. It is intended to be the subject of a separate lump sum contract to be awarded by public tender, but would most appropriately be carried out in conjunction with the private subdivisional works to be carried out on the Beamish Property Group land.

It is intended that the City will make progress payments as they fall due under the awarded contract subject to it being satisfied with the extent and quality of the work performed. The pre-funding owner is required to maintain itemised records of all relevant expenditure and produce these to the City.

In the event that the cost of the works exceeds the amount originally agreed by Council, Council may accept or reject the additional cost.

Comment

Acceptance of this pre-funding agreement will achieve the construction of Dundebur Road between Griffiths Road and Steven Street considerably ahead of the time it would otherwise be achieved. This will produce a benefit to the local community in the form of an improved road system. The construction of Dundebur Road, either ahead of or concurrent with the Beamish Property Group subdivision, will also alleviate any difficulties in co-ordinating land levels. This will ultimately lead to a reduction in the cost of construction works.

The City is currently reconstructing the rural road section of Dundebur Road between Steven Street and Franklin Road. The prefunding of the section between Griffiths Road and Steven Street will enable completion of the upgrading of Dundebur Road between Griffiths Road and Franklin Road.

Statutory Compliance

The full cost of the acquisition of land and construction of full earthworks, one carriageway and all associated structures for Dundebur Road, between Griffiths Road and Steven Street, is a designated cell work in Cell 3 under Schedule 9 of DPS 2. Authority to enter into a pre-funding arrangement to achieve cell works is contained in clause 10.12 of DPS2.

Strategic Implications

Acceptance of the pre-funding agreement is consistent with Strategy 2.6 of the current draft Strategic Plan which aims to provide and maintain infrastructure to meet the needs of our community. It is also consistent with Objective 2.6.1 of the current draft Planning and Development Directorate Strategic Plan which seeks to ensure an appropriate planning framework for the equitable provision of community infrastructure.

Policy Implications

Nil

Financial Implications

The applicant has estimated the construction cost for Dundebur Road will be in the order of \$700,000. The current cell account has well in excess of that amount available.

The funds to meet the progress payments under the pre-funding arrangement can therefore be fully funded from the Cell 3 Overdraft Account and there will not be any draw on the City's municipal fund.

The Cell 3 Overdraft Account funds are raised by the levying of an infrastructure cost per lot against each new lot that is produced by subdivision within the cell. The level of available funds will reflect the infrastructure contributions to be paid by the Beamish Property Group on its staged development and the compensation for public open provision to be paid to it.

The cost of the Dundebur Road works will be determined through the public tender process and will be reported separately to the Council following the tender closing date.

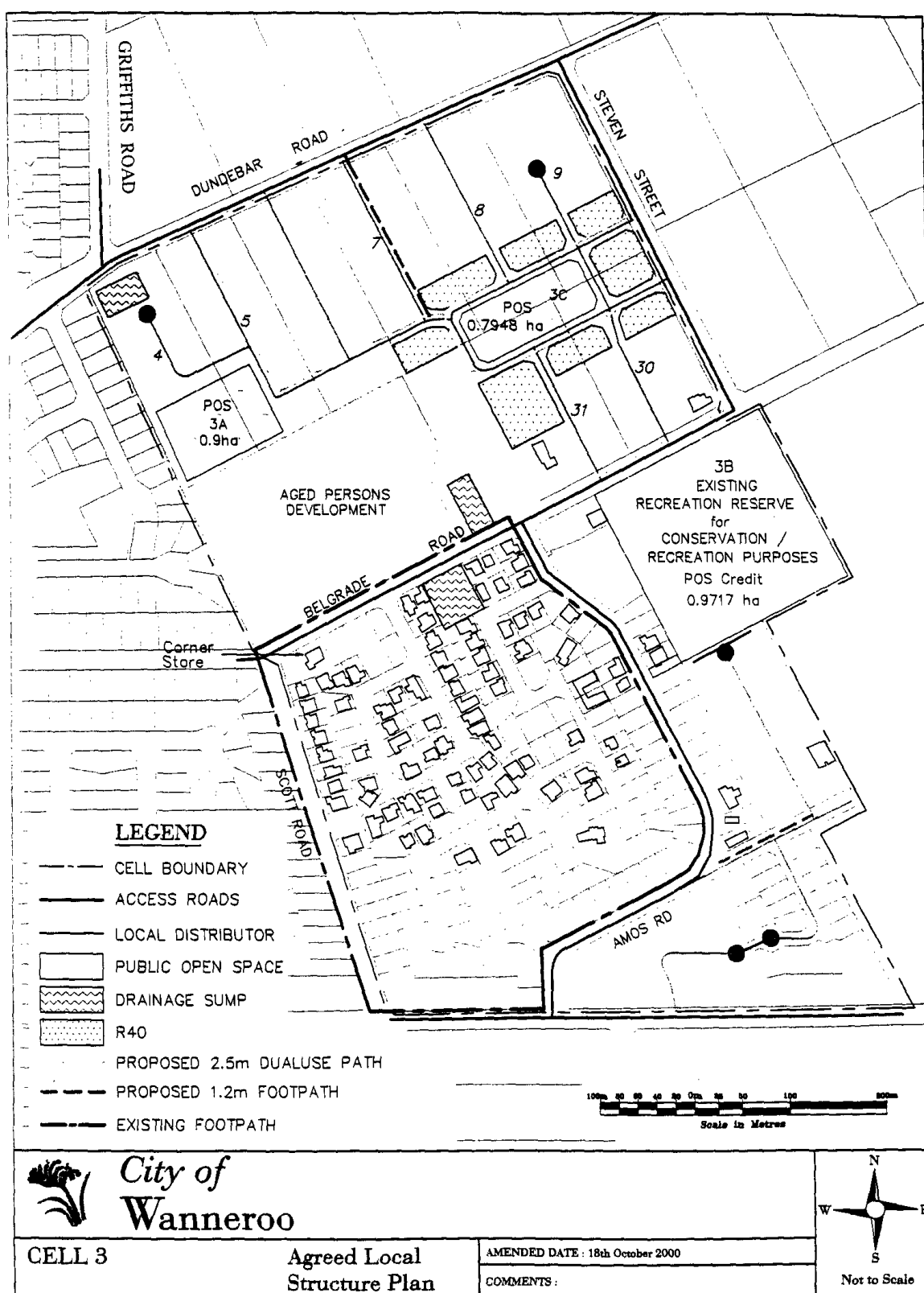
Voting Requirements

Simple Majority.

Recommendation

That Council AGREES to the pre-funding by Beamish Property Group of the upgrading of Dundebur Road abutting East Wanneroo Cell 3, subject to, the costs associated with these works being determined through a public tender process.

ATTACHMENT 1



PD08-04/02 Consideration of The Two Rocks Northern Precinct Local Structure Plan: Close of Advertising

File Ref: 69924
 Responsible Officer: Director Planning and Development
 Disclosure of Interest: Nil
 Attachments: 3

Issue

The consideration of submissions received during the public advertising period and other issues outstanding from Council's previous consideration of the Two Rocks Northern Precinct Local Structure Plan.

Applicant	Masterplan Consultants
Owner	Tokyu Corporation
Location	Part Lots 220 and 207 Breakwater Drive Two Rocks
Site Area	240 Hectares
DPS 2 Zoning	Urban Development

Background

The land is currently zoned 'Urban Development'. Part 3.14.1 of District Planning Scheme No. 2 (DPS2) specifies that, "The Urban Development zone provides for the orderly planning of larger areas of land or districts in an integrated manner within a regional context, whilst retaining flexibility to review planning with changing circumstances".

The proposed Two Rocks Northern Precinct Local Structure Plan (LSP) has been prepared as a guide for the future urban expansion of this locality and generally reflects the 'Enquiry by Design' (EBD) Workshop held in October 2000. The outcomes report on the EBD workshop has been prepared by the Department for Planning and Infrastructure and was released in March 2002 (copy previously provided to all Councillors).

A further EBD workshop was held from 5 to 8 March 2002 at the City of Wanneroo Administration Centre to contemplate a regional planning framework for the Yanchep Two Rocks area.

It is anticipated that the LSP will accommodate the creation of approximately 1500 residential lots (approximately 4,500 people) consistent with the Residential R20 coding, with pockets of R40 medium density residential housing. The principles of design include those embodied in the 'Community Codes', however, the design has been based on suggested central community focal points including recreational and community nodes rather than a retail focus. **Attachment No. 1** reflects the report previously presented to Council in November and provides additional background information.

Detail

The LSP was prepared in support of a 'Superlot' subdivision application submitted to the Western Australian Planning Commission (WAPC) for consideration. The subdivision application has been subsequently deferred by the WAPC pending consideration of the structure plan.

The LSP was considered by Council at its meeting on 6 November 2001 (PD02-11/01). At this meeting, Council resolved to advertise the LSP and required the applicant to satisfactorily resolve some 18 outstanding issues prior to the final adoption of the LSP.

Consultation

The LSP was advertised for a period of 42 days between 30 November 2001 and 11 January 2002. Advertising was undertaken by way of two advertising signs on the site (in prominent locations), letters to approximately 350 residents, an advertisement in the Wanneroo Times Newspaper and a public forum held at the Phil Renkin Centre on 4 February 2002 (attended by approximately 120 members of the public). The advertising process resulted in 19 submissions being received.

Comment

Issues Arising from Advertising

The points of concern raised in the submissions and at the public forum, the frequency the issue was raised and a comment on each point is outlined in the following table:

Point of Objection	Frequency Raised	Comment
1. The LSP should better identify, reflect and preserve the natural vegetation on the site.	7	The applicant has demonstrated that the proposed areas of POS generally accord with the better quality areas of remnant vegetation within the LSP. However it should be noted that further opportunity through the rationalisation of several of the small pocket parks and the introduction of the full 10% POS would provide a better opportunity for the preservation of vegetation within larger areas of POS. It has also been suggested that the exact detail of the proposed areas of POS can only be provided at the detailed design stage.
2. Proposed lot sizes are too small and would detrimentally affect the character of the Two Rocks fishing village.	13	The majority of proposed lots sizes are considered to be consistent with the minimum lot sizes promoted under the Residential R20 coding. The R20 coding is consistent with the existing coding over the Two Rocks Village. Although several small pockets of medium density (R40) housing have been promoted within the LSP, these areas can form the basis for community nodes/focus and have been

		identified away from existing residential areas. The provision of medium density sites (where smaller lots sizes can be accommodated) is considered to be consistent with the provisions of the 'community codes' and established planning policy where a range in lots sizes is promoted
3.	Super lotting of the subject land provides a 'quick buck' for the developers but does not provide any essential infrastructure or gain to the existing or new community (i.e. schools still will not be available for many years).	1 The City is currently assessing the suitability of the LSP in regard to the absence of local community facilities, shopping facilities etc. and will ultimately require modifications if the applicant cannot demonstrate that these facilities will be provided outside of the application area and within proximity to residential catchments. Ultimately the provision of these types of facilities will be provided in conjunction with the development of the land for residential use.
4.	Objection to Charnwood Place becoming a through road	1 Charnwood Place is outside of the application area and although the indicative design over this parcel of land reflects a through road, consideration to the suitability to this connection will be given through subsequent structure planning processes and public consultation relating directly to this area.
5.	Karst formations located within the application area.	2 This was one of the issues that the Council required the applicant to resolve prior to the final adoption of the LSP. Refer to point (h) of this report for further details.
6.	Impacts on groundwater drinking supply and sewer/servicing	8 The site is within the Perth Coastal Underground Water Pollution Control Area (UWPCA), which is identified as a Priority 3 Public Drinking Water Supply area. These areas are defined to minimise the risk of pollution to the water source and are declared over land where water supply sources need to co-exist with other land uses such as residential, commercial, and light industrial developments. Generally the requirements to protect groundwater within Priority 3 areas are through the provision of appropriate wastewater treatment by the implementation of Deep Sewer to remove liquid wastes away from the Priority 3 catchment areas. The Water Corporation (WC) is responsible for assessment and implementation of strategies for

		<p>the removal of liquid wastes. The WC is satisfied that the wastewater strategy proposed for the Two Rocks area is suitable, subject to the resolution of funding and subdivision staging. It is anticipated that the Two Rocks area will ultimately connect to the proposed treatment plant at Alkimos via a main sewer system linked to local pumping stations and gravity sewers. This requirement will ultimately be resolved through consultation with the relevant servicing authority.</p> <p>The provision of drinking water within the application area shall be determined in consultation with the WC. The WC has indicated that the report prepared by Masterplan generally covers the capability of the Water Corporation's existing water supply system for the Two Rocks area and the requirements for further upgrade to the existing system to supply the overall northern precinct.</p>
7.	Appropriate beach access should be provided	8 <p>Beach access will be considered as part of the Foreshore Management Plan for the Two Rocks area. A Foreshore Management Plan was recently submitted to the City for consideration. Ultimately this foreshore plan will require formal public consultation and be the subject of a separate Council consideration.</p>
8.	Increased traffic	3 <p>The projected traffic volumes are considered to be within reasonable limits of local distributor roads. The LSP design has been prepared with consideration for minimising the impacts on existing residents where possible.</p>
9.	Lack of local employment within the LSP	7 <p>The applicant has adopted a philosophy within the LSP to remove local community and retail facilities and promote them in the Two Rocks Town Centre area. The issue of economic and employment initiative was a Council requirement which was to be resolved by the applicant prior to the final adoption of the LSP. Further consideration of this issue is made in points (k) and (l) of this report.</p>
10.	Boat launching facilities should be upgraded	7 <p>It is considered unreasonable to impose an obligation on the landowner to implement additional or upgrade works on the Two Rocks boat launching facilities in the content of this</p>

		application.
11. The important ridge should be preserved	9	The LSP identifies the preservation of the large ridge. This ridge contains vegetation identified in the vegetation survey plan prepared by ATA Environmental as 'poor' quality. The ridge was originally considered and incorporated into the Enquiry By Design workshop for preservation.
12. Telecommunication towers should be identified in the LSP	1	The City's Policy on Mobile Telephone Base Stations recommends the identification of base stations at an early stage of the structure planning process. However, given the extent of the Tokyu landholding it is preferable that regional consideration to the provision of Telecommunication Towers be made in consultation with the applicant. Consideration for these types of facilities may be provided within this LSP area as part of an overall strategy.
13. Unexploded Ordinance	1	This was one of the issues that Council required the applicant to resolve prior to the final adoption of the LSP. The applicant has since agreed that a provision should be included in Part 1 of the LSP to require that no subdivision or development should proceed until the land has been searched and cleared for unexploded ordinance. In any case, this is a standard subdivision requirement for land in this area.

Council's Conditions on Final Adoption of LSP

Council's resolution on 6 November 2001 required that prior to final adoption of the LSP, resolution of the following regional/district and local level planning issues will be required. **Attachment 2** represents the applicant's overview of how these issues have been addressed and was submitted to the City at a meeting held with Council officers in late February with further information from the EBD workshop being provided on 19 March 2002. The following comments are made on the suitability of the applicant's response. Council will note that many of the requirements have either not been satisfactorily addressed or insufficient time has been provided to the City Administration to properly consider the issues. Notwithstanding this, Council will note that this report has been prepared as a result of a request by Tokyu representatives made at meeting held on 7 March 2002 with the City's Chief Executive Officer and Council staff.

- a) *Further detail and justification for the location and reduction of the POS from 10% to 8% consistent with the principles of Liveable Neighbourhoods.*

The applicant has suggested that a reduction in POS down to 8% was introduced at the Enquiry By Design workshop (EBD) by the Department for Planning and

Infrastructure, and that the outcomes report embraces the 8% provision within the principles of the Liveable Neighbourhoods.

It is not considered appropriate to consent to a reduction in POS in this instance, as it has not been adequately demonstrated that the criteria in the Community Codes has been accommodated. The Codes suggest that a discount of 2% can be considered where parks are developed to at least a basic level of landscaping including earthworks, grassing, tree planting and irrigation. Given the application is to facilitate the on selling of the land as super lots, the City would have no guarantee that the new landowners would carry out these works to justify this reduction. Further to this, there would be inequities between landowners as to the extent of POS provided within each lot and the costs associated with the required works. On this basis, the reduction in POS down to 8% is not supported.

- b) *Identification and preservation of remnant vegetation within proposed areas of POS and the specification of the exact land areas of the proposed POS areas (including dimensions to ensure active oval requirements can be satisfied).*

The applicant has demonstrated that the proposed areas of POS generally accord with the better quality areas of remnant vegetation within the LSP. However it should be noted that further opportunity through the rationalisation of several of the small pocket parks and the introduction on an additional 2% POS (as mentioned above) would provide a better opportunity for the preservation of vegetation within larger areas of POS. It has also been suggested that the exact detail of the proposed areas of POS can only be provided at the detailed design stage. It is important that the City Administration has the exact dimensions for the purposes of calculating the suitability of POS for active recreation ovals. This information remains outstanding and should be provided along with the other requested variations, particularly as it has already been acknowledged that there is an uneven spread of POS between the proposed super lots.

- c) *The preparation of a Foreshore Management Plan for the foreshore area between the Two Rocks Marina and the northern boundary of the Local Structure Plan area to comply with ecologically sustainable development principles as recommended by Environmental Australia Standard.*

The applicant has recently submitted a Foreshore Management Plan to address this issue, however City Administration has not had the opportunity to properly consider the submission.

- d) *The preparation of a 'Drainage Management Plan' with water sensitive design, minimised impacts on the function and operation of POS and maintenance implications.*

A drainage management plan has recently been provided by Cossill and Webley Consulting Engineers, however City Administration has not had the opportunity to properly consider the submission.

e) *The identification and provision of Community facilities within the LSP area.*

This obligation primarily relates to the provision of local community facilities. The applicant has suggested that the provision of these facilities within the LSP would be detrimental to the growth of the Two Rocks Town Centre. The applicant has indicated that should local community facilities be required within the LSP then they could be accommodated, preferably within the neighbourhood focal points.

Given the uncertainty with the function of the Two Rocks Town Centre area and the substantial time frame expected before development occurs, the local community facilities should be identified 'up-front' to ensure that these types of facilities can be provided if ultimately required.

f) *Improved pedestrian links to existing residential areas and further assessment of public transport routes to proposed school sites in consultation with the Department for Planning and Infrastructure.*

The applicant has suggested that the detail originally submitted as part of the LSP report adequately addresses the pedestrian links and that further consideration to the public transport routes will be made through the EBD workshop project. City Administration has not had the opportunity to properly re-consider the LSP detail and no information regarding public transport routes in relation to the EBD workshop (which was held between 5 and 8 March 2002) has yet been made available.

g) *The preparation of a traffic management study that adequately considers the volumes of traffic associated with development outside of the LSP area and rationalisation of traffic volumes identified within the North West Corridor Structure Plan.*

The applicant has suggested that the report prepared by ERM Mitchell McCotter, originally submitted as part of the LSP report adequately addresses the local and district traffic issues and that regional issues will be addressed at the EBD workshop. The City's Technical Services Directorate is further considering the suitability of the original data provided by the applicant in relation to outcomes of the EBD workshop. A number of landuse variations in relation for the land north of the application area have been suggested in the EBD Plan from that previously identified in the design provided by the applicant for the land north of the application area and formed the basis for traffic volume projections. The location of the neighbourhood centres have been varied and may impact on the suggested traffic volumes for local distributor roads with further implications on the most appropriate distribution of school sites etc (which were not considered as part of the EBD workshop). On this basis, further rationalisation of traffic volumes identified in the LSP in regard to the EBD outcome design should be required and further considered.

h) *The assessment needed to identify areas of potential karst and future management controls are in place to prepare them.*

The applicant has suggested that ATA Environmental has undertaken an additional study of the karstic features within the application area. These additional details have not been provided to date.

The level of detail provided within the LSP report was not considered appropriate to enable a thorough consideration of the likelihood of karstic features within the application area. DPS2 prescribes that further karstic assessment should be considered at the District level of structure planning (which has not occurred) and prior to the finalisation of a LSP. Further to this, DPS2 requires the landowner to prepare a Karst Management Strategy to the requirements of the responsible authority, on advice from the Department of Environmental Protection. This has not occurred and as such, this issue is not considered to be satisfied. To satisfy this requirement the applicant should pursue further clarification from the Department of Environmental Protection as to the extent of works required.

i) *Demonstrated measures for controlling off-road vehicle use.*

The applicant has indicated that the current methods of preventing off-road vehicle use would be maintained and that future super lot landowners would be included into the current strategies. DPS2 requires that the applicant protects and preserves the regionally significant bushland. The only regionally significant bushland in proximity to the application area is the foreshore area. Tokyu Corporation has been proactive in the controlling of off road vehicle use, however greater clarification on the implementation of these obligations on subsequent land owners is required.

j) *The deletion of the eastern most school site from the LSP (affected by the rail buffer).*

The applicant has indicated that the eastern school site will most likely not be affected by the ultimate alignment of the railway. This position has been formed on the plan presented at the EBD workshop held in March 2002. The plan presented at the EBD workshop currently has no status and whilst it may ultimately guide future planning, does not justify a variation to this requirement. The Metropolitan Region Scheme and the associated addendum to the North-West Corridor Structure Plan Report for the Yanchep locality identifies the rail line in close proximity to the LSP area, and as such, proper consideration for rail precinct planning, pedestrian/vehicle movement systems into rail stations and the ultimate alignment of the rail line requires further consideration. It should be noted that the EBD is a non-binding process formulated for the investigation of issues and objectives which ultimately will guide, but not regulate the future development patterns of a locality or region.

The LSP should be modified to delete the eastern most school site from the LSP, as reflected in Council previous resolution.

k) *The preparation and incorporation of an economic and employment initiatives report to address the provision of employment throughout the structure plan area.*

An economic initiatives report associated with the IDEA project was provided to satisfy this obligation. The City's Administration has not yet had the opportunity to properly consider the submission.

l) *The applicant demonstrating that the allocation of land uses has been addressed as part of a district framework and that the City's support for the LSP will not compromise the effective planning and implementation of district infrastructure/facilities and services including;*

- i) *The location and future provision of Regional Roads*
- ii) *The location and future provision of Recreation and Community facilities and services*
- iii) *Tourism and related land uses and opportunities*
- iv) *Broader Commercial and Employment Strategies.*

In regard to the outstanding Regional/District issues, the applicant has provided justification as identified in **Attachment No. 2**, including a submission from the Chairman of the Saint Andrews Enquiry By Design Workshop, Mr Bill Burrell, held between 5 and 8 March 2002, which is outlined in **Attachment No. 3**.

The outcomes of the EBD workshop are likely to influence the regional planning required for the Two Rocks/Yanchep locality, which ultimately will be considered and implemented by the Department for Planning and Infrastructure (DPI). The DPI has not provided comment in regard to the LSP, however was involved in the EBD workshops.

The EBD plan submitted by the applicant (endorsed by the Chairman of the EBD) has no statutory basis and is not considered to have enough detail to consider that all regional/district issues have been addressed. For example the EBD plan does not address such fundamental elements as the disposition of school sites and district open space. In addition the officers of the DPI attending the workshop prepared a different plan than that produced by the landowners consultants and this may have an influence on the ultimate outcome of the regional/district structure planning for this area.

To accept that all district /regional facilities will be provided outside of the LSP (based on the EBD) at this time and therefore not impact on this area, would not be considered sound planning consideration and a proper planning process.

Whilst the applicant has strongly suggested that it is unlikely that the adoption of the LSP would compromise the provision of regional/district facilities, the fundamental question is whether it is appropriate for the local authority to make regional/district assumptions on the provision of essential infrastructure, educational institutions, regional open space, employment, retail, tourism and transport networks on the basis of the EBD plan.

- m) *Commitments towards the ultimate development and nature of the Two Rocks Town Centre and surrounding areas.*

The applicant has suggested that the Two Rocks town centre is not owned by the Tokyu Corporation and it can therefore cannot commit to its development. The role of the Town Centre area will need to be established with some degree of certainty to enable the consideration of the level of retail and services that will be provided in the centre. Further clarification from Tokyu Corporation is required to establish what commitments the current landowners, the Fini Group, have under the purchase contract to establish this as an important retail/community focus. It should also be noted that the EBD plan now identifies a substantial retail centre approximately 1 kilometre east of the Town Centre which may ultimately result in the down grading of the Town Centre as a substantial node of retail focus. This land is owned by the Tokyu Corporation.

- n) *Provision of an appropriate mechanism to ensure that future contributions by the owners toward such infrastructure are adequately addressed.*

The applicant has suggested that a commitment on super lot purchasers could be made through contractual documents. This process may be acceptable and provide opportunity to transfer current obligations of Tokyu under the Deed of Infrastructure onto subsequent landowners. Further consideration for the detail of the agreement will ultimately be required, however, it is most likely necessary that the City will need to be party to such arrangements to ensure that such commitments are honoured.

- o) *Provision within Part 1 of the local structure plan to restrict development or subdivision occurring within the subject land until such time as the land has been assessed and cleared for unexploded ordinance.*

The applicant has agreed that this provision could be incorporated into the Part 1 provisions of the LSP. This is considered appropriate and is consistent with normal development practice.

- p) *Clarification from the Department of Aboriginal Affairs as to whether further assessment and preparation of a management plan is required, in accordance with the provisions of the City's Scheme.*

The applicant has not satisfied this requirement. DPS2 requires that a management strategy be prepared at the local structure planning stage to ensure public safety and the protection of biodiversity and cultural values. Although the applicant suggests that no further study is required, the EPA report and recommendations (as prescribed in DPS2) clearly indicate that the Department of Aboriginal Affairs raised concerns in relation to the possibility of further sites within the Two Rocks area.

Conclusion

The City has progressed the implementation of the LSP to this point on the basis that a list of issues be satisfactorily resolved prior to final adoption of the LSP. The applicant has premised the absence of regional /district facilities and infrastructure within the application area on the basis that such facilities can be provided outside of the study area in positions to be determined by the Enquiry By Design workshop and within established/future community nodes.

Whilst the applicant has argued that it is unlikely that the adoption of this LSP would compromise the provision of facilities such as District Open Space, Hospitals, Public High Schools, Community Facilities and Retail, the proper planning at the regional and district level is at its early stages and support for the LSP in the absence of a more defined overall regional/district framework is a significant concern.

Tokyu Corporation should be requested to provide additional information in response to the issues that have not been adequately addressed. The proposed LSP should be deferred until such information has been received.

Statutory Compliance

Pursuant to Clause 9.6.2 of DPS2, where Council is not able to make a decision within the 60 day period prescribed by Clause 9.6.1 of the Scheme, by reason of the need to obtain more information or facts, it may extend the period for the consideration of the structure plan for a further 60 days. The period for a deemed refusal under subclause 9.6.4 of the Scheme shall not begin to run until this period has expired.

Strategic Implications

Consideration of this proposal is consistent with Strategy 2.2 of the City's Strategic Plan, which seeks to provide for a cohesive system of integrated land use planning.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple majority

Recommendation

That Council:-

- 1. Pursuant to Clause 9.6.2 of District Planning Scheme No 2, DEFERS consideration of the proposed Two Rocks Northern Precinct Local Structure Plan submitted by Masterplan Consultants on behalf of the Tokyu Corporation to provide it with further opportunity to consider the additional information submitted;**
- 2. ADVISES the applicant that the requirements of Council's previous resolution as outlined in this report and in particular, the Environmental Conditions of District Planning Scheme No 2 in relation to management plans for drainage, karst and Aboriginal Heritage, have not been adequately addressed, and will require this information prior to the matter being further considered by the Council;**
- 3. ENDORSES the comments included in the response to public submissions section of this report and advises the various submitters accordingly.**

ATTACHMENT 1

PD02-11/01 Proposed Two Rocks Northern District Local Structure Plan

File Ref: 69924
Responsible Officer: Acting Director Planning and Development
Disclosure of Interest: Nil
Attachments: 4

Issue

Consideration of the proposed Two Rocks Northern District Structure Plan.

Applicant	Masterplan Consultants
Owner	Tokyu Corporation
Location	Lots 207 and Part Lot 220 Two Rocks
Site Area	Approximately 240 hectares
DPS 2 Zoning	Urban Development

Background

The City has received an application by Masterplan Consultants on behalf of the Tokyu Corporation to consider a structure plan over a 240 hectare (approximate) parcel of land located north of the existing Two Rocks residential area (refer Attachment 1). The structure plan has been prepared in support of a ‘Superlot’ subdivision application recently submitted to the Western Australian Planning Commission (WAPC) for consideration. The subdivision application has been subsequently deferred by the WAPC pending consideration of the structure plan.

Detail

The land is currently zoned ‘Urban Development’. Part 3.14.1 of District Planning Scheme Number 2 (DPS 2) specifies that, “The Urban Development zone provides for the orderly planning of larger areas of land or districts in an integrated manner within a regional context, whilst retaining flexibility to review planning with changing circumstances”.

The proposed Two Rocks Northern District Structure Plan has been prepared as a guide for the future northern urban expansion of this locality (refer Attachment 2). It is anticipated that the structure plan can accommodate the creation of approximately 1500 residential lots (approximately 4,500 people) consistent with the Residential R20 coding, with pockets of R40 medium density residential housing. The principles of design include those embodied in the ‘Community Codes’. The design has been based on central community focal points including recreational and community nodes with some retail abutting the foreshore area.

Regional Context

‘Metroplan’ and the Urban Expansion Policy Statement set the strategic direction for metropolitan growth in the early 1990’s. Structure Plans, to various levels of detail, determine the physical land use arrangements required giving effect to these strategies. In January 1993, the then Department of Planning and Urban Development released the ‘North West Corridor – Structure Plan for Yanchep’ (NWCSP), (refer Attachment 3).

The NWCSP addressed the extent and location of urban land, regional open space, the regional transportation network, the location of major commercial, industrial and other employment areas. It also addressed the location of major regional institutions such as regional hospitals, universities etc. within the Yanchep /Two Rocks Region. The NWCSP formed the basis of rezoning of the land under the Metropolitan Region Scheme (MRS) and the City’s former Town Planning Scheme Number 1 (TPS 1).

In 1996, an Omnibus (MRS) amendment set in place the current MRS zoning for the area introducing Urban, Urban Deferred, Central City Area, Industrial and Parks and Recreation Reserves. In May 2000, TPS 1 Amendment 787 was gazetted rezoning large portions of land from Rural to Urban Development, Industrial Development, Centre Zone, Regional Road and reserved areas of regionally significant bushland (later identified as Bush Forever).

Amendment 787 also required an Environmental Review under Section 48A of the Environmental Protection Act. As a result of this, the City’s scheme includes provisions to ensure that more detailed environmental investigations shall be carried out as part of future structure planning at the district and local levels.

Two Rocks Enquiry by Design Workshop

In October 2000, the former Ministry for Planning (MFP) co-ordinated an ‘Enquiry by Design’ (EBD) Workshop where land planning and development options, particularly for shorter term development, were evaluated and ‘work shopped’. Key representatives of the major players in the planning process attended including Council representatives. Because of uncertainty about the future railway alignment and other key regional district planning issues, the workshop focused on the Two Rocks Marina and surrounding area including the subject site (Lot 207 and Part Lot 220).

It is currently anticipated that another EBD workshop will again focus on the land south-east of the Two Rocks area early next year (scheduled for March 2002).

As a result of the first EBD workshop, a conceptual town and neighbourhood structure was designed for the Two Rocks Marina and Lots 207 and Part Lot 200. This design has formed the basis for this structure plan (refer Attachment 4).

Corporate Context

Council and the State Government have been pro-active in encouraging and facilitating the planning and development of the Yanchep / Two Rocks district. This includes the 1995 'Memorandum of Understanding' (MOU) which was signed between Tokyu Corporation, Yanchep Sun City, the WAPC and Landcorp and established a set of agreements for the future development of the district. The MOU was supplemented by the Deed of Infrastructure, which related to Tokyu Corporations obligation to contribute towards regional road construction, land vestings and the provision of social infrastructure.

In July 1999 a Strategic Cooperation Agreement (SCA) between the WAPC, the City, Tokyu Corporation and Yanchep Sun City was signed. The Agreement defines a series of principles and objectives for urban and economic development and established commitments between these organisations.

One aspect of particular relevance is that the City would *'use its best endeavors to expedite the approval of structure plans and amendments to its town planning scheme for the district, whilst recognising that these are subject to normal statutory processes including public consultation and the outcome can not be guaranteed'*.

SCA also included a focus and a commitment from Tokyu Corporation and Yanchep Sun City for the preparation and implementation of the outcomes of the IDEA Project (an acronym for - Innovation, Development, Employment, Applications). The main aims of the IDEA project are to create employment opportunities ahead of residential expansion to allow the area to be as self sufficient as possible in respect to employment of its workforce, rather than it becoming an area of commuter based suburbs whose workforce mainly are employed in the inner regions of Perth (to the south), creating unmanageable transportation problems.

Consultation

Preliminary comments have been received from various government agencies including Education Department of WA, Department of Environmental Protection, Department of Planning and Infrastructure, Main Roads WA, Water Corporation and Waters and Rivers Commission. These authorities have raised no major objections (in principle) to the public advertising of the structure plan.

Comment

The consideration of issues in regard to this proposal can be classified into regional/ and local issues. There is considered to be key concerns at both levels of planning which must be addressed during consideration of this application. Significant concerns relate to the absence of a district framework addressing the sizes and distribution of key land uses with important consequences at the local level.

The detailed internal design of the structure plan is based on assumptions and criteria established through the EBD workshop, however, the 'draft outcomes report' is yet to be finally endorsed by the WAPC and has no statutory basis. Further, it is not clear at all whether these assumptions relate properly to the wider regional/district framework already established by the NWCSP in the early 1990's. Should these key assumptions change, then this may significantly impact on the more detailed local structure plan design.

As an example, the structure plan does not, in the main, allocate any commercial / business uses at key road intersections that are the centres of the 'walkable' neighbourhoods. Rather, the planning is seeking to create a sense of neighbourhood centre via combinations of higher density housing, POS and roundabouts. The detailed structure plan design (and the allocation of POS in particular) is based on this approach that has some differences to other Liveable Neighbourhood proposals where neighbourhoods often have some retail/commercial or community focus.

The approach itself is premised on the assumption that the Two Rocks Marina and immediate surrounds is to be a major town centre and that the vast majority of commercial and business land uses should focus on the centre. Whilst the Two Rocks EBD workshop identified the Marina as a potential Town Centre, there remains no detailed assessment of the workshop proposals, its district implications, and no adopted district framework for assessment. It should be noted that the Marina area is largely owned by the Fini Group who have no obligation at this time to develop this land as a key town centre.

Many of the local level detailed land use proposals for the structure plan are affected by assumptions made at the broader district level. Should the key district level assumptions change then this will probably require changes to the detailed local structure planning (i.e. POS allocation, areas of higher residential density, commercial floorspace). The following comments are made for local issues in respect to the structure plan with particular emphasis on requirements of Liveable Neighbourhoods applications.

It is important that the applicant demonstrate to the City that 'Neighbourhood Centres' based on a mix of higher density residential development/parkland rather than a more retail/commercial focus will be the most effective and beneficial approach.

The following local structure planning issues identify issues that require further consideration and discussion with the applicant.

Public Open Space/Drainage

1. Justification for the reduction in the 10% POS obligation down to 8% through a demonstrated commitment to parkland development, management and locality vegetation enhancement programs.
2. A POS schedule that identifies individual parkland sizes will be required to enable investigation into the suitability and usability of the sites for the nominated use and function.
3. Preparation of a Foreshore Management Plan for the area between the Two Rocks Harbour and the northern boundary of the LSP in conjunction with reviewing the Two Rocks-Yanchep Management Plan, 1997.

4. The POS areas being modified to better reflect the protection of areas of locally significant vegetation.
5. With regard to POS allocation it should be noted that the City's POS Policy requires that lots to be set aside for active recreation be a minimum of 4.5 hectares. The City does not support the function of the POS lots as entry statements. The City will generally not accept any drainage or battering into foreshore areas as a result of lot or road design levels. It should be demonstrated that the proposed lineal ridge can provide a beneficial contribution towards passive recreation and will not result in inappropriate level differences between proposed adjoining lots and roads.
6. A drainage management plan justifying the drainage philosophy and its location, its impact on POS areas and credit being sought in the POS schedule. These details should be provided to enable an accurate consideration of water management issues and its impact on proposed areas of POS (active and passive).

Traffic and Transportation

The method for charging developer contributions towards Regional Road Infrastructure has been identified in the 'Deed of Infrastructure Agreement' and the Memorandum of Understanding between Tokyu Corporation and the WAPC.

The principles of the deed directly relate to the construction of specified sections of District Distributor Road to specific lot development. For instance, the sections of road to be constructed for existing lots 220 and 207 are 50% of Shearwater Avenue from the northern boundary to the future rail reserve and 100 % of Lisford Avenue between Shearwater Avenue and Dame Pattie Drive (Breakwater Avenue).

The agreement will need to be reviewed to ensure that the contributions for existing lots translate to any new lots. This work must be undertaken by Tokyu Corporation in conjunction with the City and the WAPC.

Other specific issues requiring attention are:

1. Identification of Pedestrian/cyclist links not only across the site but also into existing residential areas.
2. Identification of appropriate bus movements adjacent to proposed school sites and LSP.
3. Clarification of the District Public Transport Network in consultation with the Department of Planning and Infrastructure (DPI) and demonstrate that the proposed LSP road hierarchy can accommodate access and movement of vehicles/buses associated with the future developments to the north of the LSP, including detail relating to the future district modeling and the Saint Andrews Access Study.
4. It should be demonstrated that the existing and proposed road network is sufficient to accommodate the potential impact of traffic generated from the proposed mixed business zone and railway station including any road upgrading associated with the development of the LSP area.
5. Clarification of traffic volume variations between the proposed LSP and the NWCSF.

Employment and Sustainability

Under normal circumstances the local neighbourhood centres, mixed-use precincts and other similar areas provide opportunity for employment within the community. The LSP has not identified any opportunity within the LSP area for employment and relies upon the provision of employment initiatives within the Town Centre itself. The Town Centre area has been on-sold by the Tokyu Corporation to the Fini Group, who have no obligation under the SCA to implement the outcomes of the IDEA Project.

Clarification by Tokyu as to the status of the feasibility studies to be undertaken under the SCA and in particular in relation to the outcomes of the IDEA project and the local employment generation initiatives is required. This obligation extends to an implementation of the commercial retail strategy for the district and should include the focus on the future provision of retail within the Fini Groups Landholding.

It is critical that a determination about the future of the Town Centre in respect to retail/commercial uses, mixed use, tourism, recreation and community uses be required to determine the status of the Town Centre as a place for employment. It is also important that the applicant prepare an economic and employment initiatives report for the study area. These issues should be resolved prior to Council supporting the LSP.

Commercial Strategy

Only concept planning has been undertaken for the proposed Two Rocks Town Centre. It will be necessary to identify the format and landuse allocation across the proposed town centre (i.e. the extent of commercial/business/mixed uses, educational, recreational, tourism or potentially light industrial). The timing and nature of development for the land south of Breakwater Drive (portion of Tokyu landholding) which is shown as retail/business in the EBD workshop is unclear and whilst forming part of the EBD plan, has been excluded from the structure plan (probably due to the uncertainty of the ultimate nature of the proposed town centre development).

Uncertainty surrounding the future of the proposed town centre raises concern as to the planning philosophy of the proposed structure plan. Commercial uses have been all but excluded from the plan to reinforce the future town centre and formal consideration of the proposed retail structure of the centre and the broader district has not been undertaken.

Heritage Issues

The applicant has advised that no ethnographic or archaeological sites of any significance have been identified in the study area.

Although no sites have been identified within this area by the applicant, clarification should be obtained from the Department of Aboriginal Affairs as to whether further assessment and preparation of a management plan is required, in accordance with the provisions of the City's Scheme.

Recreation, Tourism and Community Facilities

Consideration of regional and district recreation and community requirements and issues. It will need to be satisfactorily addressed in the LSP not to compromise the effective planning for facilities. It should be noted that the two proposed private high school sites and proposed primary school sites could benefit significantly from the provision of nearby district recreation facilities. Opportunities for tourism and associated activities require further consideration at the district level to ensure that the development of this land (which is in close proximity to the coast and Marina) will not compromise the opportunity to promote the Town Centre and coastal areas for tourist activities.

Sites for facilities such as community centres, meeting halls, branch libraries and kindergartens, preschools and daycare centres which are becoming increasingly important for community development have been excluded from the LSP. The Deed of Infrastructure requires that some of these facilities be provided free of cost. Without proper consideration for the requirements for local community facilities these opportunities may be lost. Further investigation into community facilities should be required, as the applicant has suggested that the LSP has been prepared to complement and enhance the existing facilities at the Town Centre by not providing facilities within the LSP area. Given that the LSP could facilitate the ultimate creation of 1500 residential lots (4,500 people) further consideration should be given to the suitability of providing these types of facilities.

Environment

It needs to be satisfactorily demonstrated that the environmental provisions incorporated into the City's scheme as a result of Amendment 787 have been addressed or will not be compromised as a result of introducing this structure plan. The finalisation of the LSP will be subject to the further investigation of Karstic features and the identification and accurate reflection of locally significant vegetation within POS and other compatible landuses. Further to this, it should be demonstrated that appropriate measures of controlling off-road vehicle use and the dumping of rubbish within the application area have been addressed in the structure plan.

School Sites

The LSP identifies an additional primary school site and two additional private high school sites than were originally depicted by the EBD. The eastern most private school lot should be excluded from the application as it protrudes into the proximity buffer to the railway alignment (subject to variation). The applicant has suggested that the government, in accordance with current legislation should acquire the public school sites. This would contradict the provisions of the Deed of Infrastructure that relates to the provision of Social Infrastructure and requires Tokyu Corporation to provide the sites free of cost to the WAPC. The Education Department has raised no objections to the City initiating advertising of the structure plan, however it was recommended that a secondary school site will be required outside of the application area in a position just north of the application areas northern boundary. It is anticipated that further regional planning and structure planning will consider the most suitable location for these facilities.

Unexploded Ordnance (UXO)

It is likely that portions of the site have been used for munitions training and that UXO may occur within the application area. The applicant has suggested that the required assessment of the study area will be undertaken prior to the commencement of more detailed planning by the land owners and that this responsibility will be included in the purchase contracts and via memorials on title of the proposed superlots.

To date, UXO searches are usually carried out as a requirement of subdivision approval and imposed by the WAPC. In this instance, it is considered to be appropriate to include a requirement into the local structure plan to ensure that this obligation is addressed as a statutory requirement (Part 1 provision) prior to the City considering any development or subdivision of the subject land.

Proposed Superlot Subdivision

The applicant has submitted a subdivision proposal to the Western Australian Planning Commission for consideration and is intended to compliment this structure plan. The subdivision proposal has been deferred by the WAPC pending the consideration of this LSP. The proposed lots represent the fragmentation of the LSP area into 7 areas. Each lot has been identified containing components of the overall LSP including public open space, residential land (various density codes) and several lots with school sites.

This superlot subdivision will fragment ownership of the structure plan area and will make the provision of physical infrastructure more difficult to co-ordinate (i.e. Regional Road contributions, Pedestrian Crossings, District Open Space, etc.) unless an appropriate mechanism is established to ensure that future considerations/obligations of owners are met.

Conclusion

Many of the issues raised can be associated with the absence of a district framework addressing the sizes and distribution of key land use requirements.

It is recognised that this land provides a good opportunity for land release and future superlotting. Many of the fundamental principles of land development need to be addressed at the regional/district levels such as a regional transportation networks (i.e. train), major commercial centres (i.e. Town Centre), employment initiatives, major regional institutions, regional hospitals and universities, district community and recreational facilities. The resolution of these issues may well, in turn, effect detailed planning at the local level.

In this respect, it could be questioned whether it is appropriate to proceed with public advertising of the plan at this time. However, the applicant is confident that the City's concerns can be satisfactorily addressed and is eager to progress the assessment process. As resolution to the City's district concerns may take some months, and in the interests of facilitating the process of assessment, it is considered appropriate that the proposed Two Rocks Local Structure Plan be made available for initial public comment.

The applicant should be advised that Council will need to consider the issues raised in this report following the public consultation process. It is expected that the applicant would be able to resolve these issues prior to Council giving consideration to the adoption of the plan following advertising.

Statutory Compliance

The structure plan has been submitted for consideration as a 'Part 9' structure plan under the provisions of DPS 2. As such, the applicants are required to prepare the appropriate statutory provisions in the form of a 'Part 1' document to accompany the explanatory structure plan proposal. Further, it is considered appropriate for the structure plan boundary to be extended to include Tokyu's land south of Breakwater Drive as far as University Boulevard. While this area may fall within an area of influence buffer to the future railway alignment and a detailed design may not be feasible at present, its inclusion at present would enable a fuller consideration of local structure planning issues within the Two Rocks area.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

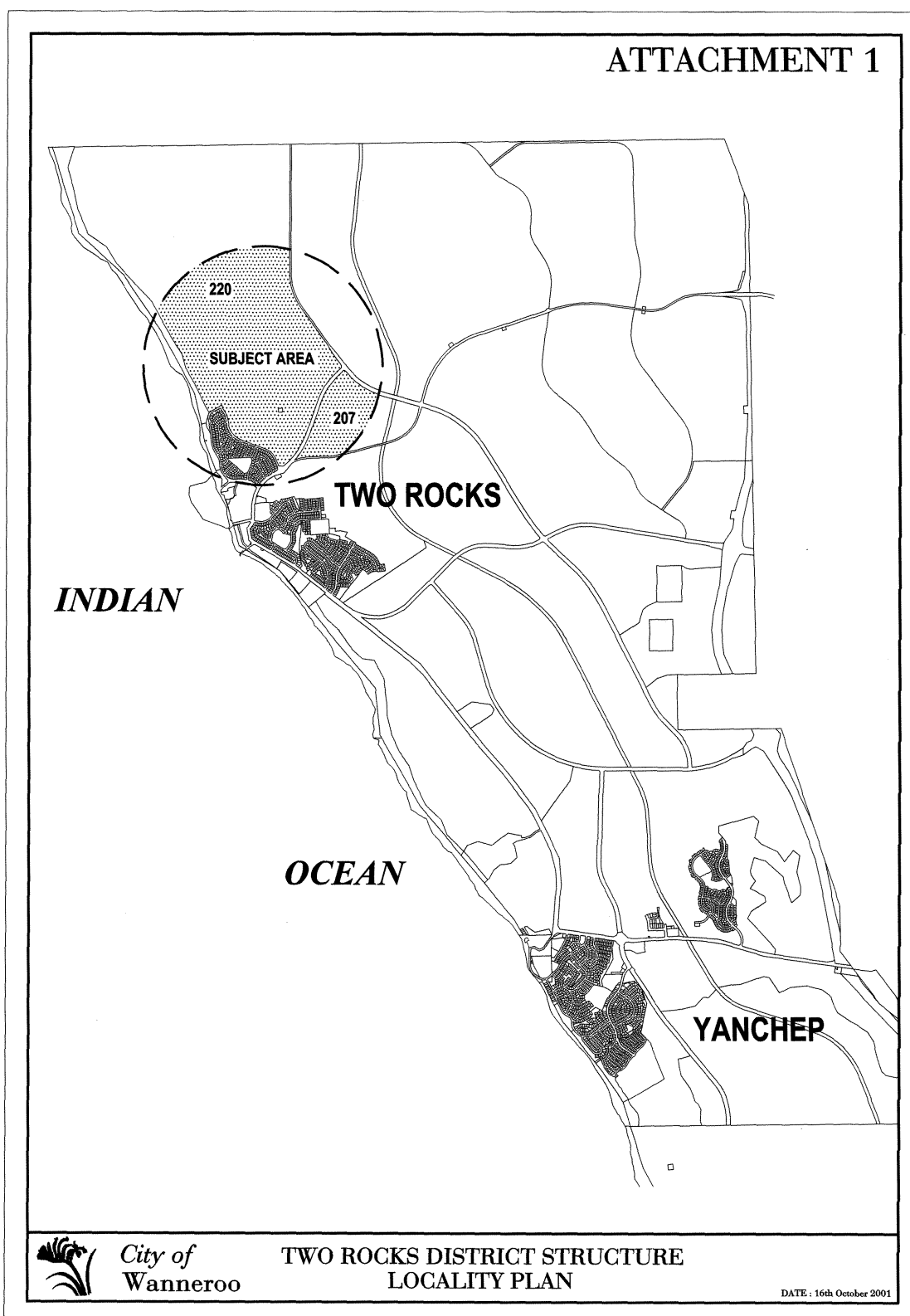
That Council:-

- 1. Pursuant to Clause 9.4.1 of the City of Wanneroo District Planning Scheme No 2, DETERMINES that the draft Two Rocks Northern Precinct Structure Plan is SATISFACTORY and make it available for public advertising for a period of 42 days, subject to the following modifications**
 - a) The applicant including a satisfactory 'Part 1', statutory section into the Local Structure Plan.**
 - b) The proposed structure plan being renamed to the "Two Rocks Northern Precinct Local Structure Plan.**
- 2. ADVISE Master Plan consultants acting on behalf of Tokyu Corporation that PRIOR to final adoption of the draft Two Rocks Northern Precinct Local Structure Plan that it will require resolution of the following regional/district and local level planning issues to the satisfaction of Council.**

- a) Further detail and justification for the location and reduction of the POS from 10% to 8% consistent with the principles of Liveable Neighbourhoods.
- b) Identification and preservation of remnant vegetation within proposed areas of POS and the specification of the exact land areas of the proposed POS areas (including dimensions to ensure active oval requirements can be satisfied).
- c) The preparation of a Foreshore Management Plan for the foreshore area between the Two Rocks Marina and the northern boundary of the Local Structure Plan area.
- d) The preparation of a 'Drainage Management Plan' with water sensitive design, minimised impacts on the function and operation of POS and maintenance implications.
- e) The identification and provision of Community facilities within the LSP area.
- f) Improved pedestrian links to existing residential areas and further assessment of public transport routes to proposed school sites in consultation with the Department for Planning and Infrastructure.
- g) The preparation of a traffic management study that adequately considers the volumes of traffic associated with development outside of the LSP area and rationalisation of traffic volumes identified within the North West Corridor Structure Plan.
- h) Further investigation of Karstic features within the LSP area.
- i) Demonstrated measures for controlling off-road vehicle use.
- j) The deletion of the eastern most school site from the LSP (affected by the rail buffer).
- k) The preparation and incorporation of an economic and employment initiatives report to address the provision of employment throughout the structure plan area.
- l) The applicant demonstrating that the allocation of landuses has been addressed as part of a district framework and that the City's support for the LSP will not compromise the effective planning and implementation of district infrastructure/facilities and services including;
 - i) The location and future provision of Regional Roads
 - ii) The location and future provision of Recreation and Community facilities and services
 - iii) Tourism and related land uses and opportunities
 - iv) Broader Commercial and Employment Strategies

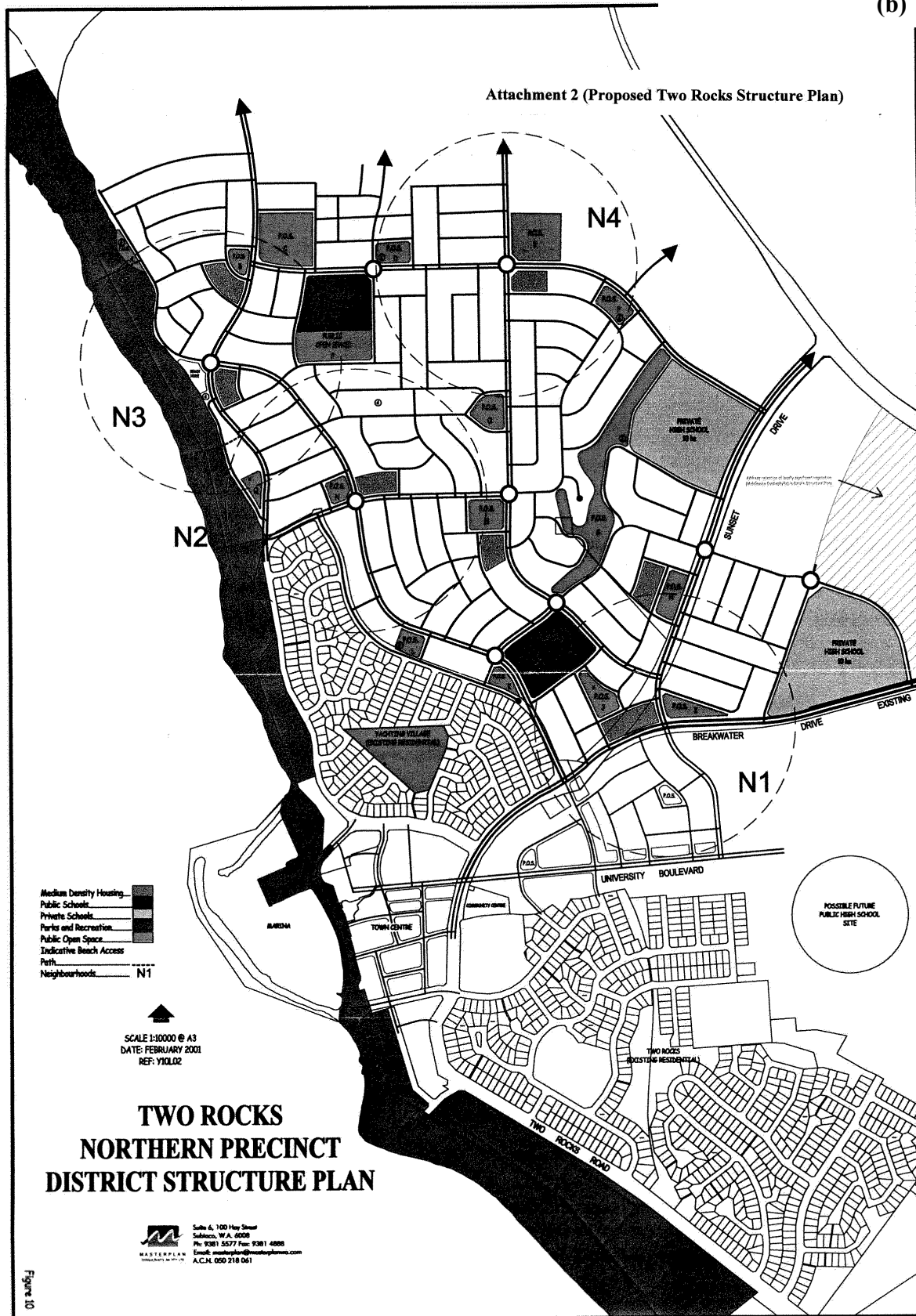
- m) **Commitments towards the ultimate development and nature of the Two Rocks Town Centre and surrounding areas.**
 - n) **Provision of an appropriate mechanism to ensure that future contributions by the owners toward such infrastructure as listed in (k) are adequately addressed.**
 - o) **Provision within Part 1 of the local structure plan to restrict development or subdivision occurring within the subject land until such time as the land has been assessed and cleared for unexploded ordinance**
 - p) **Clarification from the Department of Aboriginal Affairs as to whether further assessment and preparation of a management plan is required, in accordance with the provisions of the City's Scheme.**
3. **ARRANGE a meeting between the Two Rocks Town Centre landowners to facilitate the advancement of a detailed longer-term land use planning concept for the Town Centre and surrounds with a view to implementing the outcomes of the Enquiry by Design workshop.**
4. **REQUEST the Department of Planning and Infrastructure to URGENTLY finalise its Enquiry by Design Report which has now taken over twelve months to be considered.**

ATTACHMENT 1 (a)



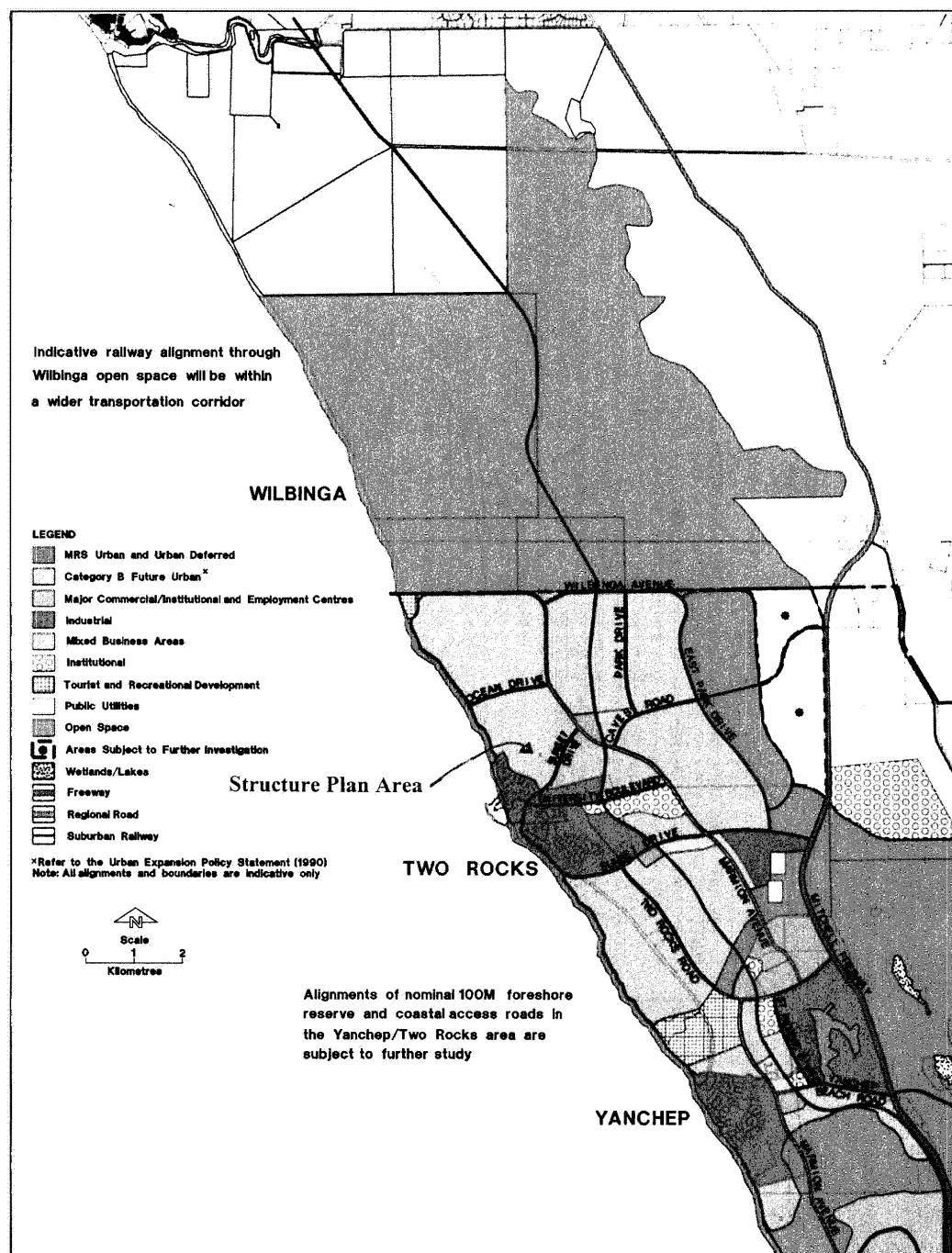
ATTACHMENT 1

(b)



ATTACHMENT 1 (c)

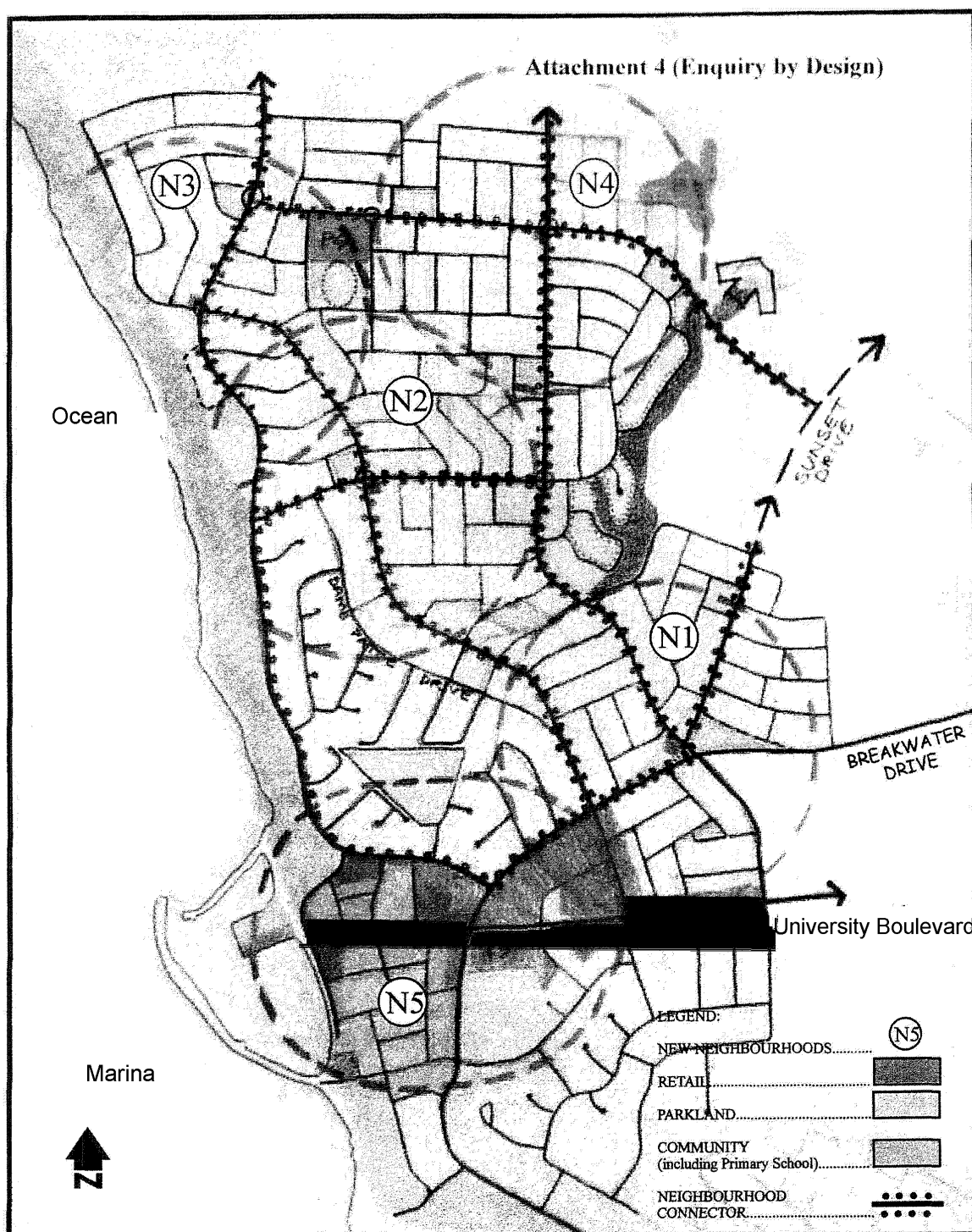
Attachment 3 (North West Corridor Structure Plan)



APPROVED YANCHEP STRUCTURE PLAN

Figure 1.

ATTACHMENT 1 (d)



TWO ROCKS
NORTHERN PRECINCT
DISTRICT STRUCTURE PLAN
FOR TOKYU CORPORATION

0 250m 500m

Date: January 2001



Masterplan Consultants
(WA) Pty Ltd

Figure 8

Enquiry By Design Workshop
Possible Town & Neighbourhood
Structure

Source: W.A.P.C. &
Masterplan Consultants (WA) Pty Ltd

ATTACHMENT 2

**MASTERPLAN**TOWN PLANNING
CONSULTANTS

22 February 2002

Ref: Y10L

Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Attention: Michael Hudson

Dear Sir

RE: TWO ROCKS NORTHERN PRECINCT LOCAL STRUCTURE PLAN

In response to your letter dated 14 November 2001, we advise as follows :-

1. Advertising Completed.
 - a) Include Part 1. Satisfied.
 - b) "Local" Structure Plan nomenclature. Satisfied.
- 2.a. Public Open Space

The initial allocation of 8% POS was made at the October 2000 Two Rocks Enquiry By Design workshop managed by Evan Jones the (then) Director of Urban Design at DPI. The Outcomes Report clearly identifies the workshop embraced the principles of Liveable Neighbourhoods, including 8% POS contribution. The Two Rocks Local Structure Plan represents a more precise and site sensitive version of the workshop-generated plan, reflecting its open space allocation and distribution.

The first POS reserves to be developed should be those at or near the interface of existing and proposed development, i.e. parks "K", "L" and "Q". These parks not only represent a more open interface but also provide for interaction between existing and future residents.
- 2.b. (i) Preservation of Remnant Vegetation:

The Structure Plan report identified Vegetation Types and Locally Significant Vegetation on Figures 4, 5 and 6. Exact POS dimensions can only be provided at detailed design stage, however the following information relates to the Structure Plan.

 - POS reserve Q, approximately 3,000m² protects approximately 70% of the identified *Acacia xanthina* (Ax), which is in good condition

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- POS reserve H, approximately 8,400m², protects approximately 4,400m² of *Melaleuca cardiophylla* (Mc) which although in poor condition, is worthwhile retaining for visual and preservation reasons. (Note: Vast tracts of Mc occur east of Sunset Drive and the Structure Plan denotes that retention of this species should be addressed in future structure planning of this area).
- The *Melaleuca cardiophylla* parcel located near Dame Pattie Drive is partially protected by the southern Primary School site.
- The two small patches of *Acacia xanthina* in the north of the structure plan area are protected by the northern Primary School, with a small section protected in the very north east corner of POS reserve "P".
- Although not considered to be locally significant, the blackbutt (*eucalyptus patens*) which is visible from many parts of the Yachting Village (northern portion of Two Rocks), is protected by POS reserve "G".

(ii) Active Ovals:

At the Enquiry By Design workshop held in October 2000, there was no request from the City of Wanneroo for any significant increase in playing fields. Charnwood Reserve was considered to be underutilized and, together with the Phil Renkin Community Centre, the recreation/community focal point in Two Rocks. Throughout the EBD workshop, the creation of one oval (with the northern Primary School) was considered acceptable. This POS reserve (P) measures 230m x 90m (20,700m²) and requires some 1.5 Ha of the school site to accommodate a fullsize football/cricket oval. The regional structuring plan shown as Figure 9 identifies two District Level recreation reserves to the north and east of the structure plan area. These District Level reserves should provide a least two fullsize football/cricket ovals to ensure that smaller land area sports such as soccer, hockey, rugby, baseball etc. can be accommodated.

2.c. Foreshore Management Plan:

This has been prepared by ATA Environmental and is attached.

2.d. Drainage Management Plan:

This has been prepared by Cossill & Webley in association with ATA Environmental and is attached. As you will appreciate, the subject site contains no wetland areas and all drainage is via infiltration.

2.e. Community Facilities:

The structure plan report identifies that all community and significant retail activities should be concentrated on the town centre in the short to mid term. As such no community sites are shown within the structure plan area. Such facilities would otherwise represent ideal focal points in neighbourhood centres and foster community interaction. In the short to mid term however this would be to the detriment of the town centre and would result in unnecessary duplication, perhaps, of community facilities. Nevertheless, in the longer term such facilities may need to be dispersed throughout the community. Should Council require the identification and allocation of one or two community purpose sites this could easily be accommodated, preferably in the neighbourhood focal points.

2.f. Pedestrian Links/Public Transport:

Great attention was given during the Enquiry By Design workshop and subsequently the preparation of the structure plan to ensuring good links between existing residential and proposed residential were provided by way of pedestrian movement, car movement and public open space connection. Reference to the structure plan will identify the convenient links provided. Additionally, the two POS reserves proposed for Dame Pattie Drive are intended to serve a community interaction role between the existing community and future residents.

The transportation report included in the structure plan report addresses public transport and the selection of the primary school sites to the satisfaction of the Education Department. As part of the southern project workshop, the Two Rocks Structure Plan area will be revisited and public transport to school sites will be addressed, particularly the northernmost school site.

2.g. Traffic Management Study:

The traffic management report prepared by ERM Mitchell McCotter which is included in the Two Rocks Structure Plan Report adequately addressed local traffic and district traffic. During the Enquiry By Design workshop for the southern project in March 2002, ERM Mitchell McCotter will also address regional transportation connections and compatibility.

2.h. Karstic Features:

ATA Environmental have undertaken additional karst research, in accordance with your request, and determined that the study area is outside karst influence. Substantial research undertaken in 1991/1992, specifically into the karst situation, confirmed karstic features were

present at the eastern extremity of the Tokyu property and also on the coastline. In determining the foreshore reservation for MRS amendment purposes in 1991/1992 and subsequently in 1994/1995 further coastal work was undertaken confirming the absence of karstic features outside the foreshore reservation within the bounds of the Two Rocks Local Structure Plan study area. During the recent preparation of the Foreshore Management Plan for this study area further analysis confirmed this understanding.

2.i. Off Road Vehicle Use:

You would be aware that Tokyu has had substantial experience with the control of off road vehicles particularly those seeking to visit Durs and in previous years the Spot. The City of Wanneroo and Tokyu combined to formalize a suitable access road to the Spot last year. This move has proven to be very successful. Tokyu's intentions for controlling off road vehicle use around the Two Rocks Structure Plan area are as follows :-

In the interim, to maintain secure fences and locate appropriate signage to forewarn possible visitors that they would be trespassing. During the subdivision of land within the structure plan area Tokyu would continue to fence its farmland and apply suitable "private property" signs at strategic locations. It would also aim to include the new superlot owners in these strategies. Should problems arise Tokyu would be keen to avoid liability issues and seek to resolve these anticipated problems preferably in a joint venture with the City of Wanneroo through an advertising campaign, suitable reinforced obstructions at impromptu entry locations and any other means deemed appropriate by its solicitors.

2.j. Deletion of Eastern-most Private School Site:

As the railway reservation will be examined, for the full extent of the Tokyu landholding, at the March 2002 Enquiry By Design workshop, this matter should be left in abeyance. Depending on the outcomes of the workshop, in this regard, this particular superlot will either be deleted or remain.

2.k. Economic and Employment Initiatives:

As you are aware, Tokyu is committed to the IDEA project which seeks to create employment ahead of urban development. A copy of Tokyu's draft economic development and employment strategy is attached. It is generally consistent with a draft employment strategy Council is presently considering for its municipal area.

2.1. District Framework:

The allocation of land uses has been addressed as part of the District and Regional Framework which addresses regional roads, recreation and community facilities, tourism and broader commercial and employment strategies. These are addressed hereunder:-

- Regional Roads – The location and future provision of regional roads was addressed as part of the preparation of this structure plan. All regional roads have been surveyed and dedicated as regional roads and are now in the ownership of the WA Planning Commissions (as is the railway reservation).
- Recreation and Community Facilities and Services – have been addressed in the structure plan. In terms of recreation, the allocation of public open space reserves to provide for passive, active, vegetation retention and visual/interaction purposes is addressed in detail in the structure plan report. Community facilities have deliberately been focused on the Two Rocks town centre to enhance its success in the short and mid term. Tokyu is prepared to allocate community purpose sites within the structure plan area if this is Council's requirement, however it would be opposed to the provision of any community facilities in the short or mid term to the detriment of the town centre which must be the focus of all community and retail activity for perhaps the next 5 – 10 years or longer.
- Tourism – Club Capricorn at Yanchep is a dedicated 22 Ha tourism site. In studies conducted through 1991/1992 M P Rogers & Associates, coastal engineers, confirmed that the area adjacent to the groyne at Club Capricorn could be developed for marina purposes if this was Tokyu's wish. The major tourism location therefore is the Club Capricorn site. A lesser site has been identified as a small commercial/medium density residential node adjacent to the foreshore within the structure plan area. The ultimate development of this site will depend on market forces. The Two Rocks town centre which adjoins the marina will also remain a local focus for tourist related activities.
- Broader Commercial/Employment Strategies – Have been addressed in this document particularly in reference to employment and economic development. In terms of retail/commercial development, once again the town centre is considered to be the focus of such activity for the next 5 -10 years or longer. Only two small retail opportunities exist in the structure plan area one being on a coastal node and the other being in the north-easternmost proposed superlot.

- 2.m. Two Rocks Town Centre:
Tokyu is not the owner of the Two Rocks town centre and therefore cannot commit to its development. The Two Rocks Enquiry By Design workshop did identify the Town Centre as a major commercial/employment/residential node with a proposed east-west axis which materializes as University Boulevard for land in the ownership of Tokyu Corporation. Tokyu Corporation is able to commit to ensuring that University Boulevard will be developed for commercial/employment purposes, however it can make no such commitment on behalf of land owned by the Fini Group.
- 2.n. Infrastructure Commitments:
Tokyu is the main driver, together with the WA Government and the City of Wanneroo, in pursuing employment initiatives in the St. Andrews area. The purchasers of superlots will be made aware of this commitment in contractual documents forming the basis of such superlot sales together with the obligations of the vendor and the purchaser. There will be no direct requirement on superlot purchasers to create employment although any commercial/education/sites shown on those superlots must be developed at some point in time for those purposes. Tokyu is aware that its commitment to the IDEA project and the Quick Wins programme requires performance via the creation of new industries and jobs. It has deliberately set targets which are identified in the draft Employment Strategy attached, to provide some degree of measure for local government and state government agencies.
- 2.o. UXO:
It is likely that a condition of superlot subdivision will require gaining a clearance for unexploded ordnance which is likely to be in the form of a 10% search. Notwithstanding this, Part 1 is able to be amended to essentially reflect the wording of the standard Department for Planning and Infrastructure subdivision condition.
- 2.p. Sites of Aboriginal Significance:
ATA Environmental have confirmed that as the study area is not affected by any sites of significance, there is no need to seek Department of Aboriginal Affairs clearance. Throughout the 6800 Ha of land originally in the ownership of Tokyu Corporation, there are only two sites of any Aboriginal significance. The Department of Aboriginal Affairs requires certain procedures to be followed in relation to these two sites and has no requirement over any other land.

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- 3 Public Meeting – Satisfied.
- 4 Outcomes Report – The City of Wanneroo has requested the Department of Planning and Infrastructure to finalise the Two Rocks Enquiry By Design Outcomes Report. We understand that this report has been to the proof reader and will be printed in final form once minor changes have been attended to.

Yours faithfully
MASTERPLAN CONSULTANTS (WA) PTY LTD

A handwritten signature in black ink, appearing to read 'R. Pawluk', written over the company name.

RICHARD PAWLUK

attch

Taylor Burrell

Town planning and design
187 Roberts Road Subiaco 6008
PO Box 503 West Perth Western Australia 6872
Telephone (08) 9382 2911 Facsimile (08) 9382 4586
Email planning@taylorburrell.com.au

(3)

19 March 2002

Our Ref: BB:ct 02/02

Chief Executive Officer
City of Wanneroo
Locked Bag No. 1
WANNEROO WA 6946

Dear Sir

**RE: ST ANDREW'S ENQUIRY BY DESIGN WORKSHOP OUTCOMES –
IMPLICATIONS FOR THE TWO ROCKS SUPERLOT PROPOSAL**

Further to the St Andrew's Enquiry by Design Workshop from 5th to 8th March 2002, held at the City of Wanneroo Administration Centre, the following outcomes have been prepared to provide a framework for the Two Rocks Superlot proposal currently before Council.

At the outset it should be noted that the Two Rocks structure plan and Superlot subdivision proposal currently before Council are consistent with the zoning under the City of Wanneroo District Planning Scheme (DPS2) and the Metropolitan Region Scheme.

The workshop produced plans which will undergo review and further refinement involving Council, the Department for Planning and Infrastructure and Tokyu Corporation. As such, the plans have no formal statutory status and in time will have to go through the public process before adoption.

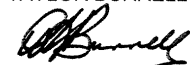
The workshop produced consensus on the need for a new form of transit based planning which more suitably accommodates higher levels of employment self-sufficiency contemplated by the project. This plan was considered worthy of more detailed consideration. The differences between various plans discussed during the workshop relate more to the methodology of defining neighbourhoods than to basic structure.

The pre-workshop diagram prepared by Peter Calthorpe & Associates is based on transit boulevards and a focus on employment, with an infill structure based on mixed use walkable neighbourhoods which support town centres and villages located nearby. The basic grid of boulevards is 1.6 km (1 mile).

The Outcomes Sketch, prepared by this office from workshop material, demonstrates how the Calthorpe model could be applied to the St Andrew's area, providing opportunity for the Two Rocks Superlot proposal to proceed whilst further detailed structure planning is carried out within the stage one area just north of Yanchep Beach Road and focused on Club Capricorn, St Andrew's Golf Course and Yanchep Lagoon.

As a matter of record, it is my view that there is no impediment to the Two Rocks Structure Plan being adopted as the basis for further subdivision and development as it in no way compromises the structure of elements dealt with by the workshop outcomes plans.

Yours faithfully
TAYLOR BURRELL



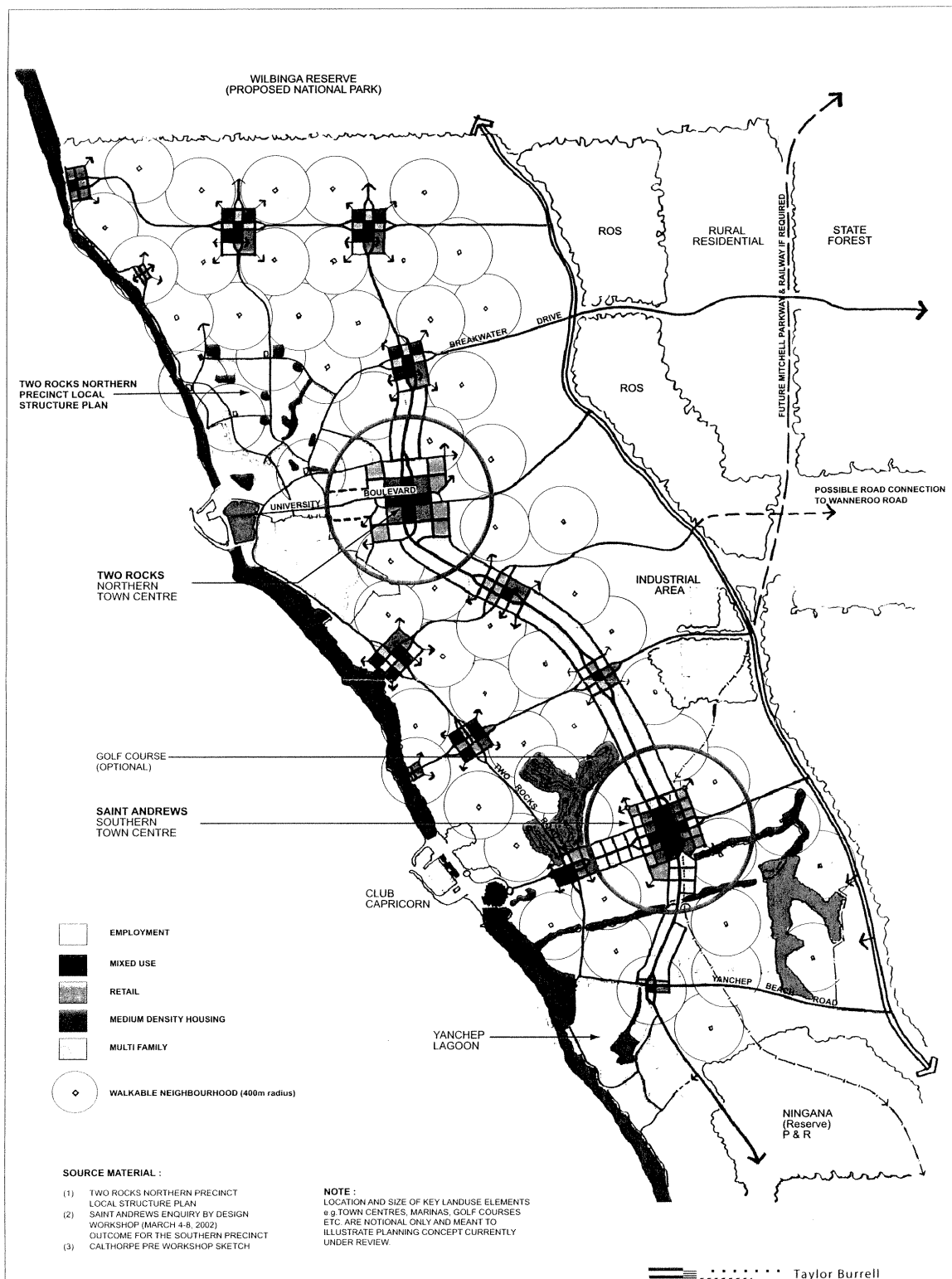
W BURRELL
Director

CC: Mr Dusan Mills
Mr Richard Pawluk

Tokyu Corporation
Masterplan Consultants WA Pty Ltd
Toddville Prospecting Pty Ltd
ACN 008 735 153
ABN 74 831 437 925
DIRECTORS
William H Burrell MIS Aust, LFRAP1 • Lex Barnett MRAP1
SENIOR ASSOCIATE
Peter Ciemitis MRAP1
ASSOCIATES
Samantha Thompson • Karen Wright

ATTACHMENT 3

PAGE 2



ST ANDREWS

ENQUIRY BY DESIGN WORKSHOP

MARCH 4-8, 2002

OUTCOMES SKETCH

NTS



Taylor Burrell

Town planning and design

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Western Australia 6872

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Sub-Division Applications

PD09-04/02 Proposed Rural Subdivision - Lot 1 (119) Ziatas Road, Pinjar

File Ref:	71176
Responsible Officer:	Director Planning and Development
Disclosure of Interest:	Nil
Attachments	2

Issue

To consider a revised proposal to subdivide Lot 1 (119) Ziatas Road, Pinjar, into two lots.

Applicant	J Bodycoat
Owner	K & B Nguyen
Location	Lot 1 (119) Ziatas Road, Pinjar
Site Area	10.7039 Hectares (ha)
Proposed Lot Areas	6.7ha and 4.0ha (approx)
MRS Zoning	Rural
DPS 2 Zoning	General Rural

Background

At its meeting on 5 February 2002 (item PD02-02/02), Council considered an application to subdivide Lot 1 into three lots of approximately 6.7ha, 1.9ha and 2.1ha (refer **Attachment 1**). At this meeting, Council resolved to not support the application 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 15-20 hectares for this locality;
2. Approval for the subdivision may create an undesirable precedent for the further subdivision of other lots of a similar size in the Rural zone in this locality.

Council however recognised the fact that the lot was already bisected by Ziatas Road and therefore also resolved to advise the applicant that it would be prepared to consider an application to subdivide the lot into two lots along the natural boundary of Ziatas Road.

The application was refused by the WAPC on 27 February 2002 for essentially the same reasons as those indicated above.

On 22 March 2002, Council received notice that the applicant had written to the WAPC requesting reconsideration of its decision to refuse the application and seeking approval to a revised proposal to subdivide the lot into two lots, one on each side of Ziatas Road, measuring approximately 6.7ha and 4.0ha respectively. The request for reconsideration is based on the following grounds:

1. The property is already split into two parts by Ziatas Road.
2. Compassionate grounds relating to financial difficulties being experienced by the landowners in establishing their strawberry farm on the western side of Ziatas Road.
3. The City's advice that it would be willing to consider the subdivision of the land into two lots.
4. The fact that several properties in the area are already smaller than the minimum.

Detail

Lot 1 is approximately 10.7 ha in area and is bisected by Ziatas Road to create two distinct portions, one measuring approximately 6.7ha and the other measuring approximately 4.0ha. The revised proposal seeks approval to subdivide the property along the Ziatas Road alignment (see **Attachment 2**).

A strawberry farm is currently operated on the western portion of the land and the owners' house is located on the eastern portion. The majority of the remaining part of the eastern portion of the lot is also covered by native vegetation. As part of a development application to clear the western portion of Lot 1 for the strawberry farm in 2001, the WAPC required the landowners to enter into a restrictive covenant to protect much of the better quality vegetation on the eastern portion of the lot from being cleared.

Consultation

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

Comment

Interim Local Rural Strategy

Council's Interim Local Rural Strategy recommended that Lot 1 be incorporated into the General Rural Zone. This recommendation was implemented when the City's District Planning Scheme No. 2 was gazetted in July 2001.

Water Allocation

The Water and Rivers Commission (WRC) has informally advised the City that Lot 1 currently has a water license for 118,150 kilolitres per annum, valid until October 2003. This water allocation is sufficient for 7.8ha of strawberry farm and a domestic house and garden. The WRC has also advised that Lot 1 is located in the Pinjar sub-area and there are currently no restrictions that would prevent the owners of Lot 1 from either renewing their licence or increasing their allocation.

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), Lot 1 is included in an area rated as low capability land for horticulture (Class 4 and 5).

However, it should be noted that the landowners have established a strawberry farm on the western portion of the lot, indicating that reasonable opportunity exists for this property to sustain horticultural uses.

Planning Control Area 45

The subject land is located within Planning Control Area (PCA45). This control was introduced by the WAPC in 2001 as an interim planning measure, pending the finalisation and implementation of Bush Forever and the Gnangara Land Use and Water Management Strategy proposals, affecting the Lake Pinjar area. PCA45 is primarily an instrument that requires referral of development applications to the WAPC for determination and consequently does not directly affect subdivision applications.

Groundwater / Flooding Issues

The Wetland Classification and Management Plans, prepared by the then Water Authority of Western Australia and EPA in 1993, identifies the majority of the western portion of Lot 1 as a ‘sumpland’. This classification indicates that seasonal inundation may occur with overflow from Lake Pinjar. If the proposal is supported, a flood secure area will be required to the western lot to contain all buildings, effluent disposal systems and driveways. Any effluent disposal systems will also need to be located to achieve the vertical and horizontal distances from the groundwater and adjacent wetland. These matters could be adequately dealt with by a condition of approval and enforced by way of a restrictive covenant and the development approval process.

Statutory Compliance

Under Section 24(5) of the Town Planning and Development Act, an applicant may, within 28 days of being notified of a decision of the WAPC, make a written request for the decision to be reconsidered. In this instance, the WAPC has requested the City’s comments before making a determination on the reconsideration request.

Strategic Implications

Nil.

Policy Implications

The City’s Rural subdivision policy provides that Council may support the subdivision of land to a minimum of 15 to 20 ha in this area, provided there are appropriate controls in place to ensure protection of the groundwater resource and the environmental quality.

Whilst a restrictive covenant already exists to protect much of the better quality vegetation on the eastern portion of Lot 1 and controls could be put in place by way of a further restrictive covenant to ensure appropriate land uses and location of development of each lot, the proposed lot sizes are considerably smaller than the 15-20ha minimum lot size indicated in the policy. In this case however, there are several lots zoned General Rural in the vicinity of the subject land, with sizes down to 3.2ha and Council has already recognised that the lot is bisected by Ziatas Road with the two resultant portions of the lot being developed, and currently operating, largely independently of each other. On the basis of these points, it is considered that a special case exists in respect to this proposal that would warrant Council's support. As the instance of roads bisecting rural properties are rare in Wanneroo, it is not considered that Council's support to this proposal would create a precedent for the further fragmentation of rural land.

Financial Implications

Nil.

Voting Requirements

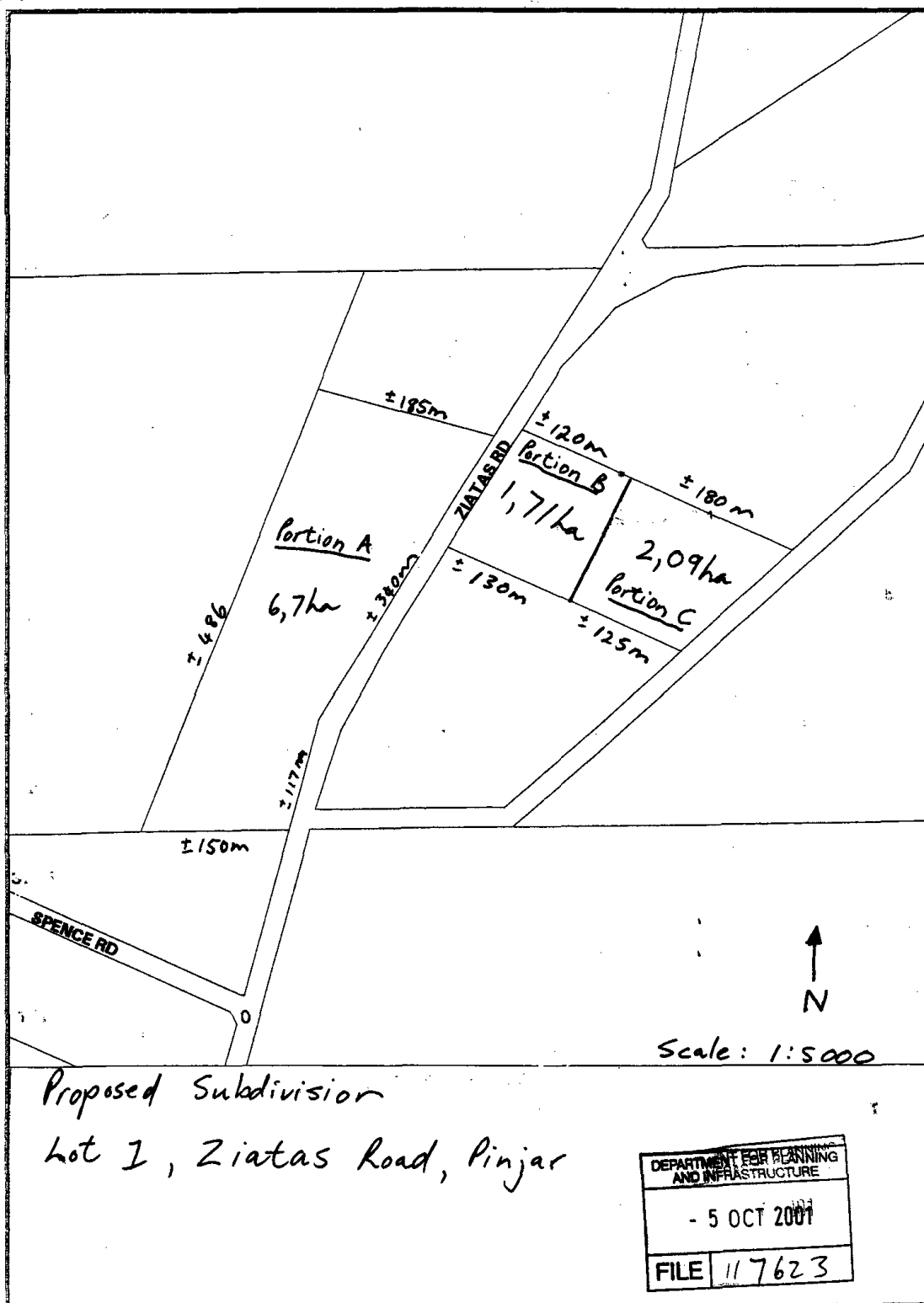
Simple Majority.

Recommendation

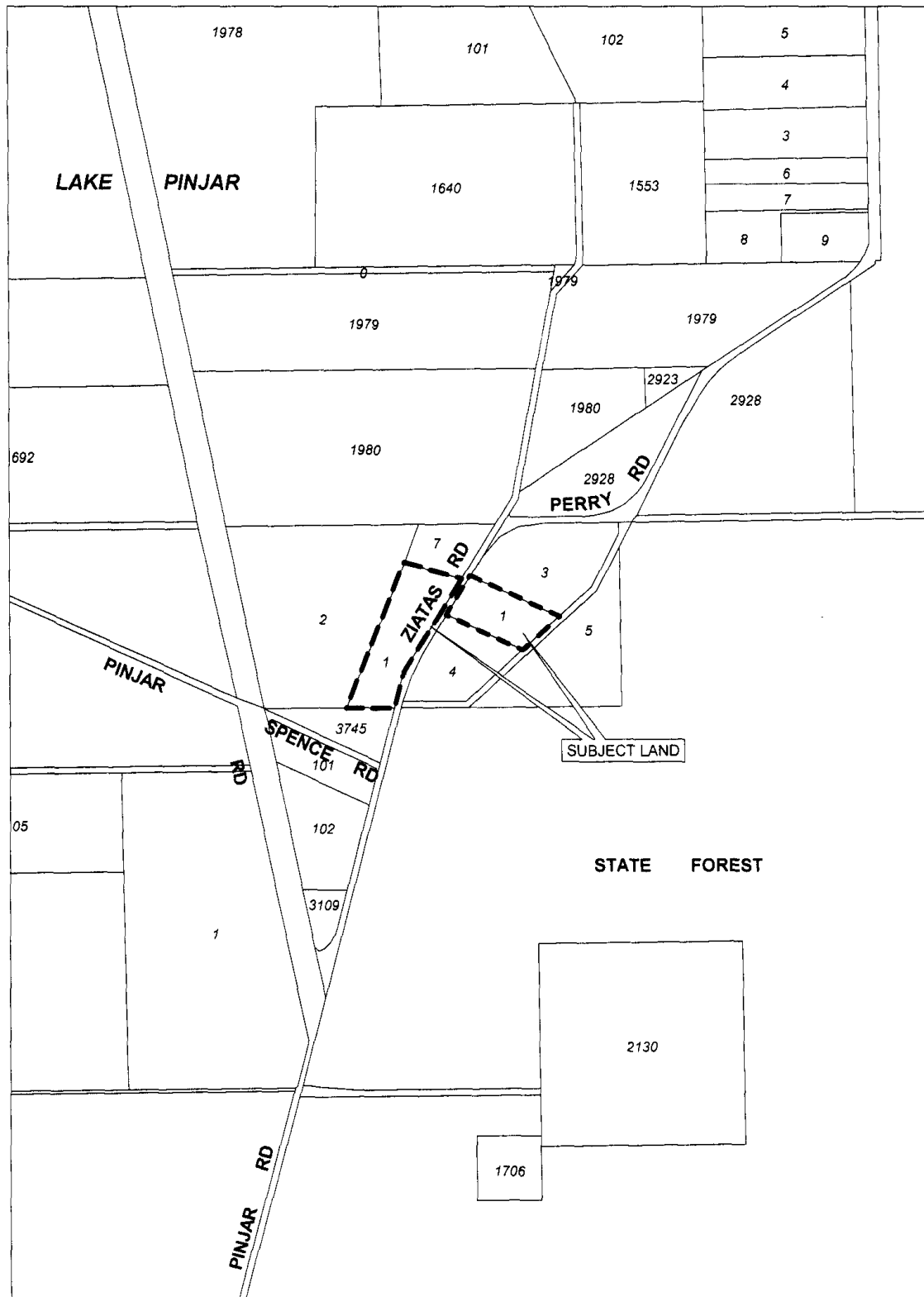
That Council SUPPORTS the revised proposal to subdivide Lot 1 (119) Ziatas Road, Pinjar, into two lots as submitted by Mr J Bodycoat on behalf of K and B Nguyen, subject to the following conditions:

- 1. The preparation of a Management Plan, implemented by way of a Restrictive Covenant under Section 129BA of the Transfer of Land Act in favour of the City of Wanneroo. The Management Plan shall address permitted land uses, the siting of buildings, effluent disposal systems and driveways on each new lot. The Management Plan shall include a site plan that accurately indicates the extent of native vegetation, the maximum estimated water table levels as determined by the Water and Rivers Commission, site contours in relation to AHD, the extent of the wetland and the 50 metre buffer, proposed building envelopes and driveway locations.**
- 2. Both lots being provided with an area of at least 1000m² and a vehicular access from a public road thereto, located to the satisfaction of the City of Wanneroo at a level which provides for flood protection and the construction of an effluent disposal system with vertical and horizontal separation from both the groundwater and adjacent wetland, in accordance with the requirements of the Environmental Protection Authority.**

ATTACHMENT 1



ATTACHMENT 2



Other Matters

PD10-04/02 Consideration of Draft Urban Design Guidelines and Koondoola Neighbourhood Centre Case Study : Safer Citizens Initiative

File Ref: 39870
Responsible Officer: Director, Planning & Development
Disclosure of Interest: Nil
Attachments: 2

Issue

Consideration of Draft Urban Design Guidelines and a Draft Case Study on the Koondoola Neighbourhood Centre prepared by Taylor Burrell consultants for the City pursuant to its Safer Citizens Programme. Also, consideration of a pedestrian access point (which is currently temporarily closed) between Bathgate Loop and Meldrum Way, Koondoola.

Background

Taylor Burrell consultants was engaged in April of last year to undertake a study in line with Council's Safer Citizens Programme to:

- prepare urban design guidelines aimed at crime prevention, the intention being that these would be submitted to Council for approval for implementation as a Local Planning Policy under District Planning Scheme No. 2, and
- undertake a Case Study on the application of those guidelines for the Koondoola Neighbourhood Centre.

The consultant has undertaken the Koondoola Centre Case Study in consultation with the local community and the owners of the Koondoola Plaza shopping centre (which forms part of the total Neighbourhood Centre precinct). This has involved a Capeoria Workshop*, two public meetings held at the Koondoola Community Hall, several meetings with the Strata Owner Council associated with Koondoola Plaza, and several briefings to the Safer Citizens Working Group.

*(Capoeira is a Brazilian acrobatic non-contact martial arts set to music. It attracts and engages young people and facilitates their input into workshops which would generally not occur in a more typical public meeting setting).

Detail

Draft Urban Design Guidelines

Several copies of the Draft Guidelines have been placed in the Elected Members' Reading Room.

The Draft has been divided into a number of sections which relate to each type of urban environment dealt with, being residential, public domain (ie streets, pedestrian access ways, public open space, town squares), centres and industrial areas. An easy-to-use format has been adopted which involves the information being presented in tabular form comprising the following columns:

- Guideline statements applicable to each Crime Prevention Through Environmental Design (CPTED) principle (natural surveillance, access control and territorial reinforcement);
- Examples (diagrams);
- Rationale: explaining the reasoning being the policy statements. This is also intended to allow flexible application in instances where the proponent may seek to satisfy the objective of the guidelines through alternative means.

Koondoola Neighbourhood Centre Case Study

Several copies of the Draft Case Study report have been placed in the Elected Members' Reading Room.

The Draft includes the following information:

- The planning context to the Centre (land use, zoning, policies, standards etc.);
- An overview of CPTED principles;
- An analysis of the residential area immediately around the Centre in terms of ease of access to the Centre and safety of the area generally;
- Overview of the consultation undertaken;
- Improvement plans and strategies for Koondoola Plaza and the Neighbourhood Centre as a whole;
- Preliminary estimate of development costs and revenue.

The Draft (in section 8.0) includes a number of suggestions for improvements which can be made to Koondoola Plaza in the short term and do not involve any radical change to the Centre:

- Windows should be 'cleaned up' (unboarded, stripped of excessive overpainting and signage);
- Windows should be refitted with openable shuttering (eg, 'Rollershutters');
- Gating into the central square/mall should be installed;
- Gating into the loading area should be installed;
- Landscaping should be 'cleaned up' (pruned to remove low tree branches, or to remove eye-level bushes);
- Additional landscaping should be planted;
- Lighting of external areas should be improved;
- Seating and paving should be upgraded;
- Shade structures (in the central square) should be installed;
- Shop fronts should be given a facelift;
- Murals and other public/community art should be encouraged; and
- Activities such as al fresco (or special events) should be encouraged.

The Draft then includes an Improvement Plan for the Neighbourhood Centre as a whole (refer **Attachment 1**), which includes a number of major changes to the Centre, including:

- Introduction of two housing areas into the Centre to make better use of presently unused car parking area on the shopping centre site, and unused freehold Council land to the east of the Community Hall. This housing would also create a safer environment (eyes on the street), and provide revenue to assist funding of the Centre Improvement Plan;
- A number of new streets being introduced through the Centre;
- The existing Chinese Restaurant building being demolished to make way for one of the new roads, and being rebuilt to the north-east of its present site;
- A town square being built between the Hall and the shopping centre buildings;
- Opening of the road between Bathgate Loop and Meldrum Way (to also facilitate access to proposed new residential lots on the existing sump site which would be relocated to just north of the tavern);
- Possible opening of the road between Bathgate Loop and the community purpose land (just to the north of the Hall).

Comment

Urban Design Guidelines

The Draft Guidelines are considered generally sound and suitable for release for public comment, as a Draft Local Planning Policy under DPS 2.

Upon finalisation as a Local Planning Policy, it is likely that further consideration may need to be given at that time to possible other actions necessary to implement the guidelines, such as amendments to some parts of DPS 2 and some local laws.

Koondoola Neighbourhood Centre Case Study

The Draft Case Study and its suggested Improvement Plan design has been generally regarded as having considerable merit by those who have viewed it to date. As a design, it is therefore considered to constitute a good Case Study to refer to other centre owners/developers for consideration for application to their centres.

The difficulty which the Improvement Plan design presents in the case of this particular Centre however, is that it is presently far from viable. The preliminary costing and revenue estimates which have been provided by the consultant indicate that it would cost approximately \$2.94m to develop, but only yield a gross return of approximately \$1.48m from the sale of the new residential lots shown.

The Draft was recently discussed with the Strata Council of Owners and their main points were:

1. They were not in a position to make up the significant difference in cost and revenue.
2. They were concerned about the impact such a plan would have on the operation of the Chinese Restaurant.
3. They were, however, keen to still pursue the possibility of participating with the City in some form of Improvement Plan for the Neighbourhood Centre as a whole, particularly to enable some use of the presently unused car parking area, but require the plan to be closer to cost-neutral and consequently to delete some of the expensive items such as demolition and rebuilding of the Chinese Restaurant.

4. They liked the idea of a new east-west road passing along the northern side of the shopping centre.
5. They are already beginning to carry out some of the short term improvements included in Section 8.0 of the Draft (eg. Improved lighting and colour coordination for the Centre).
6. They agree that in light of the present unfeasibility of the Draft's Improvement Plan design, it would not be appropriate to release this Draft for public comment as previously intended.

It should be noted that this Case Study did present somewhat of a dilemma. On the one hand, it was intended to enable an application of the principles and guidelines recommended in the Guidelines component of the consultant's study in such a manner that other centre owners and developers could better appreciate the potential of their application. On the other hand, it was desired that the Case Study also be implementable for this Centre. It transpired that a compromise position was necessary, being one which resulted in:

- A design which involved a full application of the relevant principles and would serve as a good Case Study for other centres, but not fully implementable for this particular Centre;
- A design which had the potential to be subsequently 'trimmed' to be more feasible for this Centre;
- A range of improvements which could be made in the short term (Section 8.0 of the Draft).

The following course of action is recommended in respect to this Case Study:

1. It be finalised as is (and not be released as a draft for public comment), with a statement being included at its front, clearly describing its status and effect
2. The final Case Study be referred to other centre owners and developers in the district for consideration for application to their centres and proposals;
3. The City continue to work with the Strata Owners of Koondoola Plaza toward a possible revised Improvement Plan for the Neighbourhood Centre (including the Council land) which retains as far as feasible the design principles of the present Draft. This would involve a staged design approach, first developing and seeking agreement upon a broad Concept Plan, and then moving toward a detailed design. Close consultation with the local community will need to be maintained in this process. It will also need to be acknowledged that a significant number of statutory approvals will also be involved, including rezoning under DPS 2, probably Structure Plan under DPS 2, and a Business Plan under the Local Government Act.

Bathgate Loop – Meldrum Way Pedestrian Access Point

At its meeting of 24 October 2000 (Item W320-10/00), Council considered requests it had received for the closure of two pedestrian access points adjacent to the Koondoola Neighbourhood Centre. These access points were not actually PAW's but rather road reserves which had bollards placed in them to allow pedestrian but not vehicular access through them. The access points were a road from Bathgate Loop to Meldrum Way (proposed closure "A" on **Attachment 2**) and a road from Bathgate Loop to the Council land, near the Community Hall (proposed closure "B" on **Attachment 2**).

Council resolved to close off access point “B” by extending the fence of the community purpose site across it (this has been done) and to support a temporary closure of access point “A” for a period of 6 months, at which time the local community would be consulted to determine whether permanent closure should be pursued and road closure procedures commenced under Section 58 of the Land Administration Act 1997.

The temporary closure of point “A” was implemented and City Administration subsequently consulted the local community on this matter. A letter in explanation of the current position regarding the temporary closure, inclusive of a self explanatory form requesting approval or not regarding permanent closure, was forwarded to all the residents of Bathgate Loop and Jolly Court, and to the resident at 35 Meldrum Way located immediately adjacent to the proposed closure. A Prepaid envelope was also provided.

In summary, 11 returns from the sixty letters forwarded were received (ie: an 18% response rate). Of the returns, 7 approve of the permanent closure and 4 disapprove. A summary of the comments made in support of the returns are as follows:

Approve of the Permanent Closure:

- One entry/exit to the estate.
- Better security/safer environment.
- Less disturbances at night as a result of noise, crime, rubbish (cans and bottles) and pedestrian movements from the tavern in particular.

Disapprove of the Permanent Closure:

- The access is a convenient way of accessing by foot the shopping centre, bus stop, other facilities and streets in the immediate vicinity, etc.
- Closure will result in a “box” effect with only one entry/exit for the estate.

A draft report had originally been prepared on this matter in September of last year, however it was decided that it would be preferable to await the outcome of the present consultant’s study prior to reporting to Council.

It may be noted that the Improvement Plan (refer **Attachment 1**) shows this road reserve as remaining open and providing lot frontage to a number of new residential lots created on the present sump site (which would be relocated as a drainage swale to just north of the tavern).

Although there is some doubt as to whether this element of the design is feasible in terms of cost and some concerns regarding the size of the swale actually required to accommodate the drainage involved, it is recommended that the temporary closure arrangement remain in place (ie that permanent closure not be considered at this time) until the City and shopping centre owners have had opportunity to further examine the planning of the Neighbourhood Centre, to keep all options open at this stage.

Statutory Compliance

In respect to the implementation of the Design Guidelines as Local Planning Policy under DPS 2, Clause 8.11.3 of DPS 2 requires that Council adopt and advertise the Draft for a period of not less than 21 days.

In respect to the possible closure of portion of Bathgate Loop (should Council decide to choose this path), permanent closure of the road reserve can be achieved under Section 58 of the Land Administration Act (LLA) 1997.

In addition to the local resident consultation by mail drop that has already taken place, the City is required, under Section 58 of the LAA 1997, to publish a notice of its intention to consider the closure in a newspaper circulating in the district and to allow a period of 35 days for the lodging of objections. A resolution to close the road cannot be passed until Council has considered any objections received.

Notification of the intended closure must also be given to the public utilities and the Western Australian Planning Commission.

A Council resolution to close the road must be delivered as a request to the Minister for Lands. Copies of all submissions and objections received, and comments on the Council's decision on them, must be provided to the Minister.

Strategic Implications

The draft Strategic Plan for the City highlights safety and security as a key component contributing to the overall goal of creating healthy communities. Urban design projects that aim to minimise anti-social behaviour relate directly to this goal.

Policy Implications

Adoption of the Urban Design Guidelines would involve the introduction of a new Local Planning Policy under DPS2.

Financial Implications

The undertaking of an improvement plan for the Koondoola Neighbourhood Centre which includes Council-owned land would have significant financial implications for the City. The nature of those implications would become apparent as part of the process of preparation of the Plan, and would be required to be properly scrutinised through the Business Plan procedures which would be required to be complied with under the Local Government Act.

Voting Requirements

Simple Majority.

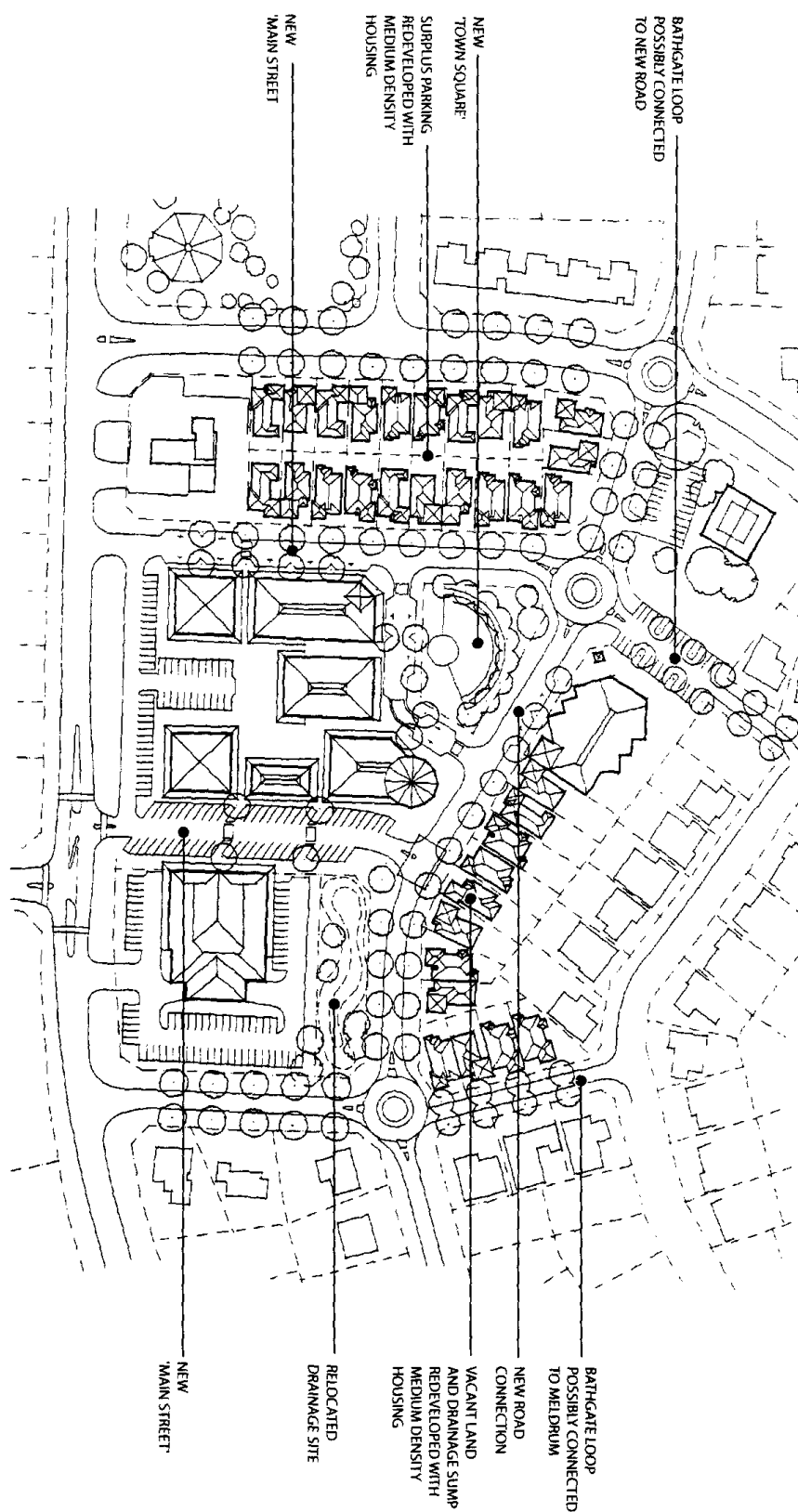
Recommendation

1. **Pursuant to Clause 8.11.3 of City of Wanneroo District Planning Scheme No. 2, ADOPTS the Draft Urban Design Guidelines for Crime Prevention Through Environmental Design (CPTED) prepared by Taylor Burrell dated March 2002 and ADVERTISES the Draft Policy for a 30 day public comment period;**
2. **REQUESTS Taylor Burrell to finalise the Koondoola Neighbourhood Centre Case Study report by inclusion at the front of the document of a statement prepared by this City which clearly describes the status and effect of this Case Study document;**

3. **ENCOURAGES** the Koondoola Plaza owners to continue to implement suggestions made in Section 8.0 of the Case Study report;
4. **ADVISES** other owners and centre developers in this district regarding the Case Study undertaken and **ENCOURAGES** them to consider implementation of the principles involved to their centres and future proposals.
5. **ADVISES** the Koondoola Plaza owners that it is pleased to see the improvements already being made by the owners to their centre, and it wishes to work further with the owners to explore the possibility of developing a revised Improvement Plan for the Koondoola Neighbourhood Centre which retains key elements of the Case Study design, but will be economically feasible for the owners and the City and acceptable to the local community;
6. **RETAINS** the temporary closure of the pedestrian access point between Bathgate Loop and Meldrum Way, Koondoola and **FURTHER CONSIDERS** the matter once the work to be undertaken pursuant to 5. above has been adequately progressed.

ATTACHMENT 1

KOONDOLA NEIGHBOURHOOD CENTRE CASE STUDY



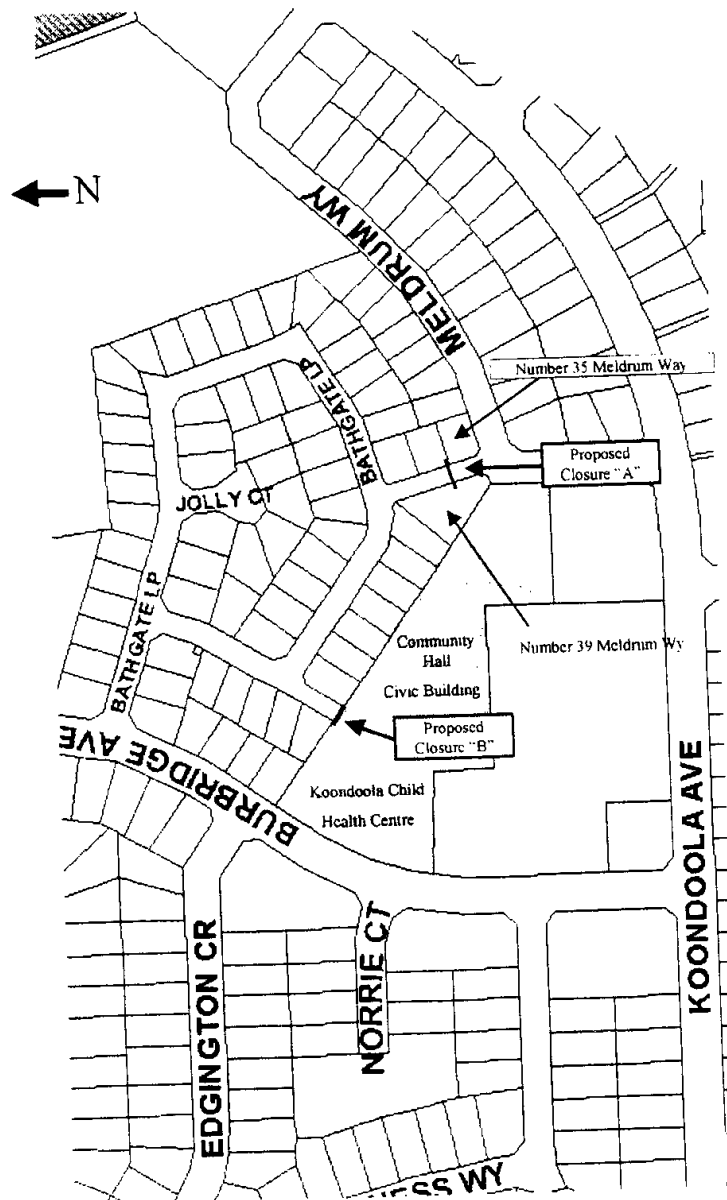
IMPROVEMENT PLAN - GENERAL

FIGURE 7.1



ATTACHMENT 2

CITY OF



PD11-04/02 Private Property Local Law 2001 and Health Amendment Local Law 1999 - Adoption By Council

File Ref: 23513
Responsible Officer: Director, Planning & Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

That Council consider the submissions made as a result of the public advertising period and consider the formal adoption of the City of Wanneroo Private Property Local Law 2001 and the deletion of Clause 5.13 of the Shire of Wanneroo Health Local Law 1999.

Background

The Council at its meeting on 18 December 2001 resolved to:

“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, sand drift, 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.*

*CARRIED UNANIMOUSLY &
BY ABSOLUTE MAJORITY”*

The proposed Private Property Local Law was detailed as an Attachment in the agenda of the Ordinary Council Meeting on the 18th December 2001 commencing on page 209.

The proposals were advertised by giving local and state wide public notice as required by the Local Government Act (1995) with the 42-day notice period expiring on 15th March 2002. In addition a copy of the Local Law was forwarded to the Minister for Housing and Works; Local Government and Regional Development and the Minister for Health for comment.

Detail

At the conclusion of the public consultation period, no formal submissions were received from the community.

After receiving information from Australia Post, Council ought to give consideration to further amending the local law to include reference to a letterbox along with the wording “building, fence or gate”. The purpose of this amendment is to ensure that street numbers can be easily identified by users of street numbering systems, eg Australia Post.

The local law provided for public comment stated as follows:

- “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)”.*

The local law as detailed in the recommendation now states:

- 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, **letterbox** 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 permitted.”*

A second submission was received from the Department of Health which has suggested several formatting improvements to clarify the title of the local law to reflect the current status of the City of Wanneroo.

Comment

All of the amendments are considered minor and do not affect the intent of the proposed local law. As a result, it is suggested that Council proceed with the formal adoption of the local law without further advertising.

Statutory Compliance

The Local Government Act requires Council to consider any submissions relating to the proposed local law and if the submissions are considered minor, Council may adopt the local law with amendments and without further advertising.

The Local Law is then placed in the Government Gazette and then Statewide public notice of the local law is provided. Copies are again forwarded to the Minister and to the Joint Standing Committee on Delegated Legislation who may instruct Council to further amend the local law.

The Local law comes into effect on the 14th day after the day on which it is published in the gazette.

Strategic Implications

The local laws, if adopted, will provide for a greater measure of policing and assist with resolving matters of long running community concern.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Special Majority.

Recommendation

That Council:-

1. **DETERMINES that the suggested amendment to Clauses 3.9 and 9.2 of the City of Wanneroo Private Property Local Law 2001 as detailed below is considered minor:**

“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, letterbox 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 permitted.”**
2. **Having advertised the proposal and considered the submissions received resolves BY SPECIAL MAJORITY to ADOPT the City of Wanneroo Private Property Local Law 2001 as detailed below:**

**CITY OF WANNEROO
DRAFT PRIVATE PROPERTY LOCAL LAW 2001**

ARRANGEMENT

PART 1 - PRELIMINARY

Clause

- 1.1 Title**
- 1.2 Commencement**
- 1.3 Purpose and intent**
- 1.4 Repeal**
- 1.5 Application of local law**
- 1.6 Definitions**

PART 2 – APPROVALS

- 2.1 Approval requirements**
- 2.2 Planning and other approvals**
- 2.3 Application for approval**
- 2.4 Determination of application**
- 2.5 Approval**
- 2.5 Fees and charges**

PART 3 - FENCING – GENERAL

- 3.1 Dividing and boundary fences**
- 3.2 Sufficient fence**
- 3.3 Fences within front setback - approval requirement**
- 3.4 Boundary fences on secondary frontages**
- 3.5 Sightlines at vehicle access points**
- 3.6 General discretion of the local government**
- 3.7 Maintenance of fences**
- 3.8 Fencing materials**
- 3.9 Prohibited fencing materials**
- 3.10 Gates in fences**
- 3.11 Fences across right of ways, pedestrian access ways or road reserves**

PART 4 - GRAFFITI

- 4.1 Graffiti protection and removal**
- 4.2 Record of graffiti protection**

PART 5 - ESTATE FENCES

- 5.1 Estate fencing**
- 5.2 Repairs to estate fencing**

PART 6 - TENNIS COURT FENCING

- 6.1 Tennis court fencing**

PART 7 - SECURITY AND FLOODLIGHTING

- 7.1 Security and floodlights
- 7.2 Lighting exclusion
- 7.3 Tennis court floodlighting
- 7.4 Tennis court floodlight use and other restrictions

PART 8 - ELECTRIFIED AND RAZOR WIRE FENCES

- 8.1 Requirement for an approval

PART 9 - STREET NUMBERING

- 9.1 Assignment and standard of street numbers
- 9.2 Street number to be displayed
- 9.3 Location of number not to be misleading

PART 10 - VEHICLE WRECKING, FIBREGLASSING AND SPRAY PAINTING

- 10.1 Commercial wrecking of vehicles
- 10.2 Wrecking and storage of vehicles generally
- 10.3 Disposal of vehicles, parts and machinery
- 10.4 Fibreglassing and spraypainting

PART 11 - PRIVATE SWIMMING POOLS:

- 11.1 Private swimming pool inspections

PART 12 - SAND DRIFT AND LITTER CONTROL

- 12.1 Wind blown sand
- 12.2 Soil to be retained
- 12.3 Litter control on building sites

PART 13 - DRIVEWAYS AND DRAINAGE

- 13.1 Road verge and driveway gradients
- 13.2 Property drainage

PART 14 - REMEDY FOR BREACH

- 14.1 Works on private property
- 14.2 Limit on liability

PART 15 - PENALTIES

- 15.1 Offences
- 15.2 Infringement and infringement withdrawal notices
- 15.3 Offence description and modified penalty
- 15.4 Prosecution for offences
- 15.5 Records to be kept

SCHEDULES

Schedule 1 – Specifications for a sufficient fence on a residential lot.

Schedule 2 – Specifications for a sufficient fence on a commercial lot and an industrial lot

Schedule 3 – Specifications for a sufficient fence on a rural lot and special rural lot

Schedule 4 – Maximum vehicle driveway gradients

Schedule 5 – Offences and modified penalties

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;
- e) is not in use for the purpose for which it was designed or appears to have been designed or intended; or
- f) has been stored or left stationary on land in the district for more than 3 months;

“district” means the district of the City of Wanneroo;

“disused” means in relation to any thing whatsoever that the thing:

“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 Wanneroo;

“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 an 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:

- a) 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**
- b) fail to maintain a dividing or boundary fence in a condition which satisfies the requirements of a sufficient or permissible fence; or**
- c) 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 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.

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, letterbox 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 permitted.**

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.

CITY OF WANNEROO

PRIVATE PROPERTY LOCAL LAW 2001

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**PRIVATE PROPERTY LOCAL LAW 2001****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.

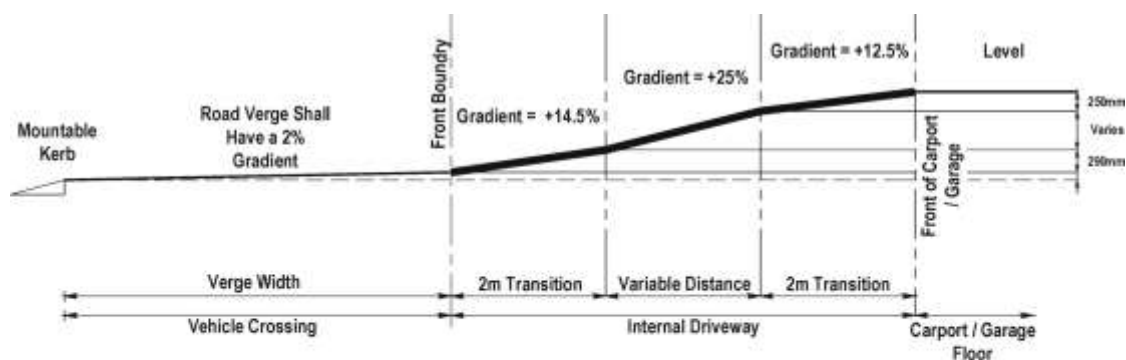
CITY OF WANNEROO
PRIVATE PROPERTY LOCAL LAW 2001
FOURTH SCHEDULE

Maximum Vehicle Driveway Gradients

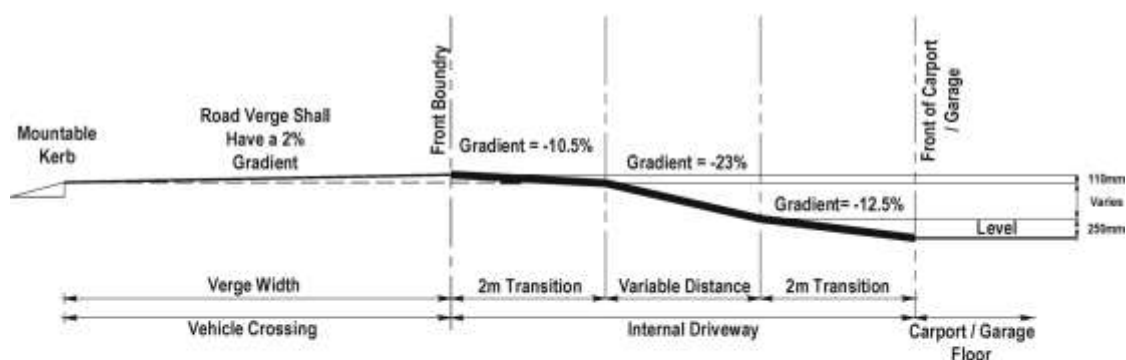
For the purpose of this Schedule

“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%

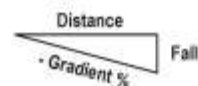
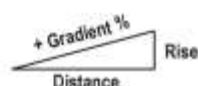


DRIVEWAY SLOPES UP FROM PROPERTY BOUNDARY



DRIVEWAY SLOPES DOWN FROM PROPERTY BOUNDARY

NOTE : Gradient = $\frac{\text{Rise / Fall}}{\text{Distance}} \times 100 (\%)$



CITY OF WANNEROO

PRIVATE PROPERTY LOCAL LAW 2001

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
PRIVATE PROPERTY LOCAL LAW 2001
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

- (ii) **ADOPT** the amendments to the City of Wanneroo Health Local Law 1999 subject to it being amended to read as follows:

**HEALTH ACT 1911
CITY OF WANNEROO HEALTH AMENDMENT LOCAL LAW 1999**

Made by the Council of the City of Wanneroo under section 342 of the *Health Act 1911* in accordance with subdivision 2 of Part 3 of the *Local Government Act 1995*.

Citation

- 1 This local law may be cited as the *City of Wanneroo Health Amendment Local Law 2002*.

Principal local laws

- 2 In this local law, the *City of Wanneroo Health Local Law 1999* made under the *Health Act 1911* and passed by the Council of the City of Wanneroo on 13 July 1999, and published in the *Government Gazette* on 27 August 1999, is referred to as the principal local law.

Principal local laws amended

- 3 The principal local law is amended as described in the following schedule:

Item	Clauses Affected	Description
1.	5.13	Delete clause 5.13
2.	5.14	Re-number clause 5.14 to 5.13

Technical Services

Tenders

TS01-04/02 Tender No 02239 - Construction of Additions to the Wanneroo Sports and Social Club

File Ref:	28139
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment:	Nil

Issue

Assessment and recommendation for Tender No 02239 - Construction of Additions to the Wanneroo Sport and Social Club at 22 Crisafulli Avenue Wanneroo.

Background

At its meeting on the 25 September 2001 Council agreed that the in principle additions proposed for the Wanneroo Sports and Social Club on reserve 27744 (No22) Crisafulli Avenue Wanneroo be accepted, and authorised the preparation of tender documentation and the calling of tenders for the construction of these additions. (Report No CD11-09/01 refers).

Detail

Tenders Received

Public tenders for the proposed works closed on Wednesday, 6 March 2002 at 3.00pm with the receipt of the following submissions:

Emmat Pty Ltd (trading as Mike Thorp-Builder)	\$139,200.00
Brodun Construction Pty. Ltd.	\$157,646.85
Dalcon Construction Pty. Ltd.	\$159,441.00
KBE Building Services Pty. Ltd.	\$160,000.00
Time Check Pty. T/as Reward Construction	\$184,544.00
Longo Construction	\$188,300.00
Southdown Constructions Co. Pty. Ltd.	\$208,051.00
Bullcreek Constructition Pty. Ltd.	\$278,502.00

The value of the proposed work was estimated by the Club to be \$142,000.

The Tender Assessment Team comprising the Manager Infrastructure Services, Co-ordinator Building Projects and Manager Leisure and Cultural Services assessed the tenders in accordance with the following evaluation criteria, along with risk assessment and reference checking:

- a) price for the Works offered;
- b) tenderer's resources and;
- c) tenderer's previous experience in carrying out work similar to the Works;

Tender key points to note were:

- Tenders were initially invited for this project on 19 January 2002 (Tender No 02233), closing on Tuesday 5 February 2002.
- During the public tender opening, a discussion ensued with a late tenderer regarding the acceptance of his tender and when the 3pm tender closing officially passed allowing the tender to be accepted. The tenderer claimed that by their personal timekeeping it was still 3pm and as such their tender should be accepted. An investigation later that day by the City subsequently verified that the clock on the tender box appeared to have not received the regular paged radio time accuracy signal and was running approximately one minute thirty seconds fast, resulting in the tender box inadvertently being opened earlier than the specified 3pm opening time.
- The tender regulations clearly prohibit the acceptance of late tenders, however given the status of the tender clock, a legal opinion was sought that advised in part:

".....it seems prudent in this case that the City re-tender in these circumstances as the tender process has innocently been compromised because of the inaccuracy of the clock on the tender box."

- In accordance with the legal advice, the five companies that had submitted tenders (KBE Building Services, Brodun Construction, Southdown Construction, Reward Construction and Mike Thorp-Builder) were formally advised of the decision to recall tenders, provided with a copy of the new tender documentation and invited to re-tender for the works.
- The new tender (Tender No. 02239) was advertised on the 16 February 2002 closing on the 6 March 2002.
- Eight tender submissions were received including new submissions from each of the companies who had tendered previously for the works.
- The lowest and conforming tender was submitted by Emmat Pty Ltd T/as Mike Thorp-Builder.

Key Characteristics of the recommended Tenderer, Emmat Pty Ltd T/as Mike Thorp-Builder:

- Mike Thorp is a registered builder acting under Reg. No. 4076.
- Mike Thorp is a member of the Wanneroo Sport and Social Club and with the support of other contracting club members he has been able to submit the lowest tender.
- The firm's tender breakdown information is consistent with the prices as presented in the other submissions. The savings in the tender received from Emmat Pty Ltd T/as Mike Thorp-Builder were in the areas of painting, electrical and hydraulic trades.

- Mike Thorp has not undertaken any work for the City and concentrates his building activities mainly within the residential sector of the building industry.
- Mike Thorp essentially operates as a sole trader and is currently completing three minor additions to existing residences.

Comment

The tender submitted by Emmat Pty Ltd T/as Mike Thorp-Builder has been assessed and recommended for acceptance.

Works Programme

The following milestone dates are listed for the completion of this project:

Council Approval	Tue 9 April 2002
Award Contract	Fri 12 April 2002
Contractor on site-commencement	Mon 15 April 2002
Practical completion (50 day contract period)	Fri 24 June 2002
Practical Completion & Facility Commissioning	Mon 1 July 2002
Available to the Club	Fri 5 July 2002

Statutory Compliance

Development Approval

Proposed Development:	ADDITIONS TO EXISTING BOWLING CLUB
Property Details:	22 CRISTAFULLI AVENUE WANNEROO WA 6065
Land Parcel(s) Details:	SWAN LOT 133
Owner(s) Details:	CROWN - VESTED CITY OF WANNEROO

As the 115m² addition was seen to be consistent with the proposed development of the existing building, no consultation and advertising for public comment was undertaken by Approval Services.

Infrastructure Services was advised on the 5 November 2001 that approval was granted under the provisions of the City of Wanneroo District Planning Scheme No2 and the Metropolitan Region Scheme. The Approval to Commence Development requires the development to be undertaken in accordance with the submitted application and the enclosed sketch plans presented to Council.

Building Licence Issues (Application Number: BA02/0211, File Number:)

The tender documentation was submitted to Approval Services for its formal Building Licence Application processing. After an initial assessment, a number of items are required to be actioned (submitted or altered) before the application is approved. This list of conditions calls for the applicant to comply with the requirements of the other Government agencies and the Health and Building regulations, which are the standard requirements expected for this type of commercial development.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Council elected to support this project in the 2001/2002 Budget and allocated \$77,000 accordingly. Council Administration negotiated with the Club to retain the \$28,043 CSRFF grant and secured a commitment in writing from the Club that it would meet any shortfall in project costs.

Funding and Breakdown of Project Cost

The following table identifies all costs associated with the project.

Additions to the Wanneroo Sport and Social Club Tender No. 02239		
Description	Cost to Complete the Works	Funding
Project Funding - Account No 2054	Municipal	\$77,000
	CSRFF Grant	\$28,043
	Club Contribution	\$50,323
Architectural Documentation – Scatena & Associates Architects (\$8,150 + \$1,450)	\$9,600	
Building Capital Works Project Management	\$3,066	
Tender Advertisement & Administration Costs	\$3,500	
Conforming Tender Sum – Emmat Pty Ltd T/as Mike Thorp-Builder	\$139,200	
Total Project Cost and Funding	\$155,366	\$155,366.

Before the contract is signed with Emmat Pty Ltd T/as Mike Thorp-Builder, a cheque for the sum of \$50,323 is required to be lodged with City Administration by the Wanneroo Sports and Social Club to cover the short fall in funding for this project.

Voting Requirements

Simple Majority

Recommendation

That Council:

- 1. DECLINES to accept any tender received for Tender Number 02233 for the construction of additions to the Wanneroo Sports and Social Club due to the malfunction of the tender clock;**
- 2. ENDORSES the action taken in re-tendering for the construction of the Wanneroo Sports and Social Club by the issue of Tender Number 02239;**
- 3. RECEIVES a contribution from the Wanneroo Sports and Social Club for the construction of additions to the Wanneroo Sports Club and Social Club for the agreed sum of \$50,323 and SEEKS confirmation of deferment of the unclaimed CSRFF grant for the sum of \$28,043 until the 2002/2003 financial year; and**
- 4. Subject to item 3 above ACCEPTS Tender Number 02239 from Emmat Pty Ltd, trading as Mike Thorp-Builder for the construction of the Wanneroo Sports and Social Club Additions, on reserve 27744 (No22) Crisafulli Avenue Wanneroo for the lump sum price of \$139,200 in accordance with the conditions of tendering.**

TS02-04/02 Tender 02237 - The Supply and Delivery of One Road Sweeper

File Ref: S02237T
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment: 1

Issue

Assessment and recommendation for Tender Number 02237 – The Supply and Delivery of One (1) Road Sweeper.

Background

The City's Road Sweeper, plant number 98763 is used by the Engineering Maintenance Sub Unit to sweep sand and other debris from road surfaces. Plant number 98763 was purchased in 1992 and has a replacement life of ten years and is now due for replacement.

The City's Plant Replacement Programme recognises that the optimum replacement time for a Road Sweeper is 10 years. On this basis, provision was made to replace plant number 98763 in the City's 2001/2002 Plant Replacement Programme.

Detail

Tender 02237 was advertised on 2 February 2002 and closed on 19 February 2002.

The Tender Evaluation Team, comprising the Manager Building and Fleet Maintenance Services, Operations Engineer, Engineering Operations Supervisor, Fleet Maintenance Coordinator, Transport Officer and the City's Fleet Consultant, has evaluated the tenders in accordance with the following assessment criteria as detailed in the tender document.

- Price for the vehicles offered, trade in prices and whole of life costings
- Operational and mechanical evaluation; and
- Delivery period

There were five tenders received for the supply and delivery of a road sweeper with all tenders offering to trade the City's sweeper. The tender of E J & M Rosher did not include a signed "Form of Tender" as required under the City's tender conditions. E J & M Rosher's tender is therefore considered non-conforming and cannot be considered. E J & M Rosher has been advised of its non-conformance.

The following table details the purchase and trade prices offered by each tenderer. The tender specification called for separate prices on a number of options. The purchase price shown includes the cost of those options considered to be beneficial and cost effective and are detailed in **Attachment 1**.

Tenderer	Vehicle Type	Purchase Price	Trade Price	Net Changeover
MacDonald Johnston Hino Chassis	770 Cyclone	\$219,990	\$5,000	\$214,990
MacDonald Johnston Hino Chassis	605LT	\$234,230	\$5,000	\$229,230
Schwarze Industries Isuzu Chassis	Schwarze 6500	\$239,350	\$25,000	\$214,350
Schwarze Industries Hino Chassis	Schwarze 6500	\$254,350	\$25,000	\$229,350

The Tender Evaluation Team scored each conforming tender against the established criteria and reported as follows:-

1. Price offered, trade in prices and whole of life costings

The Schwarze 6500 mounted on an Isuzu chassis was the cheapest both in terms of net changeover and whole of life costings, closely followed by the MacDonald Johnston 770 Cyclone.

2. Operational and mechanical maintenance evaluation

The City's Fleet Consultant, Marketing and Transport Consultancy provided scoring sheets of the most critical operational and mechanical attributes to assist in this assessment. The MacDonald Johnston 770 Cyclone scored highest, followed by the MacDonald Johnson 605LT.

3. Delivery period

The delivery times offered were:

Schwarze Industries (both models)	8 – 10 weeks
MacDonald Johnston – 605LT	6 – 8 weeks
MacDonald Johnston – 770 Cyclone	10 - 12 weeks

All delivery times offered are acceptable to the City.

The Tender Evaluation Team scored each conforming tender against the stated criteria. The overall rankings of the tenders based on a weighted score is:

Ranking	Conforming Tender
1	MacDonald Johnston – 770 Cyclone
2	MacDonald Johnston – 605LT
3	Schwarze Industries – Schwarze 6500/Isuzu Chassis
4	Schwarze Industries – Schwarze 6500/Hino Chassis

The higher score of the MacDonald Johnston 770 Cyclone in the operational and mechanical maintenance evaluation criteria resulted in it's ranking as the preferred machine.

Comment

Based on the overall rankings of the tenders it is recommended that the tender from MacDonald Johnston Engineering Pty Ltd for the supply and delivery of one (1) Road Sweeper be accepted on the basis of trading the City's existing Road Sweeper, plant number 98763 for a net changeover figure of \$214,990.

Statutory Compliance

Tenders have been invited and evaluated against the selection criteria in accordance with Section 3.57 of the Local Government Act and associated regulations.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Costs associated with accepting the recommended tender are compared to the budget in the schedule shown on Attachment 1. The table also details a number of items, which were requested to be priced as optional, and are to be included with the road sweeper.

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS the tender from MacDonald Johnston Engineering Pty. Ltd. for the supply and delivery of one 770 Cyclone Road Sweeper on the basis of trading one existing Road Sweeper plant number 98763 at a net changeover cost of \$214,990, as detailed in Tender 02237.

ATTACHMENT 1

Tender Number 02237 The Supply & Delivery of One (1) Road Sweeper and Trade/Outright Buy of an Existing Road Sweeper

Tender					Budget					
Supplier Vehicle Description	Trade Plant #	Council Price	Trade	Changeover	Gross	Trade	Addition al Funds	Total	Budget Excess/ Shortfall	Delivery
Schwarze Industries Aust PL										
Schwarze A6500XL	98763	\$220,600	\$25,000	\$195,600						8-10 Weeks
Isuzu Cab Chassis										
Options:										
High Pressure Hose		\$3,700		\$3,700						
200kg crane	included	\$0								
Retractable water jet bar		\$9,200		\$9,200						
High Pressure Water spray	included	\$0								
Hydraulic assisted boom		\$2,850		\$2,850						
Monitor/rec. of engine speed		\$3,000		\$3,000						
Spare wheel/tyre on carrier	no charge	\$0								
Total Cost Isuzu Cab/Chassis		\$239,350	\$25,000	\$214,350	\$280,000	\$10,000		\$270,000	\$55,650	
Hino Cab/Chassis		\$15,000								
Total Cost Hino Cab/Chassis		\$254,350	\$25,000	\$229,350	\$280,000	\$10,000		\$270,000	\$40,650	
MacDonald Johnston Engineering										
MacDonald Johnston 605LT	98763	\$215,310	\$5,000	\$210,310						6-8 Weeks
Options:										
High Pressure Hose		\$5,000		\$5,000						
200kg crane		\$6,300		\$6,300						
Retractable water jet bar		\$2,000		\$2,000						
High Pressure Water spray		\$2,000		\$2,000						
Hydraulic assisted boom		\$2,000		\$2,000						
Monitor/rec. of engine speed		\$320		\$320						
Spare wheel/tyre on carrier		\$1,300		\$1,300						
		\$234,230	\$5,000	\$229,230	\$280,000	\$10,000		\$270,000	\$40,770	
MacDonald Johnston Engineering										
MacDonald Johnston 770 Cyclone	98763	\$201,070	\$5,000	\$196,070						10-12 Weeks
Options:										
High Pressure Hose		\$5,000		\$5,000						
200kg crane		\$6,300		\$6,300						
Retractable water jet bar		\$2,000		\$2,000						
High Pressure Water spray		\$2,000		\$2,000						
Hydraulic assisted boom		\$2,000		\$2,000						
Monitor/rec. of engine speed		\$320		\$320						
Spare wheel/tyre on carrier		\$1,300		\$1,300						
		\$219,990	\$5,000	\$214,990	\$280,000	\$10,000		\$270,000	\$55,010	

TS03-04/02 Tender 02232 - The Supply and Delivery of Eight Side Loading Refuse Collection Vehicles and Trade/Outright Purchase of Existing Vehicles

File Ref: S02232T
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment: 1

Issue

Assessment and recommendation of Tender No 02232 – The Supply and Delivery of Eight Side Loading Refuse Collection Vehicles and Trade/Outright Purchase of Existing Vehicles.

Background

The City's fleet of side loading refuse vehicles are used by the Environmental Waste Services Business Unit to pick up domestic waste in 240 and 120 litre mobile garbage bins from households within the Cities of Wanneroo and Joondalup. Plant number 96592 was purchased in December 1995 and plant numbers 96694, 96695, 96696, 96697, 96698, 96699 and 96700 were purchased in October 1996.

The City's Domestic Cart Refuse Collection Replacement Programme recognises that the optimum replacement time for side loading refuse vehicles is five years. The refuse trucks have exceeded their optimum replacement time and maintenance expenditure is becoming high to keep them operational. On this basis, provision was made to replace plant numbers 96592, 96694, 96695, 96696, 96697, 96698, 96699 and 96700 in the City's 2001/2002 Domestic Carts Refuse Collection Replacement Programme.

Detail

Tender No 02232 was advertised on 5 January 2002 and closed on 30 January 2002.

The Tender Evaluation Team comprising the Manager Building and Fleet Maintenance Services, Manager Environmental Waste Services, Fleet Maintenance Coordinator, Supervisor Domestic and Recycling, Transport Officer and the City's Fleet Consultant, has evaluated the tenders in accordance with the following assessment criteria as detailed in the tender document.

- Price for the vehicles offered and trade in prices if applicable;
- Whole of life costing;
- Delivery programme; and
- Vehicle demonstration and operation assessment

Five tender submissions were received at tender closing with two tender submissions being for the supply of the compactor units only, two of the tender submissions contained eight offers for the supply and delivery of eight side loading refuse collection vehicles and trade of the City's existing vehicles and one tender submission for outright purchase of the existing vehicles.

The tender by Major Motors offered an Isuzu FVZ1400 Automatic 6x4, which did not meet the tender specification of air bag suspension. Major Motors did however include an option to upgrade to an Isuzu FVY1400 Automatic which includes this suspension and was the model that has been evaluated.

The tender evaluation team scored each conforming tender against the selection criteria appearing in the tender document and reported as follows:-

1. Price for the vehicles offered and trade in prices if applicable

The following table details the purchase and trade in prices offered by each tenderer.

Tenderer	Vehicle Type	Purchase Price	Trade Price	Net Changeover
Skipper Trucks	Acco 2350G/250 6x4 MJE 23m ³	\$1,971,612	\$250,940	\$1,720,672
Skipper Trucks	Acco 2350G/250 6x2 MJE 23m ³	\$1,980,492	\$250,940	\$1,729,552
Skipper Trucks	Acco 2350G/250 6x4 Wastemaster 23m ³	\$2,053,040	\$250,940	\$1,802,100
Skipper Trucks	Acco 2350G/250 6x2 Wastemaster 23m ³	\$2,061,920	\$250,940	\$1,810,980
Major Motors	Isuzu FVY 1400 6x4 MJE 23m ³	\$2,098,528	\$181,818	\$1,916,710
Major Motors	Isuzu FVD 950 6x2 MJE 23m ³	\$2,026,805	\$181,818	\$1,844,987
Major Motors	Isuzu FVY 1400 6x4 Wastemaster 23m ³	\$2,163,956	\$181,818	\$1,982,138
Major Motors	Isuzu FVD 950 6x2 Wastemaster 23m ³	\$2,092,233	\$181,818	\$1,910,415
Smith Broughton and Sons	Outright purchase of existing vehicles		\$271,081	

The tender submission by Skipper Trucks to supply an Acco 2350G/250 with a 6x4 rear axle configuration fitted with a MacDonald Johnston 23m³ compactor body offered the cheapest purchase price, with Smith Broughton & Sons offering the best price for the purchase of the existing vehicles.

2. Whole of life costing

The City's fleet consultant, Marketing and Transport Consultancy, has provided whole of life costing for each of the tender submissions received. The cheapest option in terms of whole of life costs was again the offer of Skipper Trucks for an Acco 2350G/250 6x4 with a MacDonald Johnston 23m³ compactor body.

3. Delivery programme

Skipper Trucks has advised that delivery will take 16 to 20 weeks for the cab chassis plus the body builder's time. In the case of MacDonald Johnston Engineering the time required for the body build would be 2 to 4 weeks and Wastemaster would require a 4 week body build time.

Major Motors delivery period is stated as 8 to 10 weeks, dependent on the body builder chosen. The City could therefore expect delivery of the complete vehicle and compactor units from Major Motors 10 to 12 weeks sooner than Skipper Trucks. This would have an impact in terms of the additional cost of maintaining the old vehicles for the extra delivery period required by Skipper Trucks, however this is outweighed by the cheaper whole of life costing of the Skipper Trucks offer.

4. Vehicle demonstration and operation assessment

In view of the purchase price and whole of life cost difference between the Acco 2350G/250 cab chassis and Isuzu cab chassis the tender evaluation team requested an Acco 2350G/250 demonstration unit be provided for assessment. Wastemaster and MacDonald Johnston Engineering both made available for assessment an Acco 2350G/250 cab chassis mounted with their respective bodies. The vehicles were tested on domestic rubbish collection rounds within the City for a minimum of one week. Scoring sheets were provided by the City's Fleet Consultant to facilitate the assessment based on key areas of operation and maintenance.

The assessment considered operational and maintenance features of both vehicles, resulting in the Acco 2350G/250 with a MacDonald Johnston body scoring slightly higher.

The Tender Evaluation Team scored each conforming tender against the stated criteria. The overall rankings of the tenders based on a weighted score are:

Ranking	Conforming Tender
1	Skipper Trucks – Acco 2350G/250 6x4 with MacDonald Johnston 23m ³ body
2	Skipper Trucks – Acco 2350G/250 6x2 with MacDonald Johnston 23m ³ body
3	Skipper Trucks – Acco 2350G/250 6x4 with Wastemaster 23m ³ body
4	Skipper Trucks – Acco 2350G/250 6x2 with Wastemaster 23m ³ body
5	Major Motors – Isuzu FVD 950 6x2 with MacDonald Johnston 23m ³ body
6	Major Motors – Isuzu FVY 1400 6x4 with MacDonald Johnston 23m ³ body
7	Major Motors – Isuzu FVD 950 6x2 with Wastemaster 23m ³ body
8	Major Motors – Isuzu FVY 1400 6x4 with Wastemaster 23m ³ body

Comment

Based on the overall rankings of the tender submissions it is recommended that the tender submitted by Skipper Trucks for the supply and delivery of eight Side Loading Refuse Collection Vehicles be accepted for the purchase price of \$1,971,162. It is further recommended that the tender submission by Smith Broughton and Sons Pty. Ltd. for the outright purchase of the City's existing vehicles, plant numbers 96592, 96694, 96695, 96696, 96697, 96698, 96699 and 96700 for \$271,081 also be accepted.

A number of items included as options in the tender specification have been assessed as cost effective and beneficial to the operation of the vehicles. These items, as detailed below, have been included in the recommended tender price of Skipper Trucks:

- Air bag pressure monitor system calibrated to indicate when the vehicle is carrying a full legal load on the rear axles;
- Fire extinguisher;
- Upgrade to a Mitsubishi rear view camera system as used on the City's current side loading collection vehicles.

In addition, the tender price allows for the supply of a spare lifting arm mechanism to reduce downtime during preventative maintenance and servicing operations

Statutory Compliance

Tenders have been invited and properly evaluated against the selection criteria in accordance with Section 3.57 of the Local Government Act and associated regulations.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Costs associated with accepting the recommended tender are compared to the budget in **Attachment 1**, showing a budget surplus of \$99,469.

Voting Requirements

Simple Majority

Recommendation

That Council: -

- 1. ACCEPTS Tender No 02232 from Skipper Trucks for the supply and delivery of eight (8) Acco 2350G/250 6x4 cab chassis fitted with MacDonald Johnston 23m³ side loading compactor bodies for the purchase price of \$1,971,612 in accordance with the conditions of tendering; and**
- 2. ACCEPTS Tender No 02232 from Smith Broughton and Sons Pty. Ltd. for the outright purchase of the City's eight (8) existing side loading refuse vehicles, plant numbers, 96592, 96694, 96695, 96696, 96697, 96698, 96699 and 96700 for the sum of \$271,081, in accordance with the conditions of tendering.**

ATTACHMENT 1

Tender					Budget					
Supplier Vehicle Description	Trade Plant #	Council Price	Trade	Changeover	Gross	Trade	Addition al Funds	Total	Budget Excess/S hortfall	Delivery
Skipper Trucks Acco2350G/250 6x4 with MacDonald Johnston MKIV SL9423 23M ³ Body	96592	\$245,364	\$28,200	\$217,164	\$265,000	\$40,000		\$225,000	\$7,836	16-20 weeks from confirmation of tender acceptance plus body builders time. Body Builder - 2-4 weeks after receipt of cab chassis
	96694	\$245,364	\$31,820	\$213,544	\$265,000	\$40,000		\$225,000	\$11,456	
	96695	\$245,364	\$31,820	\$213,544	\$265,000	\$40,000		\$225,000	\$11,456	
	96696	\$245,364	\$31,820	\$213,544	\$265,000	\$40,000		\$225,000	\$11,456	
	96697	\$245,364	\$31,820	\$213,544	\$265,000	\$40,000		\$225,000	\$11,456	
	96698	\$245,364	\$31,820	\$213,544	\$265,000	\$40,000		\$225,000	\$11,456	
	96699	\$245,364	\$31,820	\$213,544	\$265,000	\$40,000		\$225,000	\$11,456	
	96700	\$245,364	\$31,820	\$213,544	\$265,000	\$40,000		\$225,000	\$11,456	
Sub Total		\$1,962,912	\$250,940	\$1,711,972						
Spare arm		\$8,700		\$8,700						
Total		\$1,971,612	\$250,940	\$1,720,672	\$2,120,000	\$320,000		\$1,800,000	\$79,328	
Skipper Trucks Acco2350G/250 6x2 with MacDonald Johnston MKIV SL9423 23M ³ Body	96592	\$246,474	\$28,200	\$218,274	\$265,000	\$40,000		\$225,000	\$6,726	16-20 weeks from confirmation of tender acceptance plus body builders time. Body Builder - 2-4 weeks after receipt of cab chassis
	96694	\$246,474	\$31,820	\$214,654	\$265,000	\$40,000		\$225,000	\$10,346	
	96695	\$246,474	\$31,820	\$214,654	\$265,000	\$40,000		\$225,000	\$10,346	
	96696	\$246,474	\$31,820	\$214,654	\$265,000	\$40,000		\$225,000	\$10,346	
	96697	\$246,474	\$31,820	\$214,654	\$265,000	\$40,000		\$225,000	\$10,346	
	96698	\$246,474	\$31,820	\$214,654	\$265,000	\$40,000		\$225,000	\$10,346	
	96699	\$246,474	\$31,820	\$214,654	\$265,000	\$40,000		\$225,000	\$10,346	
	96700	\$246,474	\$31,820	\$214,654	\$265,000	\$40,000		\$225,000	\$10,346	
Sub Total		\$1,971,792	\$250,940	\$1,720,852						
Spare arm		\$8,700		\$8,700						
Total		\$1,980,492	\$250,940	\$1,729,552	\$2,120,000	\$320,000		\$1,800,000	\$70,448	

Skipper Trucks Acco2350G/250 6x4 with Wastemaster Superior Pak 23M ³ Body	96592	\$256,630	\$28,200	\$228,430	\$265,000	\$40,000		\$225,000	-\$3,430	16-20 weeks from confirmation of tender acceptance plus body builders time. Body Builder - 4 weeks after receipt of cab chassis
	96694	\$256,630	\$31,820	\$224,810	\$265,000	\$40,000		\$225,000	\$190	
	96695	\$256,630	\$31,820	\$224,810	\$265,000	\$40,000		\$225,000	\$190	
	96696	\$256,630	\$31,820	\$224,810	\$265,000	\$40,000		\$225,000	\$190	
	96697	\$256,630	\$31,820	\$224,810	\$265,000	\$40,000		\$225,000	\$190	
	96698	\$256,630	\$31,820	\$224,810	\$265,000	\$40,000		\$225,000	\$190	
	96699	\$256,630	\$31,820	\$224,810	\$265,000	\$40,000		\$225,000	\$190	
	96700	\$256,630	\$31,820	\$224,810	\$265,000	\$40,000		\$225,000	\$190	
Sub Total		\$2,053,040	\$250,940	\$1,802,100						
Spare arm		\$0		\$0						
Total		\$2,053,040	\$250,940	\$1,802,100	\$2,120,000	\$320,000		\$1,800,000	-\$2,100	

Skipper Trucks										
Acco2350G/250 6x2 with Wastemaster Superior Pak 23M ³ Body	96592	\$257,740	\$28,200	\$229,540	\$265,000	\$40,000		\$225,000	-\$4,540	16-20 weeks from confirmation of tender acceptance plus body builders time. Body Builder - 4 weeks after receipt of cab chassis
	96694	\$257,740	\$31,820	\$225,920	\$265,000	\$40,000		\$225,000	-\$920	
	96695	\$257,740	\$31,820	\$225,920	\$265,000	\$40,000		\$225,000	-\$920	
	96696	\$257,740	\$31,820	\$225,920	\$265,000	\$40,000		\$225,000	-\$920	
	96697	\$257,740	\$31,820	\$225,920	\$265,000	\$40,000		\$225,000	-\$920	
	96698	\$257,740	\$31,820	\$225,920	\$265,000	\$40,000		\$225,000	-\$920	
	96699	\$257,740	\$31,820	\$225,920	\$265,000	\$40,000		\$225,000	-\$920	
	96700	\$257,740	\$31,820	\$225,920	\$265,000	\$40,000		\$225,000	-\$920	
Sub Total		\$2,061,920	\$250,940	\$1,810,980						
Spare arm		\$0		\$0						
Total		\$2,061,920	\$250,940	\$1,810,980	\$2,120,000	\$320,000		\$1,800,000	-\$10,980	

Major Motors										
Isuzu FVY 1400 Automatic 6x4 with MacDonald Johnston MKIV SL9423 23M ³ Body	96592	\$261,229	\$22,727.27	\$238,501.27	\$265,000	\$40,000		\$225,000	-\$13,501	8-10 weeks from order dependent upon body builders. Work in progress and our choice of body builder
	96694	\$261,229	\$22,727.27	\$238,501.27	\$265,000	\$40,000		\$225,000	-\$13,501	
	96695	\$261,229	\$22,727.27	\$238,501.27	\$265,000	\$40,000		\$225,000	-\$13,501	
	96696	\$261,229	\$22,727.27	\$238,501.27	\$265,000	\$40,000		\$225,000	-\$13,501	
	96697	\$261,229	\$22,727.27	\$238,501.27	\$265,000	\$40,000		\$225,000	-\$13,501	
	96698	\$261,229	\$22,727.27	\$238,501.27	\$265,000	\$40,000		\$225,000	-\$13,501	
	96699	\$261,229	\$22,727.27	\$238,501.27	\$265,000	\$40,000		\$225,000	-\$13,501	
	96700	\$261,229	\$22,727.27	\$238,501.27	\$265,000	\$40,000		\$225,000	-\$13,501	
Sub Total		\$2,089,828	\$181,818.16	\$1,908,010.16						
Spare arm		\$8,700		\$8,700						
Total		\$2,098,528	\$181,818	\$1,916,710	\$2,120,000	\$320,000		\$1,800,000	-\$116,710	
Major Motors										
Isuzu FVD 950 6x2 with MacDonald Johnston MKIV SL9423 23M ³ Body	96592	\$252,263	\$22,727.27	\$229,535.83	\$265,000	\$40,000		\$225,000	-\$4,536	8-10 weeks from order dependent upon body builders. Work in progress and our choice of body builder
	96694	\$252,263	\$22,727.27	\$229,535.83	\$265,000	\$40,000		\$225,000	-\$4,536	
	96695	\$252,263	\$22,727.27	\$229,535.83	\$265,000	\$40,000		\$225,000	-\$4,536	
	96696	\$252,263	\$22,727.27	\$229,535.83	\$265,000	\$40,000		\$225,000	-\$4,536	
	96697	\$252,263	\$22,727.27	\$229,535.83	\$265,000	\$40,000		\$225,000	-\$4,536	
	96698	\$252,263	\$22,727.27	\$229,535.83	\$265,000	\$40,000		\$225,000	-\$4,536	
	96699	\$252,263	\$22,727.27	\$229,535.83	\$265,000	\$40,000		\$225,000	-\$4,536	
	96700	\$252,263	\$22,727.27	\$229,535.83	\$265,000	\$40,000		\$225,000	-\$4,536	
Sub Total		\$2,018,105	\$181,818.16	\$1,836,286.64						
Spare arm		\$8,700		\$8,700						
Total		\$2,026,805	\$181,818	\$1,844,987	\$2,120,000	\$320,000		\$1,800,000	-\$44,987	

Major Motors										
Isuzu FVY 1400										
Automatic 6x4	96592	\$270,495	\$22,727.27	\$247,767.27	\$265,000	\$40,000		\$225,000	-\$22,767	8-10 weeks from order dependent upon body builders. Work in progress and our choice of body builder
with										
Wastemaster	96694	\$270,495	\$22,727.27	\$247,767.27	\$265,000	\$40,000		\$225,000	-\$22,767	
Superior Pak										
23M³ Body	96695	\$270,495	\$22,727.27	\$247,767.27	\$265,000	\$40,000		\$225,000	-\$22,767	
	96696	\$270,495	\$22,727.27	\$247,767.27	\$265,000	\$40,000		\$225,000	-\$22,767	
	96697	\$270,495	\$22,727.27	\$247,767.27	\$265,000	\$40,000		\$225,000	-\$22,767	
	96698	\$270,495	\$22,727.27	\$247,767.27	\$265,000	\$40,000		\$225,000	-\$22,767	
	96699	\$270,495	\$22,727.27	\$247,767.27	\$265,000	\$40,000		\$225,000	-\$22,767	
	96700	\$270,495	\$22,727.27	\$247,767.27	\$265,000	\$40,000		\$225,000	-\$22,767	
Sub Total		\$2,163,956	\$181,818.16	\$1,982,138.16						
Spare arm		\$0		\$0						
Total		\$2,163,956	\$181,818	\$1,982,138	\$2,120,000	\$320,000		\$1,800,000	\$182,138	

Major Motors										
Isuzu FVD 950										
6x2	96592	\$261,529	\$22,727.27	\$238,801.83	\$265,000	\$40,000		\$225,000	-\$13,802	8-10 weeks from order dependent upon body builders. Work in progress and our choice of body builder
with										
Wastemaster	96694	\$261,529	\$22,727.27	\$238,801.83	\$265,000	\$40,000		\$225,000	-\$13,802	
Superior Pak										
23M³ Body	96695	\$261,529	\$22,727.27	\$238,801.83	\$265,000	\$40,000		\$225,000	-\$13,802	
	96696	\$261,529	\$22,727.27	\$238,801.83	\$265,000	\$40,000		\$225,000	-\$13,802	
	96697	\$261,529	\$22,727.27	\$238,801.83	\$265,000	\$40,000		\$225,000	-\$13,802	
	96698	\$261,529	\$22,727.27	\$238,801.83	\$265,000	\$40,000		\$225,000	-\$13,802	
	96699	\$261,529	\$22,727.27	\$238,801.83	\$265,000	\$40,000		\$225,000	-\$13,802	
	96700	\$261,529	\$22,727.27	\$238,801.83	\$265,000	\$40,000		\$225,000	-\$13,802	
Sub Total		\$2,092,233	\$181,818.16	\$1,910,414.64						
Spare arm		\$0		\$0						
Total		\$2,092,233	\$181,818	\$1,910,415	\$2,120,000	\$320,000		\$1,800,000	\$110,415	

Outright purch.										
of existing										
vehicles										
Smith										
Broughton &										
Sons										
	96592		\$32,870							
	96694		\$35,877							
	96695		\$33,770							
	96696		\$33,570							
	96697		\$33,770							
	96698		\$33,570							
	96699		\$33,677							
	96700		\$33,977							
Total			\$271,081							

Recommendation: Skipper Trucks Acco 2350G/250 6x4 with MacDonald Johnston MKIV SL9423 23M³ Body	\$1,971,612								
Smith Broughton & Sons Purchase of existing vehicles		\$271,081							16-20 weeks from confirmation of tender acceptance plus body builders time. Body Builder - 2-4 weeks after receipt of cab chassis
Net Changeover			\$1,700,531	\$2,120,000	\$320,000		\$1,800,000	\$99,469	

Traffic Management

TS04-04/02 2002/2003 Federal Blackspot Programme

File Ref:	08151
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment:1	Nil

Issue

To advise Council of the submissions for funding from the 2002/2003 Federal Blackspot Programme.

Background

The Federal Government, as part of its commitment to maintain downward pressure on road trauma and its high cost to the Australian community, has announced a new Federal Road Safety Black Spot Programme for three years starting 1 July 2002. The current programme expires on 30 June 2002.

Submissions for the 2002/2003 Federal Blackspot Programme were recently requested with the closing date advised as 15 March 2002. All submissions are evaluated against the criteria set by Main Roads WA Blackspot Program Development and Management Guidelines.

The Federal Blackspot Programme targets road locations where crashes resulting in injury or death are occurring and aims to fund cost effective, safety orientated projects by focusing on locations where the highest safety benefits and crash reductions can be achieved.

The criteria for the Federal Blackspot Programme is based on the following:

- *Crashes for the five (5) year period 1996 to 2000 inclusive will be used for qualifying audits and BCR calculations.*
- *A road length is defined as a section of road greater than three (3) kilometers in length.*
- *For road lengths the crash criteria is one (1) casualty crash per kilometer per five (5) years.*
- *For intersections, mid-block or short road sections (<3kms), the crash criteria is three casualty crashes in one year, or three casualty crashes in three years or four casualty crashes in four years or five casualty crashes in five years.*

The Federal Blackspot Program allocates 100% funding of the successful project cost.

To assist with the preparation of submissions for Federal Blackspot Funding, a data disk including potential eligible sites and Crash Benefit Cost Analysis Software were supplied by Main Roads WA.

Detail

On the basis of the crash data supplied by Main Roads WA City Administration proceeded with the investigation of eleven possible sites that were considered appropriate for submission. On evaluation three sites met all criteria and were subsequently submitted to Main Roads WA by City Administration for 2002/2003 Federal Blackspot Program funding consideration.

A summary of the projects, are shown below:

MAJOR ROAD	INTERSECTING ROAD/SECTION	TREATMENT	BENEFIT COST RATIO (BCR)	BLACK SPOT FUNDING
Buckingham Drive	Wanneroo Road to Hartman Drive	Median treatment	9.89	\$ 50,000
Franklin/Lenore Road	Trichet Road and High Road	Right and left turn slip lanes	8.77	\$154,000
Ocean Reef Road	Lenore Road	Intersection treatment	2.63	\$142,000

Comment

All nominations will be assessed by the Federal Blackspot Panel for endorsement in late May, 2002 and it is likely that the Minister for Transport will announce the approved projects in early July 2002 to allow finalisation of Local Government budgets.

It is therefore recommended that the projects listed above for the 2002/2003 Federal Blackspot Programme be noted and included in the draft four year Capital Works Budget for 2002/2003.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Approval projects receive full funding as part of the Federal Blackspot Programme. The draft 2002/2003 Capital Works Budget will reflect the details of the project submissions.

Voting Requirements

Simple Majority

Recommendation

That Council NOTES the submission of the following projects for consideration as part of the 2002/2003 State Blackspot Program.

MAJOR ROAD	INTERSECTING ROAD/SECTION	TREATMENT	BENEFIT COST RATIO (BCR)	BLACK SPOT FUNDING
Buckingham Drive	Wanneroo Road to Hartman Drive	Median treatment	9.89	\$ 50,000
Franklin/Lenore Road	Trichet Road and High Road	Shoulder widening, right and left turn slip lanes	8.77	\$154,000
Ocean Reef Road	Lenore Road	Intersection treatment	2.63	\$142,000

TS05-04/02 Bellerive Boulevard, Madeley – Parking Restrictions

File Ref: 68046
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment: 1

Issue

Consideration of parking restrictions in Bellerive Boulevard, Madeley.

Background

Residents of Bellerive Boulevard Madeley have highlighted to Ward Councillors and City Administration the problems of access they are encountering when the Kingsway Sporting Complex is being used at various times throughout the year.

Patrons of the Kingsway Sporting Complex park on both sides of the street and only allow enough room for one directional flow of traffic. The residents of the street claim that the carpark adjacent to the Cricket Club is rarely full.

Detail

Bellerive Boulevard is wide enough to allow parking on the eastern side of the road. Parking restrictions on the residential side (western side) of Bellerive Boulevard will allow two way flow of traffic for both residents and patrons of the Kingsway Sporting Complex. This will also allow access to properties

Attachment 1 shows the proposed parking restrictions of “No Stopping Road or Verge” and “No Stopping Road or Verge Saturday to Sunday 8.00am to 6.00pm”.

Consultation

A letter box drop to all residents was undertaken in order to inform them of what action was proposed to address their problem. It also advised residents of the ramifications of the above signage, that they too, could not park on the road or verge on the weekends.

Comment

The request made by the residents is a reasonable one in that it protects their amenity in living across the street from a regional sporting complex. At the time of writing the report, there has been no objections to the parking restrictions shown on the plan. In fact, residents have contacted City Administration seeking confirmation as to when the parking prohibition signs are to be installed.

It is therefore recommended that Council approve the parking restrictions of “No Stopping Road or Verge” and “No Stopping Road or Verge Saturday to Sunday 8.00am to 6.00pm” as shown on Drawing No T1819 – 1 - 0 at **Attachment 1**.

Statutory Compliance

The Parking restrictions will comply with the Traffic Code 2000.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The cost of installation of the parking restriction signs can be accommodated from the Operational Services Maintenance Budget.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. APPROVES the installation of parking restriction signs along Bellerive Boulevard, Madeley as follows:**
 - (a) “No Stopping Road or Verge” signs at the intersections along Bellerive Boulevard as shown on City of Wanneroo Drawing No T 1819-1-0 at Attachment 1**
 - (b) “No Stopping Road or Verge Saturday to Sunday 8.00am to 6.00pm” signs on the western side of Bellerive Boulevard as shown on City of Wanneroo Drawing No T 1819-1-0 at Attachment 1.**
- 2. ADVISES residents accordingly of the approved parking restrictions**

Infrastructure

TS06-04/02 Pedestrian Access Ways in Clarkson

File Ref:	27050, 69976, 62067
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachments:	3

Issue

To consider alternatives to the closure and improve safety and security of the following pedestrian access ways:

1. Between Kempton Grove and Connelly Drive, Clarkson.
2. Between Seabrook Grove and Ainsbury Parade, Clarkson.

Background

A report addressing petitions for the closure and improve safety and security of the two public access ways (PAW) in Clarkson was considered by Council at its meeting held on 27 November 2001, (**Attachment 1** Report No. PO17-11/01 refers). At this meeting the PAWS were referred to City Administration to monitor and further investigate alternatives to improve safety and security.

Detail

Both PAWS have been inspected to investigate alternatives to closure and to improve safety and security with comments as follows:

1. PAW between Kempton Grove and Connolly Drive, Clarkson

This PAW is of block length, is bounded on both sides by a 1.8m high fence and provides direct access from streets bounded by Aldersea Circle and Brooks Pass to Connolly Drive, the bus service and the Clarkson High School. A number of high school students use this access. Currently there is no street lighting at the PAW – for location plans and details refer to **Attachment 2**.

Closure of this PAW would substantially reduce connectivity in the area and would necessitate many local residents having to walk a considerable extra distance to gain excess to Connolly Drive via Brooks Pass.

2. PAW between Seabrook Grove and Ainsbury Parade, Clarkson

This PAW is of block length, is bounded on both sides by a 1.8m high fence and services an area that has only one road access by Rooke Way on to Ainsbury Drive.

Clarkson Shopping Centre is located on the eastern side of Ainsbury Parade and Clarkson Primary School is located just to the north east of the shopping centre. For location plan and details refer to **Attachment 3**.

Pedestrian access to both the Clarkson Shopping Centre and Clarkson Primary School of these would be restricted to Rooke Way for all residents in this immediate area should this PAW be closed. It is also noted that there are additional pedestrian access ways to the west of this location into Cheney Vale and beyond, all of which would be of little further use if this particular PAW to the area is closed. As with the Kempton Grove PAW, this PAW also needs to be retained.

Comment

It is assumed and most likely that the antisocial behaviour occurring at this location occurs during the hours of darkness and that the provision of additional street lighting could greatly reduce this occurrence. The following street lighting proposal would need to be implemented to improve the safety and security of the PAW at night:

1. PAW between Kempton Grove and Connolly Drive Clarkson (**Attachment 2**)
 - Install a new 6.5m steel standard pole 80W MV Luminaire opposite the northern boundary of the PAW on Kempton Avenue.
 - Install a new 80W MV luminaire on the existing concrete power pole opposite the northern boundary of the PAW on Connolly Drive.
2. PAW between Seabrook Grove and Ainsbury Parade, Clarkson. (**Attachment 3**)
 - Install a new 6.5m steel standard pole with 80W MV luminaire opposite the southern boundary of the PAW on Seabrook Grove.
 - Install a new 6.5m steel standard pole with 80W MV luminaire opposite the boundary of House Nos 15 and 17 with a shield to stop light reflecting back into those properties.
 - It is noted there is an existing street light 150W HPS luminaire on a 10.5m steel standard pole at the eastern end of this PAW which lights up the roundabout.

It is also suggested that the City's Security Patrols and Rangers be informed of problems at both locations and schedule regular visits to this area to monitor anti social behaviour.

Statutory Compliance

Nil

Strategic Implications

The proposed street lighting works are in accordance with the City's strategic direction to improve safety and security within the community

Policy Implications

Nil

Financial Implications

Western Power has been requested to provide quotations for lighting upgrades at each location. It is estimated that \$4,000 be allocated to the Kempton Grove/Connolly Drive PAW and \$2,000 to the Seabrooke/Ainsbury Parade PAW.

An amount of \$30,000 was approved in the 2001/2002 Capital Works Program for a Public Access Way Upgrade Program and to date no works have been implemented. Funds are therefore available from Project No 2522 to implement these street lighting works.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. APPROVES the proposed street lighting upgrades at both the Kempton Grove/Connolly Drive and Seabrook Grove/Ainsbury Parade public access ways at an estimated cost of \$6,000, with the works to be funded from Project No 2522 – Public Access Way Upgrade Program**
- 2. ADVISE the petitioners of the action being taken.**

ATTACHMENT 1

PD17-11/01 Requested Closure Of Pedestrian Access Way Between Kempton Grove And Connolly Drive, Clarkson.

File Ref: 69976, 62067
Responsible Officer: Acting Director Planning & Development
Disclosure of Interest: Nil
Attachments: 1

Issue

Consideration of a request for the closure of the Pedestrian Access Way.

Background

A petition containing 23 signatures calling for the permanent closure of the pedestrian access way (PAW) between Kempton Grove and Connolly Drive, in Clarkson was submitted to the Council meeting held on 1 May 2001. The petition was submitted on the grounds of alleged incidents of anti-social behaviour that were said to take place in or be facilitated by the PAW.

Detail

The PAW between Kempton Grove and Connolly Drive leads directly to the Clarkson Community High School and a bus stop along the Connolly Drive bus route.

The petition arranged by the owner of one of the properties that adjoin the PAW cites incidents of unruly behaviour, offensive language, drug taking, damage and graffiti to fences, entry and theft from property and vehicles and improper use of the PAW by motorcycles. The 23 signatories to the petition represent 15 households out of the 97 households in the 5 streets in the immediate vicinity of the PAW.

Consultation

The Western Australian Police Department and the City's Ranger Services and Safer Citizens Unit were requested to provide statistics on the incidents reported to them.

The Police Department advised that between January 2000 and June 2001, there were 2 incidents of offenders being on premises, 2 alarm call outs and 1 motor vehicle theft in the surrounding streets. The Police report states that a direct link between these incidents and the PAW was not established. The City's Ranger Services and Safer Citizens Safety Officers advised that there have been no incidents reported.

The Education Department has expressed the view that the PAW should remain open for the benefit of the high school students.

The Transport arm of the Department for Planning and Infrastructure (DPI) strongly opposes closure on the grounds that the PAW is of strategic importance to the local pedestrian network. It services bus stops along Connolly Drive and the High School and closure would result in a considerably longer journey for the users of these facilities.

The owners of the properties that adjoin the PAW were advised of the need for them to grant an easement to protect an existing sewer line, and because of the restrictions the easement would place on use of the land they have opted not to purchase the PAW.

Having regard for the above, the City has not undertaken public consultation in the form of on site signs, newspaper notices and direct mail to the surrounding households. If closure action is to proceed and a submission made to the Department of Land Administration (DOLA) the City will first have to undertake this public consultation and inform the Minister for Lands of the outcome.

Comment

The PAW represents the most direct route to the Clarkson Community High School for the 91 households shown within the border on the Attachment, and for other households west of Aldersea Circle. This factor forms the basis of the DPI objection to the requested closure.

Statutory Compliance

It is a core requirement of DOLA's policy that the land within a closed PAW is to be purchased and amalgamated into adjoining properties, or reserved and vested in an appropriate authority for public utility purposes.

The property owners adjoining this PAW have declined to buy the land because of the restrictions placed on it by a sewer easement. Given the requirement of DPI for the PAW to remain open it is to be assumed that the Water Corporation would not be prepared to take on a management role for utility purposes.

Strategic Implications

Nil

Policy Implications

Council's adopted Pedestrian Accessway Planning Policy applies to this application as follows:

Access to community facilities and services.

The policy states that generally closure should not be supported where a PAW leads directly to a school and public transport route.

Anti-social behaviour considerations related to the PAW

The incidents reported are consistent with the factors considered in the policy. It has been suggested that the perpetrators of these incidents are in the main drawn from the primary group that uses the PAW that is, students of the high school.

Access for disabled and seniors

There are no institutions or community facilities that cater for persons in these groups within the vicinity of the PAW.

Availability of alternative access routes

The policy states that closure of a PAW should only be supported where a viable alternative access route is available.

There are two alternative routes to the PAW that provide access to the high school and bus stop on Connolly Drive, but both are considered not to be viable alternatives.

The route north along Pitchford Glade then south down Connolly Drive, when measured from the ends of the PAW involves an extra distance of 570 metres for a one way journey over the PAW distance.

The route west along Pitchford Glade, south along Aldersea Circle then east along Haskell Gardens to Connolly Drive, involves an extra distance of 1100 metres for a one way journey.

Importance of the PAW to the pathway system and the Wanneroo Bike Plan

The PAW does connect the local path system to Connolly Drive and the bike route along Walyunga Boulevard to the east.

Alternatives to closure of the PAW.

The PAW is the standard 4 metres wide and the properties that adjoin it have constructed dwellings that prevent the widening of it for landscaping or other remedial treatment works. The street lighting could be brought marginally close to either end but this would incur some cost.

Financial Implications

Nil.

Voting Requirements

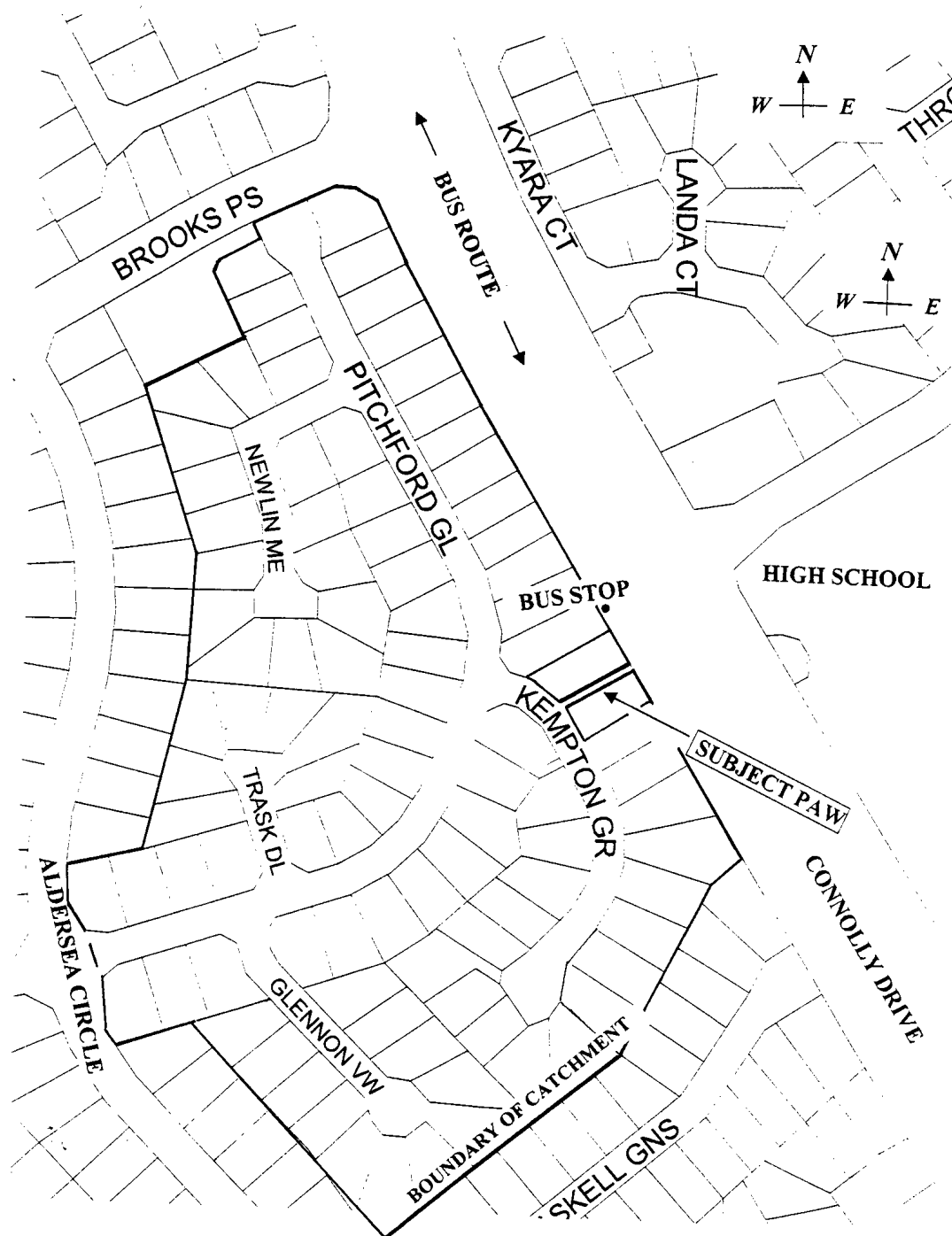
Simple Majority.

Recommendation

That Council:

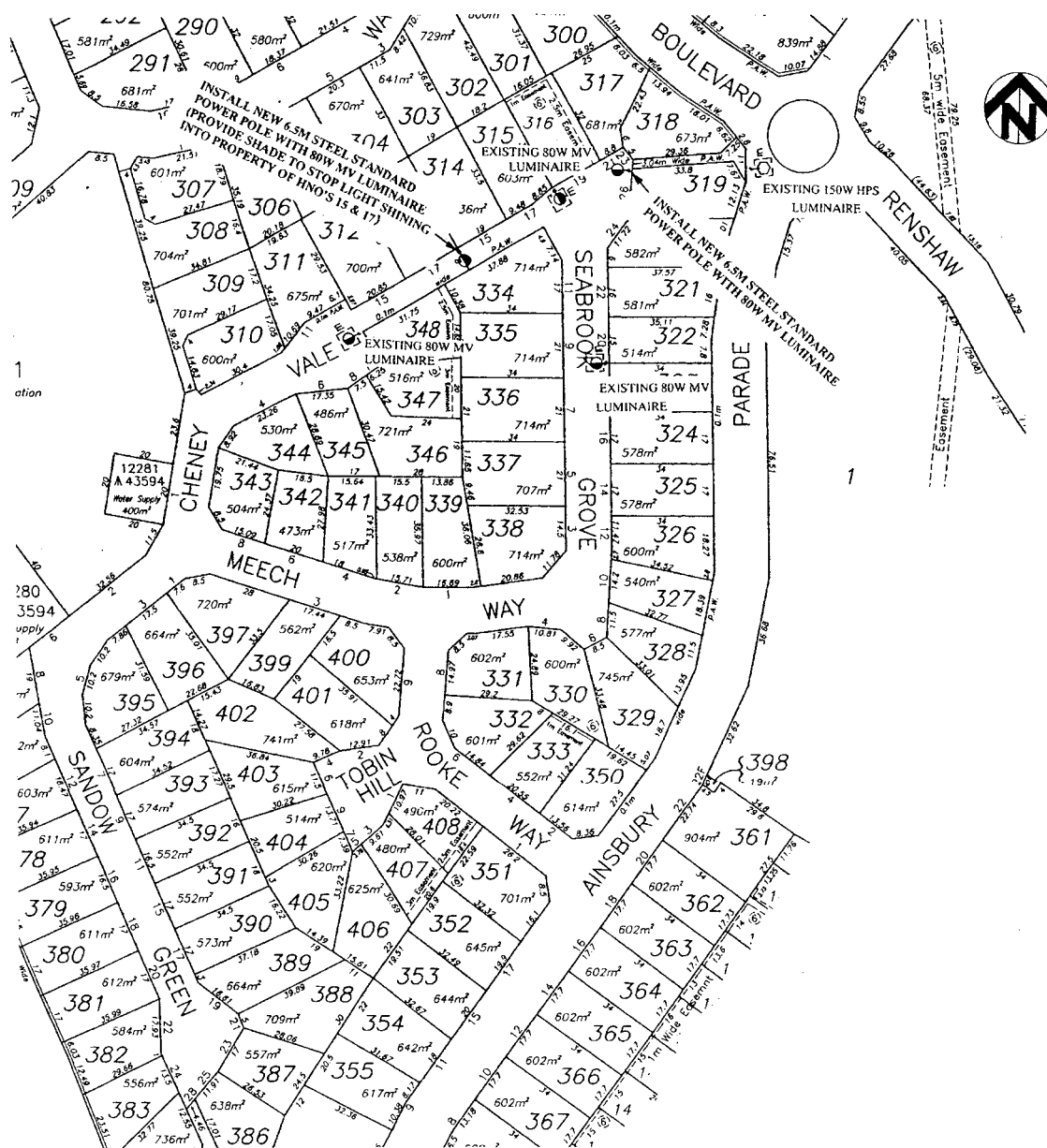
- 1. DISCONTINUES closure action in respect to the pedestrian access way between Kempton Grove and Connolly Drive, Clarkson.**
- 2. ADVISES the petitioners of the reasons for this decision.**

Attachment 1





ATTACHMENT 3



TS07-04/02 Proposed Programme for the Sealing of Limestone Roads within the City

File Ref: 38757
 Responsible Officer: Director, Technical Services
 Disclosure of Interest: Nil
 Attachment: Nil

Issue

This report considers the allocation of funds in the City's Capital Works construction programme for the progressive sealing of limestone roads within the City on a priority basis.

Background

There are approximately 20 kilometres of unsealed roads within the City, with most if not all of these roads located within the north-eastern quadrant of the City's boundaries. These roads consists of old informal limestone access tracks developed over the years through to limestone roads provided for rural property and/or business access.

There have been increasing demand from rural property owners for the sealing of the limestone roads that provide access to their properties. These requests are primarily being made as a result of the continual deterioration of the roads over winter periods and/or dust related issues. As these roads do not carry high volumes of traffic, sealing of these roads has not been routinely considered in the City's past annual Capital Works Budgets. The priority to seal these roads will continue to be low and it will be difficult to justify the allocation of funds for this purpose. The City does however perform general maintenance annually on these roads.

Detail

The following table lists all unsealed roads within the City which provide vehicular access to rural residential properties and/or businesses. Only limestone roads which provide access to developed rural properties are considered in this report. Where the road terminates in a dead end, then the length of road shown in the table only reflects the section of the road necessary to provide vehicular access to an existing access driveway of the developed lot.

LIMESTONE STANDARD ROAD PAVEMENTS				
Road Name	Suburb	Approx. length of unsealed road (m)	Traffic Volume (AWT)	% Commercial Content
Spence Road	Pinjar	420	28	12
Chitty Road	Pinjar	130	22	14
Anderson Road	Pinjar	1300	Not counted	
Nisa Road	Pinjar	3000	Not counted	
Kiln Road	Nowergup	130	25	2
Dunstan Road	Nowergup	500	32	13
Adams Road	Mariginiup	120	44	7
Mariginiup Road	Mariginiup	140	67	9
Rousset Road	Mariginiup	220	Not counted	

Rowley Place	Mariginiup	260	28	10
Kiro Street	Carabooda	220	16	4
Taronga Place	Carabooda	120	42	11
Reinhold Place	Carabooda	140	65	1

Nisa Road, Anderson Road, Rousset Road and Mariginiup Road will not be considered in this proposed 'Limestone Road Sealing Program'.

Nisa and Anderson Roads are both located within the Ministry for Planning and the Water & Rivers Commission's, Gngangara Land Use and Water Management Conservation area. The properties located within this area will eventually be acquired by the government for the protection of the Lake Pinjar wetlands and the Gngangara Mound underground water resource. These roads will continue to be maintained by the City at its current standards.

The construction and extension of Rousset Road will be considered together with other major roads once the road widening and land acquisitions for this road are finalised. The extension of Rousset Road will include the unsealed section of the road that serves an existing access approximately 220 metres from the end of the sealed section of the road.

The upgrading and sealing of the section of Mariginiup Road is the subject of subdivisional conditions imposed on the owners of the abutting land subdivisions.

Comment

The remainder of the unsealed roads listed above form the proposed sealing program. The construction costs associated with the sealing of each of the roads were estimated and measured against the following weighted criteria :-

1. Historical maintenance requirements - 35%
2. Existing condition rating - 35%
3. Traffic Volume Count - 15%
4. Percentage Commercial Content - 15%

The following table reflects the results of the proposed program listed by priority.

PROPOSED LIMESTONE ROAD SEALING PROGRAM				
Road Name	Suburb	Estimated Cost to upgrade and seal	Road Length (m)	Priority Rating
Adams Road	Mariginiup	\$65,400	120	1
Reinhold Place	Carabooda	\$76,300	140	2
Taronga Place	Carabooda	\$55,200	120	3
Chitty Road	Pinjar	\$59,800	130	4
Kiln Road	Nowergup	\$70,900	130	5
Rowley Place	Mariginiup	\$141,500	260	6
Kiro Street	Carabooda	\$101,100	220	7
Dunstan Road	Nowergup	\$272,000	500	8
Spence Road	Pinjar	\$200,100	420	9
Total Cost of the Programme		\$1,042,300	2,040 m	

It is noted that the estimated costs tabled above are based on order of cost estimates and are subject to change during the detailed design stage as there may be other factors to be considered, such as the road geometry, pavement composition and widening. It does however, provide an indication of the magnitude of costs involved in the programme. Roads to be promoted for consideration by Council in each relevant Draft Capital Works Budget will need to be reviewed in a more detail for budget purposes.

It should be noted that a recent paper written by Dr Penny Burns and Dr Jeff Roorda of AMQ International and published with WALGA's 'Report on Local Government Road Assets and Expenditure 1999-2000' indicated that sealing of rural roads as opposed to maintaining gravel roads may in fact increase the cost to a Council over the lifetime of a pavement. The report indicates that the average annual unit cost to maintain gravel roads is approximately \$1,400/km/year and an average annual unit cost to construct and maintain a sealed road is approximately \$5,500/km/year. This results in a net increase in the average annual unit cost of \$4,100 per km over the life of the pavement.

In the case of the City's unsealed roads, these are generally limestone roads which require a higher standard of maintenance. The cost to the City to regrade the roads in the ten sites listed above would average \$1,500/site/year, or a total of \$13,500 per year for all the sites.

The cost of a bitumen sealed surface is approximately \$52.00/m for a 6.0 metre wide sealed road with an effective life of 15 years. For the total road length of 2,040 metres and over the life of the pavement, the cost of the bitumen seal equates to approximately \$7,072 per year excluding any maintenance costs associated with a sealed road.

Therefore, it would appear that there would be benefits in this instance to seal the limestone roads in question. However, it should be noted that regrading of the limestone roads has not been conducted annually. The maintenance on these roads has only been attended to as and when residents and/or motorists forward such requests for the City's attention. This obviously does not reflect a good level of service on the City's part. Sealed roads within the City are less likely to require annual or regular maintenance and provide a level of service that motorist and residents are much more comfortable with.

Unless the City commits to a programme and allocates funds within its annual Capital Works Budget to progressively seal these roads, they will not be considered as a high priority in the Road Construction Program.

The City's Operational Services Unit is currently investigating the use of a product known as 'Kalfoss' utilised for chemical stabilisation of limestone roads. This process has been used, and is currently being monitored, on a residential street in the Shire of Coorow. The road base material in this street is natural coastal marl and has similar calcium carbonate characteristics as the limestone material used by the City for road pavements. There is a strong potential for savings to be made on the maintenance and upgrading of limestone roads with the use of this chemical to stabilise limestone roads. The investigation is in the early stages and is subject to further evaluation with officers from the Shire of Coorow and the chemical supplier before a recommendation can be made on funding a trial section of limestone road in the City.

The use of 'Kalfoss' may be a product, which can be utilised instead of bitumen seal. If deemed successful and cost effective, the use of bitumen seal in the programme will be reviewed.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Implementation of a program for the sealing of limestone roads will require a reconsideration of funding priorities in the Four Year Capital Works Program

Voting Requirements

Simple Majority

Recommendation

That Council **CONSIDERS** the allocation of funds, on an annual basis in the Four Year Capital Works Budget, for the implementation of the Limestone Road Sealing Programme on a priority basis as outlined below:

PROPOSED LIMESTONE ROAD SEALING PROGRAMME		
Road Name	Suburb	Priority Rating
Adams Road	Mariginiup	1
Reinhold Place	Carabooda	2
Taronga Place	Carabooda	3
Chitty Road	Pinjar	4
Kiln Road	Nowergup	5
Rowley Place	Mariginiup	6
Kiro Street	Carabooda	7
Dunstan Road	Nowergup	8
Spence Road	Pinjar	9

Funding and Budget

TS08-04/02 Ormiston Park - Relocation of Playground Equipment - Budget Variation

File Ref: 69947
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachments: 2

Issue

To seek Council approval for the relocation of the playground equipment in Ormiston Park, Clarkson.

Background

At the Council meeting of 20 March 2001, a petition of 197 signatures was received from residents requesting that the City refurbish and grass Ormiston Park. Council resolved at this meeting as follows:

“That Council CONSIDERS the redevelopment of Ormiston Park, Clarkson in accordance with the final adopted report and recommendations for the Policy and Information Plan for Upgrading Distributor Roads and Unirrigated Parks (Hames Sharley 2001).”

Detail

In August 2001 a questionnaire was sent to residents living within 400 metres of Ormiston Park seeking their comments on the relocation of playground equipment on this Park. Two locations were suggested as outlined in **Attachment 1**. A total of 19 responses supported Location 1 (Trephina Mews), while 20 responses supported Location 2.

At its meeting on 27 November 2001, Council resolved to receive further reports on conceptual treatments, costs and programs for the development of a number of parks including Ormiston Park. A concept plan for Ormiston Park was prepared with the proposed new location for the play equipment being in accordance with Location 2. This location provided more space to expand the playground in the future and offered a flatter site. This concept plan, as shown on **Attachment 2** was distributed on 8 February to residents within 400m of the park for review and comments by 22 February 2002.

The results from the questionnaire for the redevelopment concept from Ormiston Park indicated no objections to the proposed new location of the playground equipment.

Consultation

The residents within 400m of Ormiston Park have been given the opportunity on two separate occasions to comment on the proposed relocation of the playground equipment.

Comment

A report on the proposed treatments, costs and programs for the development of Shamrock Park, Two Rocks, Ormiston Park, Clarkson, Taywood Park, Wanneroo and Nanatee Park, Wanneroo will be presented to Council on 30 April 2002. An amount of \$114,000 remains in the Passive Park Development Program Stage 1 Project, which may only be sufficient to fund the development of one of these parks. The relocation of the playground equipment at Ormiston Park has been the subject of a 197 signature petition and there has been continuing concern about the existing equipment. In view of this community concern, the early relocation of the playground equipment is supported. The estimated cost of relocating the playground equipment and providing a soft fall area is \$7,000.

Statutory Compliance

Nil

Strategic Implications

One of Council's key strategies is to support safe and secure communities. The relocation of the playground will assist in resolving the feeling the community in the area is experiencing in relation to the safety of their children playing in the park.

Policy Implications

Nil

Financial Implications

Funds for the relocation of the playground equipment have not been allocated in the 2001/2002 Budget and therefore will need to be sourced from existing 2001/2002 Capital Budget savings.

An amount of \$17,000 was approved in the 2001/2002 Budget for the replacement of playground equipment for the Hainsworth Pre Primary. As the Hainsworth Leisure Centre is subject to a redevelopment proposal, the expenditure of funds on the playground equipment will not proceed this year. The reallocation of \$7,000 from Project No 2511 Hainsworth Pre Primary playground equipment to fund the relocation of the equipment at Ormiston Park is supported.

Voting Requirements

Absolute Majority

Recommendation


That Council:-

- 1. DOES NOT PROCEED with the replacement of playground equipment at the Hainsworth Pre Primary, Girrawheen at this time due to the proposed redevelopment of the Hainsworth Leisure Centre.**

2. **LISTS** the replacement of playground equipment at the Hainsworth Pre Primary, Girrawheen for consideration in the draft 2002/2003 Capital Works Budget.
3. **PURSUANT** to Section 6.8(1) of the Local Government Act (1995) **AUTHORISE** by **ABSOLUTE MAJORITY** the expenditure of \$7,000 for the relocation of playground equipment at Ormiston Park to the preferred location north of the Ormiston Gardens Cul de Sac.
4. **NOTES** that the costs associated with the Ormiston Park playground equipment relocation are to be funded from budget savings giving rise to the following budget amendment:

COST CODE	FROM	TO	DESCRIPTION
Project No 2511	\$7,000		Hainsworth Pre Primary Playground Equipment
Project No 2541		\$7,000	Ormiston Park Playground Equipment Relocation

ATTACHMENT 1



City of
Wanneroo

PLAY GROUND INFORMATION REQUEST FOR ORMISTON PARK, CLARKSON

TO: Infrastructure Services
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

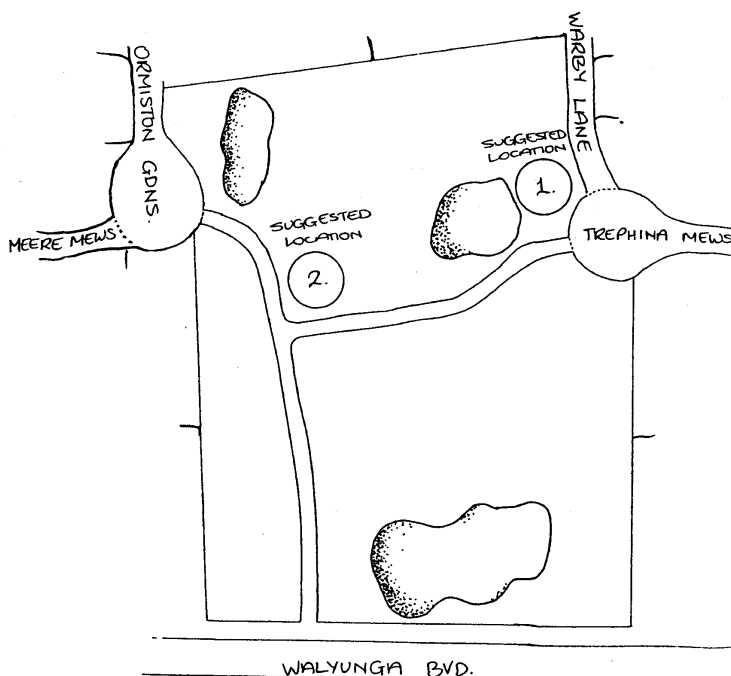
FROM: _____ (Name)

(Address)

Preferred location for equipment (please circle 1 or 2)
or mark on plan with an X for an alternative location.

1

2

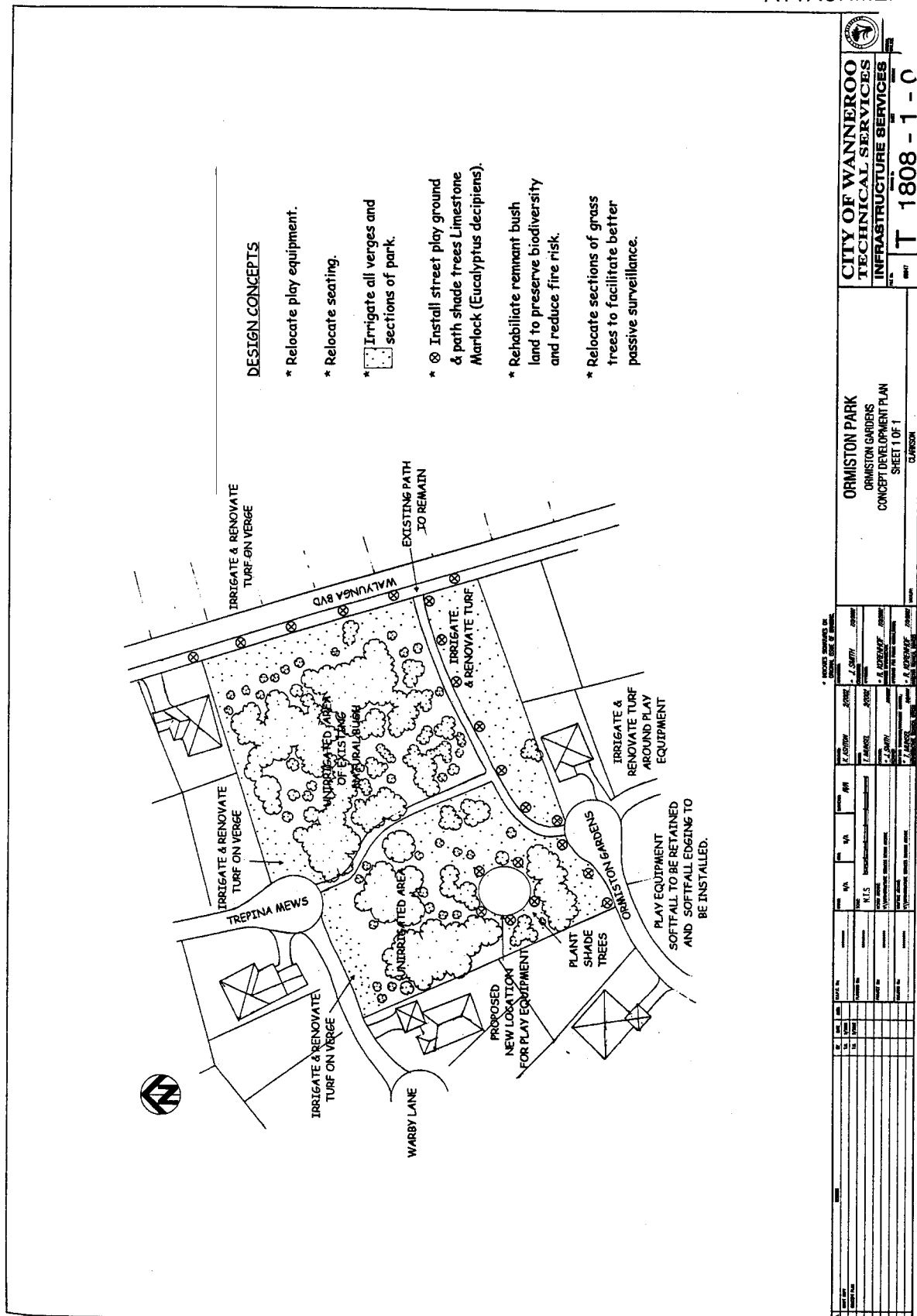


SUGGESTED PLAYGROUND LOCATION

- Good passive surveillance from adjacent homes
- Access to playground from pathway network
- Distance from rear facing lots
- Ease of access for maintenance

THANK YOU FOR COMPLETING THIS QUESTIONNAIRE

ATTACHMENT 2



TS09-04/02 Rangeview Road Reconstruction Project - Budget Reallocation

File Ref: 08559
 Responsible Officer: Director, Technical Services
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

Budget reallocation to utilise savings from Project Number 1159 – Caffagio Crescent & Senario Drive to accommodate a shortfall in funding for the Rangeview Road Reconstruction Project as part of the Roads to Recovery Programme.

Background

The City received funds under the Federal Government Roads to Recovery Programme with these funds allocated to three projects as part of the 2001/2002 Capital Works Budget. Major works for one of these projects (Project number 1159 – Construction of Caffagio Crescent & Senario Drive) are complete and unexpended funds are available for reallocation to other road projects in accordance with the guidelines for the Roads to Recovery Program.

Detail

Funds received under the Roads to Recovery Programme were allocated to the following projects in the 2001/2002 Capital Works Budget:

Project Number	Description	Funds
1159	Caffagio Crescent & Senario Drive – Road Construction	\$377,331
2128	Franklin Road – Shoulder Construction	\$320,000
1213	Rangeview Road – Road Upgrade	\$234,669

These funds were allocated based on preliminary cost estimates prepared during the budget formulation process for the 2001/2002 budget. However, during construction of Project Number 1159 - Caffagio Crescent & Senario Drive, the scope of works was reviewed resulting in a reduction of the extent of brick paving and landscaping on the northern side of Caffagio Crescent and on the eastern side of Senario Drive. Major works associated with this project have now been completed and surplus funds in the order of \$100,000 remain available for use in other eligible projects. In order to fully utilise these funds provided under the Roads to Recovery Programme during the current financial year, it is necessary to reallocate surplus funds to other projects proposed for completion prior to 30 June 2002.

Works for Project Number 2128 - Franklin Road Shoulder Construction are programmed to commence during the second week of April and a detailed construction estimate is currently being prepared.

Road upgrading works for Rangeview Road are currently being designed and a preliminary design has indicated that these works will cost in the order of \$300,000. Since only \$234,669 is available in Project Number 1213 for these works, there is a shortfall of \$65,000. The principal reason for the budget shortfall is that recent pavement testing has revealed the existing pavement is extremely thin and full depth reconstruction over the length of the project is required to address this deficiency. Initially it was only proposed to widen Rangeview Road and provide for an asphalt overlay. In addition, there is now a requirement to install traffic islands and increase the width of the pavement to accommodate these treatments and upgrade the street lighting.

The scope of works for Project Number 2129 – Road Resurfacing Programme is currently being investigated and the possibility exists to expand the extent of resurfacing works with any unexpected funds from the 2001/2002 Roads to Recovery Programme grant allocation. Detailed cost estimates are being prepared and will be available for review during April 2002. It is therefore proposed that \$65,000 be reallocated from Project Number 1159 to Project Number 1213 and that the remaining \$35,000 be reconsidered for reallocation after cost estimates for the Franklin Road shoulder construction and road resurfacing program projects are finalised.

Amendments to the Works Schedule reported to the Federal Department of Transport will be made accordingly after Council considers this budget amendment.

Comment

Project No's 1159 (Caffagio Crescent and Senario Drive) and 1213 (Rangeview Road) are funded from the Roads to Recovery Programme and it is therefore appropriate to reallocate funds to the value of \$65,000 from Project Number 1159 to Project Number 1213 so that the full scope of works in Rangeview Road can be completed.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

This report recommends the reallocation of funds between approved projects as part of the Roads to Recovery Programme and does not require the injection of additional funds to complete these projects.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. NOTES that the change in scope of works for the Rangeview Road Upgrade Project resulted in an estimated shortfall in funding of \$65,000 for this Roads to Recovery Programme approved project.
2. NOTES that the shortfall in funding from the Rangeview Road Upgrade Project is to be funded from the Roads to Recovery Programme through budget savings on roadworks associated with the Caffagio Crescent and Senario Drive Road Construction Project, giving rise to the following budget amendment:

Project No	From	To	Description
1159	\$65,000		Caffagio Crescent and Senario Drive
1213		\$65,000	Rangeview Road

Corporate Services

CS01-04/02 Warrant of Payments - For the Period to 28 February 2002

File Ref: 19882
 Responsible Officer: Director, Corporate Services
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

Presentation to the Council of a list of accounts paid for the month of February 2002, including a statement as to the total amounts outstanding at the end of the month.

Background

Local Governments are required each month to prepare a list of accounts paid for that month and submit the list to the next Ordinary Meeting of the Council.

In addition, it must record all other outstanding accounts and include that amount with the list to be presented. The list of accounts paid and the total of outstanding accounts must be recorded in the minutes of the Council meeting.

Detail

The following is a Summary of Accounts paid in February 2002:-

Funds	Vouchers	Amount
City of Wanneroo - Director Corporate Services Advance Account Cheque Numbers EFT Document Numbers	23071 – 23833 50000217 - 50000243	\$3,387,045.37
City of Wanneroo – Municipal Account	000158 – 000160	\$4,403,038.54

At the close of February 2002 outstanding creditors amounted to \$990,870.57.

Consultation

Nil.

Comment

The list of cheques and the end of month total of outstanding creditors for the month of February 2002 is presented to the Council for information and recording in the minutes of the meeting, as required by the Local Government (Financial Management) Regulations 1996.

Statutory Compliance

Regulation 13(1) of the Local Government (Financial Management) Regulations 1996 requires a local government to list the accounts paid each month and total all outstanding creditors at the month end and present such information to the Council at its next Ordinary Meeting after each preparation. A further requirement of this Section is that the prepared list must be recorded in the minutes of the Council meeting.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council RECEIVES the list of cheques drawn for the month of February 2002, as summarised and listed below:-

Funds	Vouchers	Amount
City of Wanneroo - Director Corporate Services Advance Account Cheque Numbers EFT Document Numbers	 23071 – 23833 50000217 - 50000243	 \$3,387,045.37
City of Wanneroo – Municipal Account	000158 – 000160	\$4,403,038.54

Warrant of Payments for the Month of February 2002

City of Wanneroo - Director Corporate Services Advance Account

Cheque No	Cheque Date	Vendor Name	Amount	Details
23071	01-Feb-02	INDRA GEIDANS	1,500.00	LIVE MURAL ART PROJECT
23072	01-Feb-02	JEBEDIAH PTY LTD	6,875.00	JEBEDIAH LIVE 09/02/01 WANNEROO SHOWGROUNDS
23073	01-Feb-02	LES MURGATROYD	240.00	FIREBREAK- FUTURE EXTENSION - OCEAN REEF/GNANGARA
23074	01-Feb-02	STIRLING CONCRETE PTY LTD	7,890.95	INSTALL FOOTPATH ON WANNEROO RD
23075	01-Feb-02	INDRA GEIDANS	1,650.00	LIVE MURAL ART PROJECT
23076	05-Feb-02	HIDES GROUP	9,982.50	EVALUATION OF SAFER CITIZENS PROGRAM
23077	07-Feb-02	LEE GEORGE	1,752.32	PAYROLL
23078	07-Feb-02	JOONDALUP COURT	6,797.95	79 SUMMONS
23079	07-Feb-02	NORTHERN SUBURBS BAILIFF	313.48	POUNDAGE W/EX 346/2001
23080	07-Feb-02	OCKERBY REAL ESTATE	158.35	RATE REFUND
23081	07-Feb-02	WHITE OAK HOME CARE SERVICES P/L	199.93	HOME CARE SERVICES
23082	07-Feb-02	WHITFORD MARQUEE & PARTY HIRE	1,674.64	MARQUEE & CHAIRS - AUSTRALIA DAY HIRE EQUIPMENT WENDY MATHEWS CONCERT
23083	07-Feb-02	RAINSTORM WA PTY LTD	550.00	HYDROMULCHING
23084	07-Feb-02	WANNEROO CRICKET CLUB	2,500.00	1/2 THE AMOUNT FOR STOREROOM ADDITIONS
23086	07-Feb-02	HAMES SHARLEY	8,792.70	MINDARIE COMMUNITY CENTRE DEVELOPMENT
23087	07-Feb-02	GEARY SIGNS	510.84	THREE ROAD CLOSURE SIGNS
23088	07-Feb-02	FESA	275.00	EMERGENCY MAN/SEMINAR
23089	07-Feb-02	KELYN TRAINING SERVICES	800.00	WORKSITE TRAFFIC MANAGEMENT CPURSE 16/01/02
23090	07-Feb-02	BANDT GATTER & ASSOCIATES	18,084.00	PROTOTYPE DIRECTORATE PLAN WORKSHOP
				DEVELOPMENT OF JOB ROLES, PERFORMANCE
				AGREEMENTS, ACCOUNTABILITIES & CORE
				COMPETENCIES FOR DIRECTORS & MANAGERS
23091	07-Feb-02	NORTHERN SUBURBS BAILIFF	73.65	EXTRA TRAVEL 352/02 & 437/02
23092	07-Feb-02	HIRE INTELLIGENCE	1,034.00	RENTAL OF NOTEBOOKS & DESKTOP
23093	07-Feb-02	LANDSDALE GARDENS MEDICAL CENTRE	88.00	PRE EMPLOYMENT MEDICAL
23094	07-Feb-02	THOMPSON HUGHES & CO	3,082.20	INTERNAL AUDIT AGREEMENT MONTH JAN 2002
23095	07-Feb-02	DEVELOPING SKILLS	100.00	TEACHING OF AQUATICS TO PEOPLE WITH DISABILITIES
23096	07-Feb-02	MR & MRS M SARPE	300.00	FOOTPATH REFUND- 7 HEATHFIELD DR LANDSDALE
23097	07-Feb-02	QUINNS DISTRICT JUNIOR FOOTBALL CLUB	500.00	BOND REFUND
23098	07-Feb-02	HARMAN SETTLEMENTS	362.63	RATE REFUND
23099	07-Feb-02	DEBORAH & ALISTAIR D FREEMAN	275.00	VEHICLE CROSSING SUBSIDY

23100	07-Feb-02	DARIN R & NATALIE S ANTONELLO	345.00	VEHICLE CROSSING SUBSIDY
23101	07-Feb-02	MUCKY DUCK BUSH BAND	68.19	PERFORMANCE AT AUSTRALIA DAY CEREMONY
23102	07-Feb-02	A & D SIMPSON	185.25	VEHICLE CROSSING SUBSIDY
23103	07-Feb-02	S WILLIAMS	300.00	REFUND FOR BOND - BANKSIA ROOM
23104	07-Feb-02	L R & R A GURION	345.00	VEHICLE CROSSING SUBSIDY
23105	07-Feb-02	E M & S L FRASER	180.25	VEHICLE CROSSING SUBSIDY
23106	07-Feb-02	M G & T JEPSON	345.00	VEHICLE CROSSING SUBSIDY
23107	07-Feb-02	J M KEENAN	345.00	VEHICLE CROSSING SUBSIDY
23108	07-Feb-02	P J & P W MURPHY	345.00	VEHICLE CROSSING SUBSIDY
23109	07-Feb-02	R C & C A FLETCHER	345.00	VEHICLE CROSSING SUBSIDY
23110	07-Feb-02	R A SHAW	345.00	VEHICLE CROSSING SUBSIDY
23111	07-Feb-02	G J HORNE	325.00	VEHICLE CROSSING SUBSIDY
23112	07-Feb-02	J M CVITAN & L M KERR	107.80	VEHICLE CROSSING SUBSIDY
23113	07-Feb-02	P HEYWOOD	345.00	VEHICLE CROSSING SUBSIDY
23114	07-Feb-02	D S GALE & K L SMALLWOOD	294.00	VEHICLE CROSSING SUBSIDY
23115	07-Feb-02	J V JAMES	345.00	VEHICLE CROSSING SUBSIDY
23116	07-Feb-02	B E MCKENZIE & L YAO	345.00	VEHICLE CROSSING SUBSIDY
23117	07-Feb-02	S A BROOKER & F J BIFFEN	297.50	VEHICLE CROSSING SUBSIDY
23118	07-Feb-02	EDITH MILLER	300.00	BOND REFUND
23119	07-Feb-02	MERLYN & T GEILES	172.89	RATE REFUND
23120	07-Feb-02	LORRAINE & M WILLIAMS	95.71	RATE REFUND
23121	07-Feb-02	ELIZABETH & J LESLIE	105.42	RATE REFUND
23122	07-Feb-02	JUTTA STAPLETON	111.48	RATE REFUND
23123	07-Feb-02	KAREN & W DICKERSON	173.56	RATE REFUND
23124	07-Feb-02	MILTON NEWTON	140.97	RATE REFUND
23125	07-Feb-02	M & CL ILES	1,015.00	RATE REFUND
23126	07-Feb-02	JANICE SCADDEN	106.75	RATE REFUND
23127	07-Feb-02	FOURTH FLOOR COLLAPSE	1,650.00	LIVE CONCERT- LEISURE SERVICES
23128	07-Feb-02	JANE STAGOLL	68.00	LEARN TO SWIM PROGRAMME
23129	07-Feb-02	IULIANA & C BALIBAN	345.00	VEHICLE CROSSING SUBSIDY
23130	07-Feb-02	VINCENZO SINGARA	340.00	VEHICLE CROSSING SUBSIDY
23131	07-Feb-02	BT EQUIPMENT PTY LTD	3,767.46	RHS CHAINCASE REPAIRS & SUPPLY OF RIM
23132	07-Feb-02	GREENWOOD PARTY HIRE	1,034.00	TWO ROCKS CENTENARY OF FEDERATION
23133	07-Feb-02	HAWKER MOSS SURVEYORS	5,562.70	CONSULTANCY FEES - PLANNING & DEVELOPMENT
23134	07-Feb-02	MIKE GEARY SIGNS	357.50	D/SIDED SIGNS AWARENESS DAY
23135	07-Feb-02	PACIFIC BRANDS APPAREL	9,741.29	COW UNIFORMS
23136	07-Feb-02	3D NETWORKS	8,654.84	MAINT BUSINESS CONTRACT 5033
23137	07-Feb-02	XPRESS MAGAZINE	596.20	XPRESS AD ISSUE 780 SPOT COLOUR
23138	07-Feb-02	B & G CHAMBERS	420.00	CATERING FOR COUNCIL MEETING 29/1/02
23139	07-Feb-02	COMMUNITY ARTS NETWORK WA INC	110.00	NETWORK MEMBERSHIP
23140	07-Feb-02	NICK DEL BORRELLO	1,254.00	HOPPER BOWL, MUDGUARD & VAR REPAIRS
23141	07-Feb-02	ALULITE ALUMINIUM SCAFFOLDING P/L	5,610.00	P MATHIAS, MOTIVATION DR. WANGARA
23142	07-Feb-02	BOOK CITY OCEAN KEYS	751.47	WANNEROO MOBILE LIBRARY
23143	07-Feb-02	SANDS & MCDUGALL OFFICE PRODUCT	10,027.31	STATIONERY PURCHASES- DEC 02

23144	07-Feb-02	WANNEROO HARDWARE	43.32	FUNNEL, SHARPENING CHIPPER & VAR ITEMS
23145	07-Feb-02	ACROD WA DIVISION	33.00	ACROD STICKERS
23146	07-Feb-02	AMERICAN INTER UNDERWRITERS	7.00	PAYROLL DEDUCTION- F/ENDING 01.02.02
23147	07-Feb-02	ALINTA GAS	8,061.00	FINANCIAL SUPPORT- COMM SVCS
				AQUAMOTION 29/12/01 - 9/01/02
23148	07-Feb-02	ALEXANDER HTS ADULT DAY CARE P/C	24.65	PETTY CASH
23149	07-Feb-02	AUSTRALIAN MANUFACT WKS UNION	77.40	PAYROLL DEDUCTION- F/ENDING 01.02.02
23150	07-Feb-02	ALEX HTS - THE HEIGHTS COMM HOUSE P/C	122.95	PETTY CASH
23151	07-Feb-02	AUST BUSINESS TELEPHONE CO	660.00	HOOK DIAL HEADSET
23152	07-Feb-02	ABORIGINAL SENIORS GROUP PETTY CASH	100.00	PETTY CASH
23153	07-Feb-02	ANDY JARMAN	1,270.50	LANDSCAPE SERVICES CLAIM 23
23154	07-Feb-02	BELL HEALTH	127.74	HEALTH CARE SERVICES
23155	07-Feb-02	CHICKEN TREAT WANNEROO	81.95	BULLSBROOK & SYDNEY RD FIRE- CATERING
23156	07-Feb-02	CORPORATE SERVICES PETTY CASH	249.85	PETTY CASH
23157	07-Feb-02	CITY OF WANNEROO MUNI FUND	1,584.00	PAYROLL DEDUCTION- F/ENDING 01.02.02
23158	07-Feb-02	CHEF EXCEL PTY LTD	4,054.00	CITIZENSHIP CEREMONY BREAKFAST
				FOOD FOR VOLUNTEER APPRECIATION
23159	07-Feb-02	COMMUNITY SERVICES PETTY CASH	161.60	PETTY CASH
23160	07-Feb-02	CARABOODA ESTATE WINES	117.85	WINES - COUNCIL SERVICES
23161	07-Feb-02	DEPT OF LAND ADMINISTRATION	12.00	SURVEYS - P27823
23162	07-Feb-02	DICK SMITH ELECTRONICS	42.60	GLOBES & BATTERY HOLDERS
23163	07-Feb-02	DRIVECHECK AUSTRALIA 2000 PTY LTD	60.50	HHI RECALIBRATION S NO. 16502013
23164	07-Feb-02	D & M LAUNDRY SERVICE	98.12	LAUNDRY ITEMS FOR COUNCIL SERVICES
23165	07-Feb-02	EDGEWATER VETERINARY HOSPITAL	891.00	EUTHANASIA SERVICES
23166	07-Feb-02	EXECUTIVE SERVICES PETTY CASH	136.65	PETTY CASH
23167	07-Feb-02	ENVIRONMENTAL LAND CLEARING SERVICES	528.00	LOADER & TRUCK HIRE
23168	07-Feb-02	FURNTECH WA PTY LTD	176.00	SUPPLY & FIT LOCKS - STATIONERY CUPBOARDS
23169	07-Feb-02	GLOUCESTER LODGE MUSEUM P/CASH	15.50	PETTY CASH
23170	07-Feb-02	MAUREEN GRIERSON	92.53	TRAVEL ALLOWANCE
23171	07-Feb-02	HOMECARE PURSUITS	1,938.73	AGED CARE - COMMUNITY SERVICES
23172	07-Feb-02	INDEPENDANT TOWER SERVICES	3,221.90	ANALYSIS OF TELEMENTRY SYSTEM PERFORMANCE
23173	07-Feb-02	JOHNDEC ENGINEERING PLASTICS PTY LTD	220.00	REPAIR PLASTIC CYLINDER & PLASTIC SLIDE
23174	07-Feb-02	JEBEDIAH PTY LTD	6,875.00	JEBEDIAH LIVE 9/02/02- LEISURE & CULTURAL SERVICES
23175	07-Feb-02	JOHN D HARRIS & CO PTY LTD	338.90	STATIONERY & ACCESSORIES - COUNCIL SERVICES
23176	07-Feb-02	MUNICIPAL EMPLOYEE UNION- PAYROLL	1,115.24	PAYROLL DEDUCTION -F/ENDING 01.02.02
23177	07-Feb-02	MIRAGE TECHNOLOGY	220.00	STAFF TRAINING- INTERNET AS A RESEARCH TOOL
23178	07-Feb-02	GLYNIS MONKS	152.91	TRAVEL EXPENSES
23179	07-Feb-02	MOVE CLOTHING & LINEN SUPPLIES	181.72	CUSTOMER SERVICE-STAFF UNIFORMS
23180	07-Feb-02	MIKE MADSEN	143.00	RELOCATE POST BOX
23181	07-Feb-02	NEBA INTERNATIONAL COURIERS	19.36	COURIER SERVICES

23182	07-Feb-02	OPTUS COMMUNICATIONS	21.51	ENV WASTE SERVICES
23183	07-Feb-02	PROFESSIONAL TRAVEL	743.64	CONFERENCE AIRFARES
23184	07-Feb-02	PADDYWACK PROMOTIONAL PRODUCTS	26.50	LABEL BADGES X 30
23185	07-Feb-02	QUINNS ROCKS ADULT DAY CARE P/CASH	19.75	PETTY CASH
23186	07-Feb-02	RAPI	10.00	CONFERENCE REGISTRATION
23187	07-Feb-02	STAMPALIA CONTRACTORS	15,710.75	HIRE OF BOBCAT, COMPACTOR TRUCKS & DRIVERS
23188	07-Feb-02	STANHOPE HOME NURSING SVCS	92.40	NURSING SERVICES - AGED CARE
23189	07-Feb-02	TELSTRA CORPORATION	120.40	MOBILE NET ACCOUNT
23190	07-Feb-02	TECHNICAL OPERATIONS PETTY CASH	486.45	PETTY CASH
23191	07-Feb-02	WANNEROO ELECTRIC	114.73	REPAIR ELECTRICAL FAULTS
23192	07-Feb-02	WATER CORPORATION	5,251.15	CHARGES-VAR PARKS, CENTRES & OFFICES
23193	07-Feb-02	W A LOCAL GOVT SUPERANNUATION	190,746.97	JANUARY 2002 SUPERANNUATION
23194	07-Feb-02	WESTERN POWER	72,455.00	POWER POLE & STREETLIGHT RELOCATION & INSTALL
23195	07-Feb-02	WESTERN POWER	47,445.39	CHARGES-VAR PARKS, CENTRES & OFFICES
				FINANCIAL SUPPORT- COMM SVCS
23196	07-Feb-02	WINTERGREENE DRILLING	1,100.00	BORE AT KINGSWAY - FOOTBALL
23197	07-Feb-02	WORM AFFAIR	105.60	WORM FARM
23198	07-Feb-02	WEL-QUIP	256.85	NEUTRAL START SWICH 233493
23199	07-Feb-02	WORLDWIDE ONLINE PRINTING	197.00	BUSINESS CARDS- MAYOR & DPTY MAYOR
23200	11-Feb-02	RAINSTORM WA PTY LTD	2,805.00	HYDROMULCHING
23201	11-Feb-02	STREET TALK ENTERTAINMENT	6,050.00	KIDS CORNER PROMOTION WANN SHOPPING CENTRE
				WANNEROO TWILIGHT CONCERT 2/02/02
23202	11-Feb-02	ENVIRONMENTAL INDUSTRIES	1,832.60	LANDSCAPE MAINTENANCE- DEC & JAN 2002
23203	11-Feb-02	CONTI'S RESTURANT	100.00	EMPLOYEE OF THE YEAR 2001
23204	11-Feb-02	MINDARIE MARINA HOTEL	187.50	EMPLOYEE OF THE MONTH 2001
23205	11-Feb-02	WESTERN POWER	95,459.35	CHARGES - VAR PARKS, CENTRES & OFFICES
				DECORATIVE LIGHT & STREETVISION CHARGES
23206	12-Feb-02	JOONDALUP COURT	4,883.55	57 SUMMONS
23207	12-Feb-02	LAURA VISEE	1,035.00	PRINTING OF SUMMONS
23208	14-Feb-02	WHITE OAK HOME CARE SERVICES PTY LTD	140.25	AGED CARE - COMMUNITY SERVICES
23209	14-Feb-02	AAPT	97.96	FINANCIAL SUPPORT - COMM SVCS
23210	14-Feb-02	WA PAINT CITY	30.90	VARIOUS PAINT SUPPLY
23211	14-Feb-02	AMAZING STAGING	19,877.00	LIVE CONCERT HELD ON THE 9/02/02
23212	14-Feb-02	EGAN NATIONAL VALUERS (WA)	7,700.00	VALUATION OF PROPERTY - WANGARA
23213	14-Feb-02	FASTWAY COURIERS (WA)	359.70	COURIER SERVICES
23214	14-Feb-02	JOHN HUGHES' AUTOMOTIVE ODY REPAIRS	500.00	EXCESS PAYABLE CLAIM # 627086612
23215	14-Feb-02	SELWYN ANDERSON	60.00	VOLUNTARY SERVICES
23216	14-Feb-02	ERICA BLUM	24.00	VOLUNTARY SERVICES
23217	14-Feb-02	PAUL KIRCHNER	24.00	VOLUNTARY SERVICES
23218	14-Feb-02	K J POUGNAULT	345.00	VEHICLE CROSSING SUBSIDY
23219	14-Feb-02	IGOR & E BESPALOVA	320.00	VEHICLE CROSSING SUBSIDY

23220	14-Feb-02	R WILLIAMS & T COBAIN	250.00	VEHICLE CROSSING SUBSIDY
23221	14-Feb-02	RECEIVABLE MANAGEMENT LIMITED	68.85	FINANCIAL SUPPORT- COMM SVCS
23222	14-Feb-02	ADVANCED CREDIT MANAGEMENT	50.00	FINANCIAL SUPPORT- COMM SVCS
23223	14-Feb-02	B & N AUGER	3,300.00	QUALITY SYSTEM AUDIT- BFMS
23224	14-Feb-02	MAYNE LOGISTICS ARMAGUARD	339.84	CASH COLLECTIONS FOR DECEMBER 2001
23225	14-Feb-02	ALLMARK & ASSOCIATES	27.40	SELF INKING STAMPS
23226	14-Feb-02	ALUMAYNE PRODUCTS	2,185.48	REPAIR DINGY & SUPPLY OF CABINET
23227	14-Feb-02	ACTIMED AUSTRALIA	84.92	ANTI FUNGAL CREAM & STERILIZATION BAGS
23228	14-Feb-02	ALGAR BURNS PTY LTD	16,820.63	SOFTWARE MAINTENANCE
23229	14-Feb-02	ARRB TRANSPORT RESEARCH LTD	38.50	PUBLICATION ON MOTORCYCLE SAFETY
23230	14-Feb-02	ACTION LOCK SERVICE	204.50	LOCK & KEY SERVICE
23231	14-Feb-02	ADFORM	200.20	REFLECTIVE HELMET STICKERS
23232	14-Feb-02	AIR LIQUIDE WA PTY LTD	310.44	GASES & CYLINDERS RENTALS
23233	14-Feb-02	AUST AIRCONDITIONING SVCS P/L	5,122.15	VARIOUS MAINTENANCE WORKS
23234	14-Feb-02	AUSSIE IT	183.37	EPSON COLOUR INK CART
23235	14-Feb-02	ALLTECH INDUSTRIES AUSTRALIA	16.50	PROGRAMMED CAPCODE
23236	14-Feb-02	AUTO SMART INTERNATIONAL	792.00	ACTIVE 8 DEGREASER & TRUCKWASH
23237	14-Feb-02	BIG ROCK TOYOTA/WILD WEST	29.02	PEDAL RUBBER & FUEL CAP
23238	14-Feb-02	BROWNBUILT METALUX INDUSTRIES	486.25	RANGER SERVICES
23239	14-Feb-02	BUNNINGS LIMITED	1,717.59	WINDSHIELD GLASS, ADHESIVE PARQUETRY
				SLIDING DOOR/WINDOW SPARE, SCREWS & VAR
23240	14-Feb-02	BOOMA AUTO ELECTRICS	121.00	1 X BOSCH ALTERNATOR
23241	14-Feb-02	BEAUREPAIRES	2,105.15	TYRES FITTINGS, PUNCTURE REPAIRS & VAR
23242	14-Feb-02	BEAUREPAIRES	18,354.58	FITTINGS, VALVES, PUNCTURES & VAR REPAIRS
23243	14-Feb-02	BYWEST PTY LTD	1,871.56	ROVER/BOLT, BAR, TRIMMER & MOWER EDGER BLADES
23244	14-Feb-02	BOFFINS BOOKS	76.25	ORACLE 9I BEGINNER'S GUIDE
23245	14-Feb-02	BUDGET PORTABLES	2,081.28	PORTABLE CONTAINERS HIRE
23246	14-Feb-02	BRAVO HIRE	70.00	CORER
23247	14-Feb-02	BGC BLOKPAVE	7,189.09	EASI COBBLER PAVERS
23248	14-Feb-02	BAKEWELL FOODS PTY LTD	36.75	BEEF PIES & SAUSAGE ROLLS FOR AQUAMOTION
23249	14-Feb-02	BT EQUIPMENT PTY LTD	3,380.51	CHAINCASE REPAIRS - MUSTANG
23250	14-Feb-02	CASTROL AUSTRALIA PTY LTD	310.45	ARX T GREASE 450GM
23251	14-Feb-02	CHALLENGE BATTERIES WA	793.20	AUTOMOTIVE BATTERIES
23252	14-Feb-02	COASTAL SERVICES	82.50	CHECK BOTH BOILING WATER UNITS
23253	14-Feb-02	COCA COLA AMATIL	571.15	VARIOUS SOFT DRINKS - COUNCIL SERVICES
23254	14-Feb-02	CURTAIN MAN	511.35	BLINDS & INSTALLATION
23255	14-Feb-02	COVENTRYS	1,106.93	BELT FAN, VEE BELT, FILTER LUBE & VAR
23256	14-Feb-02	COVENTRYS	940.90	HANDLE HAMMER, CLAMP HOSE, COMPRESSOR & VAR
23257	14-Feb-02	CHUBB SECURITY AUSTRALIA PTY LTD	163.90	CIVIC DR, WANNEROO SERVICE CALL NO. 608180
23258	14-Feb-02	CUTTING EDGES PTY LTD	635.80	NUTS, BOLTS & CUTTING EDGE
23259	14-Feb-02	COLES SUPERMARKETS AUST P/L	726.82	RESTOCKING OF FIRE MOBILE CANTEEN

				CATERING FOR BANKSIA GROVE FIRE AWARENESS DAY
23260	14-Feb-02	CHADSON ENGINEERING PTY LTD	111.10	SWIMPLEX LANE ROPE ADJUSTER
23261	14-Feb-02	CASTLEDEX BUSINESS SYSTEMS PTY LTD	2,970.00	FILE COVERS FOR RECORDS SERVICES
23262	14-Feb-02	CITY BUSINESS MACHINES	23,831.50	7 HP LASERJET 4100TN PRINTERS PLUS WARRANTY
23263	14-Feb-02	DBS FENCING	1,463.00	REMOVE EXISTING 23 METRES OF BURNT CHAINMESH
				MANUFACTURE TIMBER FENCE - 7 STA BARBARA QUINNS
23264	14-Feb-02	DE NEEFE SIGNS PTY LTD	1,411.30	MAGNETIC NUMBERS, VEHICLE PROHIBITED SIGNS
				REFLECTOR TAPES, YELLOW TAPED HANDRAILS
23265	14-Feb-02	DEPT OF CONSERVATION & LAND	112.48	4/12/01 - 9/1/02 GLOUCESTER LODGE ELECTRICITY
23266	14-Feb-02	DIAMOND LOCK & KEY	5,124.76	50 STANDARD KEYS CUT, STEEL SHANK PADLOCKS
23267	14-Feb-02	DYMOCKS WHITFORDS	185.81	BOOKS FOR THE WANNEROO LIBRARY
23268	14-Feb-02	DEMBICON AUSTRALIA	72.60	CONTROL CABLE & LEVER
23269	14-Feb-02	DYMOCKS HAY STREET	650.30	BOOKS FOR THE GIRRAWHEEN LIBRARY
23270	14-Feb-02	DELL COMPUTERS PTY LTD	94,714.40	52 PC & MONITOR, CD ROM DRIVE & CUS KIT OPTIPLEX
23271	14-Feb-02	DELTALINE SECURITY	4,319.70	SECURITY FOR COW EVENTS
23272	14-Feb-02	DETAIL & DESIGN PTY LTD	2,288.00	AIRBOSS SEGMENTS - TYRES & TUBES
23273	14-Feb-02	E R S AUSTRALIA PTY LTD	97.35	OIL FILTER
23274	14-Feb-02	EASTERN PRESS PTY LTD	50.00	WENDY MATTHEWS POSTERS & PASSES
23275	14-Feb-02	ELECTRO ACOUSTIC COMPANY PTY LTD	514.25	PROGRAMMING CHANGES - SECURITY SYSTEM, SVC CALL -
				MOTORISED PROJECTION SCREEN, SECURITY VCR & VAR
23276	14-Feb-02	ELLIOTTS IRRIGATION PTY LTD	5,550.84	IRRIGATION EQUIPMENT, PVC PIPE & VAR
23277	14-Feb-02	EMBROIDERY PLUS	220.00	SAFER CITIZENS BADGES
23278	14-Feb-02	FAL FOOD SERVICES	355.61	CATERING SUPPLIES - COUNCIL SERVICES
23279	14-Feb-02	FREEWAY SCREENS & WINDOWS	748.00	HEAVY DUTY SECURITY GRILLS FRAMES
23280	14-Feb-02	FRICTION CONTROL	340.42	FLANGE HOUSING & BEARING INSERT
23281	14-Feb-02	FUJITSU AUSTRALIA LIMITED	5,257.54	PAYROLL PROCESSING F/E 4/0/02
23282	14-Feb-02	FUJI XEROX AUSTRALIA PTY LTD	5,940.50	COPIER RENTAL & MAINTENANCE SUPPORT
23283	14-Feb-02	GEOFF'S TREE SERVICE	1,977.25	TREES REMOVAL & STUMP GRINDING
23284	14-Feb-02	GUARDIAN DATA	466.29	MONITOR CABLE, MOUSE, MODEM & CD ROM DRIVE KIT
23285	14-Feb-02	GREEN & GOLD HIAB SERVICES	1,003.75	VARIOUS PUMP INSTALLATION
23286	14-Feb-02	GELDENS PTY LTD	688.11	CLOTHING FOR RANGER SERVICES
23287	14-Feb-02	GLAZEWELL P/L	2,492.08	VAR GLASS REPAIRS & INSTALLATIONS
23288	14-Feb-02	GEODETIC SUPPLY & REPAIR	931.10	FLAGGING TAPE, SPRAY & MARK & VAR SURVEYING ITEMS
23289	14-Feb-02	HUGALL & HOILE MALAGA	133.10	MILNE COUPLING 100 MM
23290	14-Feb-02	HYDRAULIC HOIST & WINCH	327.80	SUPPLY HYDRAULIC HOIST
23291	14-Feb-02	HUMES CONCRETE	435.71	SUPPLY OF CONCRETE PIPES
23292	14-Feb-02	HOMESTEAD CONSTRUCTIONS	49,497.80	NEW AMENITIES WITHIN THE NEW CIVIC CENTRE
23293	14-Feb-02	C & E M HARMER	26.80	NEWSPAPERS SUPPLY

23294	14-Feb-02	HEAVY AUTOMATICS	1,157.78	REPAIRS TO REAR SECTION OF TRANSMISSION
23295	14-Feb-02	HYSTER WEST	272.45	BUSHING SPRING, PIN, AIR FILTER & VAR ITEMS
23296	14-Feb-02	IN TOUCH COMMUNICATIONS	4,196.50	KYOVERA QCP HANDSET
23297	14-Feb-02	ICON OFFICE TECHNOLOGY	806.58	METRE READINGS, IMAGING FILM & TONERS
23298	14-Feb-02	JACKSONS DRAWING SUPPLIES P/L	366.50	SCALE TRIANGULAR, TEMPLATE & MOUNTING BOARD
23299	14-Feb-02	JOONDALUP LAMINATORS & COPY CENTRE	93.60	COPY MOUNT & COLOUR COPIES
23300	14-Feb-02	JETCO ENGINEERING PTY LTD	1,215.50	TYRES
23301	14-Feb-02	JUDIUS PTY LTD	506.00	VARIOUS SUPPLIES - FAMILY DAY CARE CENTRES
23302	14-Feb-02	KNIGHT & SONS	68.85	DOG FOOD STOCK
23303	14-Feb-02	GEOFF KEMP	228.00	GIGARANGE C/LESS PHONE
23304	14-Feb-02	KERB QIC & CO	12,729.87	MANUFACTURE MOULD, TROWELS & FOOTPATHS
23305	14-Feb-02	KEY HYDRAULICS	132.00	HYDRAULIC SYSTEM FLOW & PRESSURE CHECKS
23306	14-Feb-02	LM ELECTRICAL SERVICE	3,614.60	INSTALL & DISMANTLE XMAS DECORS
23307	14-Feb-02	LINCOLNE SCOTT	1,595.00	ONE OFF SITE WORKS 2001-2003
23308	14-Feb-02	LINK TELECOMMUNICATIONS	49.50	SERVICE FEES - ENVIRONMENTAL WASTE
23309	14-Feb-02	LAIDLAW PTY LTD	151.80	100 X ECONOMY FLAT LANYARD BLUE C/N SWIVEL
23310	14-Feb-02	LULLFITZ	396.00	MELALEUCA PREISSAIANA- NATIVE TUBES
23311	14-Feb-02	LELY WEST VERMEER	292.64	REPAIRS VERMEER BC1250A CHIPPER
23312	14-Feb-02	MIRACLE REC EQUIPMENT PTY LTD	467.50	SINGLE RIDER COIL SPRING
23313	14-Feb-02	MINI EXCAVATORS PTY LTD	173.25	EXCAVATOR HIRE - MARANGAROO GOLF CLUB
23314	14-Feb-02	MACDONALD JOHNSTON ENG CO P/LTD	22,566.76	PIN HEAD ASSY, VALVE, SEAL KIT, ELEMENT & VAR
23315	14-Feb-02	MEMO COMMUNICATIONS	5,738.21	2WAY RADIO, ANTENNA, CABLE, BATTERY & VAR
23316	14-Feb-02	MAYDAY EARTHMOVING	3,261.50	BOBCAT HIRE
23317	14-Feb-02	MCLEOD & CO	1,416.25	PROFESSIONAL FEES
23318	14-Feb-02	METAL ARTWORK CREATIONS	11.28	METAL BADGE & MAGNETIC ATTACHMENTS
23319	14-Feb-02	MCINTOSH & SON	242.62	SCRAPER CABLE
23320	14-Feb-02	MINDARIE REGIONAL COUNCIL	59,787.13	VARIOUS DISPOSAL FEES
23321	14-Feb-02	MINI PICKERS	660.00	INSTALL AND REMOVE BANNERS
23322	14-Feb-02	NEVERFAIL	235.55	BOTTLED WATER- EMERGENCY SERVICES
23323	14-Feb-02	NATIONAL FLEET NETWORK P/L	157.14	VARIOUS ITEMS
23324	14-Feb-02	ON SITE LASER ALIGNING	352.00	WHEEL ALIGNMENT 96592 & 96707
23325	14-Feb-02	ODCG PTY LTD	995.00	BASIC PURCHASING SKILLS
23326	14-Feb-02	PEERLESS EMULSION WA PTY LTD	195.77	VARIOUS CLEANING SUPPLIES
23327	14-Feb-02	PETER WOOD PTY LTD	852.50	REPAIR HOMESTEAD FENCING - KOONDoola OPEN SPACE
23328	14-Feb-02	PROTECTOR SAFETY PTY LTD	1,063.59	SAFETY BOOTS, VISOR & VAR SAFETY GEARS
23329	14-Feb-02	PHONOGRAPHIC PERFORMANCE CO	1,512.83	LICENSE RENEWAL
23330	14-Feb-02	P R AGENCIES INDUSTRIAL PTY LTD	2,106.96	POLAROID CAMERA & PHOTOGRAPHIC FILM
23331	14-Feb-02	PRESTIGE ALARMS	110.00	BADGERUP SVC CALL-REPROGRAM SECURITY SITE CARDS

23332	14-Feb-02	THE PRINTING FACTORY	380.66	PRINTING OF BUSINESS CARDS
23333	14-Feb-02	PARTY HEAVEN	88.00	HIRE OF HELIUM CYLINDER
23334	14-Feb-02	PERTH CONCERT SOUND & VIDEO	2,893.00	PA LIGHTS & STAGE HIRE - LIVE "BATTLE OF THE BANDS"
23335	14-Feb-02	PETER LONGLEY SURVEYS	680.00	SURVEY SETOUT- LONG BEACH PROMENADE
23336	14-Feb-02	QUALCON LABORATORIES	154.00	SOIL TESTING SERVICES
23337	14-Feb-02	ROSSOUND HIRE	565.95	EQUIPMENT HIRE - AUST DAY CEREMONY
23338	14-Feb-02	GALVINS PLUMBING PLUS	155.62	MALE NIPPLE, FEMALE ELBOW, PVC FAUCET
23339	14-Feb-02	RYCO HOSE	280.30	MAKE UP HYD HOSES
23340	14-Feb-02	REPCO AUTO PARTS	509.64	CLUTCH KIT NEW
23341	14-Feb-02	RYDELL INDUSTRIAL BELTING CO	391.87	REPAIR AND REPLACE BELT
23342	14-Feb-02	ROCLA QUARRY PRODUCTS	749.37	VARIOUS SAND FILL
23343	14-Feb-02	RCG PTY LTD	2,012.15	RUBBLE MIX & FILL SAND
23344	14-Feb-02	RUSSELL LANDSCAPING WA PTY LTD	8,939.70	LANDSCAPING OF VARIOUS ROUNDABOUTS
23345	14-Feb-02	RUNNING BARE AUSTRALIA PTY LTD	598.40	SWIM WEAR - AQUAMOTION TRADING STOCK
23346	14-Feb-02	ROWECOM AUSTRALIA	94.56	PERIODICALS
23347	14-Feb-02	SANAX /ST ANDREWS PHARMACY	514.66	CHAPSTICK, SUN SCREEN & VAR MEDICAL SUPPLIES
23348	14-Feb-02	SANDERSON ENGINEERING COMPANY	2,906.60	STIHL BLOWER, GASKET SET, CHAIN & VAR ITEMS
23350	14-Feb-02	SKIPPER TRUCKS BELMONT	35,531.01	VAN PURCHASE, DRUM BRAKE, AIR DRYER & VAR ITEMS
23351	14-Feb-02	SLING RIG PTY LTD	112.20	SHOCK CORD
23352	14-Feb-02	STANDARDS AUSTRALIA	52.80	2000 QUALITY MANAGEMENT PROCEDURES
23353	14-Feb-02	STATEWIDE CLEANING SUPPLIES P/L	4,172.41	TISSUES, HAND TOWELS, & VAR CLEANING SUPPLIES
23354	14-Feb-02	SUSSEX INDUSTRIES	481.03	PIN FLAG PPF150.4DP
23355	14-Feb-02	SKIPPER HYUNDAI/MITSUBISHI	142.60	REPLACE BROKEN AERIAL MAST TO CEO VEHICLE WN31519
23356	14-Feb-02	STATE LAW PUBLISHER	29.60	ROAD TRAFFIC CODE 2000 COLLECTED 04.02.2002
23357	14-Feb-02	SALMAT	3,565.25	INSTALLMENT NOTICES
23358	14-Feb-02	CADBURY SCHWEPPE	709.78	AQUAMOTION & COUNCIL SERVICES' STOCKS
23359	14-Feb-02	SILVER CHAIN	585.20	CARE AIDE MONDAYS TO FRIDAYS
23360	14-Feb-02	STOPMASTER BRAKES	1,196.80	BRAKES RELINING
23361	14-Feb-02	SHELL COMPANY OF AUSTRALIA LTD	35,416.04	SHELLCARD INVOICE - JAN 02
23362	14-Feb-02	TORO AUSTRALIA PTY LTD	1,823.91	RUBBER COUPLING, CAPSCREW & VAR ITEMS
23363	14-Feb-02	TOTAL EDEN WATERING SYSTEMS	15,605.34	PVC ELBOW, SWJ PIPE & VAR RETIC SUPPLIES
23364	14-Feb-02	TAUBMANS	173.94	VARIOUS PAINTS
23365	14-Feb-02	T L ENGINEERING (AUST) PTY LTD	39.60	BREATHING UCAB 40MICRON & FILTER CARTRIDGE RYCO
23366	14-Feb-02	FORCORP PTY LTD	291.50	REPAIRS TO CAMRA
23367	14-Feb-02	TOOLMART	21.00	METABO CHUCK
23368	14-Feb-02	TERPKOS & SANTILLO PTY LTD	2,530.00	SURVEY AND PREPARATION OF DESIGN DRAWINGS
				DESIGN AND DOCUMENTATION OF VOID GRILL
23369	14-Feb-02	TALDARA	396.00	DART FOAM CUP 80Z

23370	14-Feb-02	TRUCKLINE	2,227.58	WATER LEVEL INDICATOR, CONDENSER & VAR ITEMS
23371	14-Feb-02	UNDERGROUND SERVICES AUSTRALIA	137.50	LOCATE SERVICES - GRIFFON/FLANDER RD ALEX HTS
23372	14-Feb-02	VALUER GENERAL'S OFFICE	1,793.50	GRV INT VALS METRO SHARED
23373	14-Feb-02	WESTCARE INDUSTRIES	470.22	SAFETY VESTS
23374	14-Feb-02	WESTBOOKS	164.24	BOOKS FOR WANNEROO LIBRARY
23375	14-Feb-02	W A HINO SALES & SERVICE	1,171.64	VALVE ASSY, PARTS & CHASSIS MANUAL
23376	14-Feb-02	WANNEROO CARAVAN CENTRE	1,045.00	FABRICATE STEEL UPRIGHTS & GALVANISED GRILLS
23378	14-Feb-02	WANNEROO HARDWARE	2,099.06	CLIP CABLE, WALLPLUG, RIGGER GLOVE, PADLOCK & VAR
23379	14-Feb-02	WEMBLEY CEMENT INDUSTRIES	2,877.16	SQUARE GATIC LID WITH CIRCULAR INSERT
				GULLY LID & CIRCULAR BASE
23380	14-Feb-02	WORMALD FIRE SYSTEMS	1,180.30	BUSH FIRE FOAM & FIREMAN'S HELMET
23381	14-Feb-02	WILSONS SIGN SOLUTIONS	2,057.00	23 X ACID ETCHED S/S BENCH PLAQUES
23382	14-Feb-02	WANNEROO AGRICULTURAL MACHINERY	5,365.64	FIRE BREAKS ON VARIOUS AREAS
23383	14-Feb-02	W A LIBRARY SUPPLIES	930.65	TIMBER SHELF AV TROLLEY & VAR LIBRARY SUPPLIES
23384	14-Feb-02	WESTSIDE FIRE SERVICES	1,289.20	FEE-INSPECTION & TESTING OF FIRE DETECTION SYSTEM
23385	14-Feb-02	WATTLEUP TRACTORS	99.05	GAS STRUT
23386	14-Feb-02	WANNEROO TOWING SERVICE	588.50	TOWING SERVICES 05 - 19/01/02
23387	14-Feb-02	W A LIMESTONE CO	41,444.87	LIMESTONE
23388	14-Feb-02	WORK CLOBBER	57.20	1 62004 CLIP ON EAR MUFFS
23389	14-Feb-02	W J MONCRIEFF PTY LTD	7,294.10	CISCO MAINTENANCE RENEWAL & REDUNDANT HOT PLUG
23390	14-Feb-02	WEBFORGE	10,324.55	GRATING MILD STEEL GALV
23391	14-Feb-02	Y M C A MOBILE YOUTH SERVICE	396.00	YMCA BUS HIRE- FIRE AWARENESS DAY
23392	14-Feb-02	ZIPFORM	998.71	RENEWAL FINAL NOTICE- PRINTING SERVICES
23393	14-Feb-02	ALINTA GAS	3.20	DEPOT BUILDINGS (MASTER RECORD) - 29/12/01-1/2/02
23394	14-Feb-02	ALEXANDER HTS ADULT DAY CARE P/CASH	98.60	PETTY CASH
23395	14-Feb-02	ALEX HTS - THE HEIGHTS COMM HOUSE P/C	52.60	PETTY CASH
23396	14-Feb-02	M ADAMSON	57.00	VOLUNTARY SERVICES - DAY CARE CENTRES
23397	14-Feb-02	AIM UWA SENIOR MANAGEMENT CENTRE	693.00	SENIOR EXECUTIVE STRATEGIC LEADERSHIP TOUR
23398	14-Feb-02	BELRIDGE BUS CHARTER	176.00	BUS HIRE-50 CAMP PROGRAM ACTIVITY
23399	14-Feb-02	CLEAN SWEEP	10,525.51	MOBILISATION SWEEP
23400	14-Feb-02	FARLEY CAMPBELL	80.00	VOLUNTARY SERVICES COMMUNITY BUSES
23401	14-Feb-02	COMTEK PTY LTD	1,463.00	WESTERN DIGITAL 20GB (7200) HARD DRIVES
23402	14-Feb-02	DEPT OF LAND ADMINISTRATION	574.00	SEARCH SERVICES
				LEASE RENT 333A/3052 SPECIAL SWAN L9740 FNO. 2286/995
23403	14-Feb-02	P DUMARESQ	80.00	VOLUNTARY SERVICES - PODIATRY CLINICS
23404	14-Feb-02	ELECTRIC STOVEMAN	159.34	URN CLEANER SERVICE CALL
23405	14-Feb-02	EXECUTIVE SERVICES PETTY CASH	166.95	PETTY CASH
23406	14-Feb-02	GIRRAWHEEN LIBRARY PETTY CASH	236.10	PETTY CASH

23407	14-Feb-02	GLOUCESTER LODGE MUSEUM P/CASH	65.75	PETTY CASH
23408	14-Feb-02	A ALFANO	50.00	VOLUNTARY SERVICES
23409	14-Feb-02	HOME CHEF	1,071.60	HOME CHEF DINNERS FOR TUES 15.01.02
23410	14-Feb-02	HOMECARE PURSUITS	2,960.60	AGED CARE - COMMUNITY SERVICES
23411	14-Feb-02	INTERCITY OFFICE PARTITIONING	110.00	PLAQUE INSTALLATION-VOLUNTEER RECOGNITION PROJECT
23412	14-Feb-02	CHRISTINE JEFFREY	98.70	VOLUNTARY SERVICES
23413	14-Feb-02	K & F CONCRETE	5,500.00	INSTALL LIMESTONE WALL & REINFORCEMENT BARS
23414	14-Feb-02	LO-GO APPOINTMENTS	22,211.92	VARIOUS COW CONTRACT STAFF
23415	14-Feb-02	LAWN DOCTOR	825.00	GRANULAR & LIQUID FERTILISING
23416	14-Feb-02	LEISURE & CULTURAL SERVICES P/C	189.25	PETTY CASH
23417	14-Feb-02	NEBA INTERNATIONAL COURIERS	9.68	COURIER SERVICES
23418	14-Feb-02	OPTUS COMMUNICATIONS	116.26	FINANCIAL SUPPORT - COMM SVCS
23419	14-Feb-02	PLANNING & DEVELOPMENT PETTY CASH	390.85	PETTY CASH
23420	14-Feb-02	PERROTT GROUP	2,147.20	PAINTING OF WANNEROO SHOWGROUNDS CLUBROOMS
23421	14-Feb-02	QUINNS ROCKS ADULT DAY CARE P/CASH	49.95	PETTY CASH
23422	14-Feb-02	RANGERS & LEISURE PETTY CASH	266.45	PETTY CASH
23423	14-Feb-02	SUNNY BRUSHWARE SUPPLIES	701.25	MAIN BROOM REFILL FMC
23424	14-Feb-02	SJW PODIATRY PTY LTD	2,750.00	PODIATRY SERVICES JAN 4-18 2002
23425	14-Feb-02	SANWEST	902.00	REPAIR TO SANI CONVEYOR MOTOR- RECYCLING PLANT
23426	14-Feb-02	STIRLING CONCRETE PTY LTD	13,489.10	REMOVE & INSTALL FOOTPATHS & PRAM RAMPS
23427	14-Feb-02	G SADLER	57.00	VOLUNTARY SERVICES
23428	14-Feb-02	SUN CITY ACCESS CENTRE	7,590.68	PHONE CHARGES, ADVERTISING & FIT OUTS
23429	14-Feb-02	TURBOMASTER PUMPS	6,377.80	SERVICE PUMP-MARANGAROO PARK & CARRAMAR GOLF
23430	14-Feb-02	TRAFFIC ENGINEERING SERVICES	1,760.00	TRAFFIC CONTROLLERS
23431	14-Feb-02	WANNEROO PLUMBING	4,777.25	VARIOUS PLUMBING REPAIRS & INSTALLATION
23433	14-Feb-02	WANNEROO ELECTRIC	19,798.08	VARIOUS ELECTRICAL REPAIRS & INSTALLATION
23434	14-Feb-02	WATER CORPORATION	37.85	CHARGES - VAR PARKS, CENTRES & OFFICES
23435	14-Feb-02	WESTERN POWER	9,205.00	INSTALL POLE, LIGHTS & ASSOCIATED WORKS
23436	14-Feb-02	WESTERN POWER	2,979.50	ORANGE ELECTRICAL CONTACT & ROLLS 125MM BURIED DANGER TAPE
23437	14-Feb-02	WESTERN POWER	28.25	FINANCIAL SUPPORT- COMM SVCS
23438	14-Feb-02	WORM AFFAIR	52.80	DELIVER RELN WORM FACTORY
23439	14-Feb-02	WEST AUSTRALIAN LOCAL	528.00	BREAKFAST CLUB- 2002 MEMBERSHIP FEES
23440	14-Feb-02	YANCHEP COMMUNITY HOUSE P/CASH	133.95	PETTY CASH
23441	14-Feb-02	LAURA VISEE	810.00	PRINTING OF SUMMONS
23442	14-Feb-02	JOONDALUP COURT	2,616.00	31 SUMMONS- COURT & BAILIFF FEES
23443	14-Feb-02	NORTHERN SUBURBS BAILIFF	73.15	EXTRA TRAVEL 407/02 & 405/02
23444	14-Feb-02	RAINWEST ROOFINGS PTY LTD	52,881.40	2818 REMENIAL ROOFING-OLYMPIC SOCCER CLUBROOMS
23445	14-Feb-02	ABORIGINAL SENIORS GROUP PETTY CASH	50.00	PETTY CASH
23446	14-Feb-02	KEYWEST CONSTRUCTION GROUP	49,500.00	VARIATIONS TO CONTRACT-NEW CIVIC

				CENTRE
23447	15-Feb-02	ALINTA GAS	100.00	FINANCIAL SUPPORT- COMM SVCS
23448	18-Feb-02	STIRLING CONCRETE PTY LTD	13,044.90	INSTALL CONCRETE FOOTPATH
23449	18-Feb-02	STIRLING CONCRETE PTY LTD	10,418.10	INSTALL CONCRETE FOOTPATH
23450	18-Feb-02	AUSTRALIA WIDE TAXATION	1,095.00	TAX SEMINAR FOR FINANCE OFFICERS
23453	19-Feb-02	FINES ENFORCEMENT REGISTRY	1,920.00	LODGING 64 RECORDS
23454	19-Feb-02	NATIONAL TAX MANAGER	275.00	FBT SALARY SEMINAR FOR FINANCE OFFICERS
23455	20-Feb-02	DANMAR HOMES	302.27	REFUND BUILDING FEE 6 BRAMPTON AVENUE
23456	20-Feb-02	J ARRIGO	91.66	KEY HOLDER FOR FEBRUARY 2002
23457	20-Feb-02	ROBERT TAYLOR	91.66	KEY HOLDER FOR FEBRUARY 2002
23458	20-Feb-02	MINT SETTLEMENTS	359.23	RATE REFUND PROP NO. 171871
23459	20-Feb-02	E STRUTHERS	916.70	RATE REFUND PROP NO. 126182
23460	20-Feb-02	G & L WESTENBERG	179.80	RATE REFUND PROP NO. 193095
23461	20-Feb-02	SPORTS TURF TECHNOLOGY PTY LTD	621.50	LEAF ANALYSIS - CONSULTANCY FEE
23462	20-Feb-02	LYNNE VERGUNST	91.66	KEY HOLDER FOR FEBRUARY 2002
23463	20-Feb-02	PREMIER ARTISTS	6,913.20	DARYL BRAITHWAITE CONCERT
23464	20-Feb-02	BRANCHES EVERYWHERE	143.00	REMOVE LIMBS OFF TREE
23465	20-Feb-02	D HETHERINGTON	91.66	KEY HOLDER FOR FEBRUARY 2002
23466	20-Feb-02	JK GILBERT	100.00	KEY HOLDER FOR FEBRUARY 2002
23467	20-Feb-02	L SNAPE	270.00	HONORARIA PAYMENT FEB 2002
23468	20-Feb-02	M MUNRO	270.00	HONORARIA PAYMENT FEB 2002
23469	20-Feb-02	HUNGRY JACKS	210.00	OVERPAYMENT OF EATING HOUSE LICENCE - HUNGRY JACKS CLARKSON
23470	20-Feb-02	DAVID EVANS REAL ESTATE	150.00	FINANCIAL SUPPORT - COMM SVCS
23471	20-Feb-02	NORTH COAST AUTO ELECTRICS	55.00	FIT STOP LIGHT CASE111
23472	20-Feb-02	INTRACO MANAGEMENT CONSULTING P/L	3,300.00	2ND STAGE-FACILITATION OF SAFETY MANAGEMENT PLAN
23473	20-Feb-02	MARGARET GILCHRIST	41.66	KEY HOLDER FOR FEBRUARY 2002
23474	20-Feb-02	EVAN MARTIN	41.66	KEY HOLDER FOR FEBRUARY 2002
23475	20-Feb-02	DRIVESHAFT BALANCING SERVICES	325.00	REPAIR DRIVESHAFT
23476	20-Feb-02	TECHNOLOGY ONE	36,179.00	PROCLAIM ONE ANNUAL SUPPORT FEES 20.12.02-31.08.02
23477	20-Feb-02	LADYBIRD'S PLANT HIRE	85.80	RENTAL INDOOR PLANTS JAN 02
23478	20-Feb-02	LANDROW - MANAGED PROJECTS	15,886.00	REFUND BOND CLARKSON STAGE 22C
23479	20-Feb-02	MIC CHECK PRODUCTIONS	2,400.00	VARIOUS YOUTH WORKSHOP
23480	20-Feb-02	SILVERTON LTD	25.00	CLEARANCE FEE
23481	20-Feb-02	APPLE AUSTRALIA PTY LTD	330.73	RENTAL OF APPLE COMPUTER
23482	20-Feb-02	FLEETCARE	415.25	VEHICLE HIRE/LEASE
23483	20-Feb-02	LEE TAN	41.66	KEY HOLDER FOR FEBRUARY 2002
23484	20-Feb-02	LUZIA JOHNSTONE	41.66	KEY HOLDER FOR FEBRUARY 2002
23485	20-Feb-02	OFFICEWORKS	165.88	DESK VINYL START KIT
23486	20-Feb-02	CENTENARY OF FEDERATION-WA	2,577.18	RETURN OF GRANT FUNDS
23487	20-Feb-02	MICHAEL COLE	217.25	REIMBURSE LGMA SUBSCRIPTION
23488	20-Feb-02	JOHN & E SPARGO	345.00	VEHICLE CROSSING SUBSIDY
23489	20-Feb-02	AVON J WHITSED	345.00	VEHICLE CROSSING SUBSIDY
23490	20-Feb-02	BARRY & J ANDERSON	309.00	VEHICLE CROSSING
23491	20-Feb-02	TRACEY PEARCE & E JASPER	312.50	VEHICLE CROSSING SUBSIDY
23492	20-Feb-02	GEOFFREY HIGGINS	5.00	DOG REGISTRATION REFUND 025474

23493	20-Feb-02	ROB BUTTERWORTH	300.00	BOND REFUND
23494	20-Feb-02	J R & M HILTON	279.54	RATE REFUND PROP NO. 173500
23495	20-Feb-02	RHONDA DEAN	593.59	RATE REFUND PROP NO. 182137
23496	20-Feb-02	AMANDA CARTER	30.00	REFUND APPLICATION FEE
23497	20-Feb-02	BT EQUIPMENT PTY LTD	2,860.00	HIRE OF SKID STEER LOADER
23498	20-Feb-02	ECLIPSE RESOURCES PTY LTD	41.25	GEN CONSTRUCTION WASTE
23499	20-Feb-02	ORANGE	4,473.70	MOBILE PHONE CHARGES
23500	20-Feb-02	PRESTIGE ALARMS	856.25	MONITORING PERIOD 1/1-31/1/02
23501	20-Feb-02	ALAN BLENCOWE	500.00	MONTHLY ALLOWANCE
23502	20-Feb-02	FRANK CVITAN	500.00	MONTHLY ALLOWANCE
23503	20-Feb-02	COMPLETE TURF SUPPLIES	920.70	ROLL-ON TURF SERVICES
23504	20-Feb-02	DEPT OF INDUSTRY & TECHNOLOGY-CAMS	101.64	TRANS FEES FOR WA FASTPAY DEC 2001
23505	20-Feb-02	JUDITH HUGHES	493.62	TRAVEL/CHILDCARE
23506	20-Feb-02	LOTTERIES COMMISSION W A	1,638.28	RETURN OF UNEXPENDED GRANT FUNDS
23507	20-Feb-02	DOROTHY NEWTON	500.00	MONTHLY ALLOWANCE
23508	20-Feb-02	NICK DEL BORRELLO	418.00	REPAIR BEACH SWEEPER, JOCKEY WHEEL & SKID STEER
23510	20-Feb-02	SAM SALPIETRO	1,125.00	MONTHLY & MEETING ALLOWANCE
23511	21-Feb-02	HAYS MONTROSE	3,908.30	TECH OPERATIONS CONTRACT STAFF
23512	21-Feb-02	KEY HYDRAULICS	1,441.00	SEAL KITS
23513	21-Feb-02	LINK TELECOMMUNICATIONS	100.67	STANDARD MOBILE MESSAGING
23514	21-Feb-02	SUN CITY PUBLISHING	340.70	PRINT FOLD DISTRIBUTE NEWSLETTER
23515	21-Feb-02	VISIMAX	384.00	HAT BADGES - RANGERS
23516	21-Feb-02	WESTBOOKS	245.96	VARIOUS BOOKS
23517	21-Feb-02	WEMBLEY CEMENT INDUSTRIES	5,717.80	CEMENT & EPOXY PACKS
23518	21-Feb-02	WANNEROO DAIRY SUPPLIES	371.50	MILK SUPPLY
23519	21-Feb-02	WANGARA CARPET COURT	1,810.00	CARPET REPAIRS BOWER GROVE 2ROCKS & DEPOT BLDG 3
23520	21-Feb-02	AUSTRALIA POST	6,381.98	COW POSTAGE PAID
23521	21-Feb-02	AUSTRALIA POST	7,551.28	MAIL PREPARATION JANUARY
23522	21-Feb-02	AMERICAN INTER UNDERWRITERS	7.00	PAYROLL DEDUCTIONS F/E 15/2/2002
23523	21-Feb-02	ALINTA GAS	1,398.10	CHARGES-VAR PARKS, CENTRES & OFFICES
				FINANCIAL SUPPORT - COMM SVCS
23524	21-Feb-02	ALEXANDER HTS ADULT DAY CARE P/CASH	91.15	PETTY CASH
23525	21-Feb-02	AUSTRALIAN MANUFACT WKS UNION	77.40	PAYROLL DEDUCTIONS F/E 15/2/2002
23526	21-Feb-02	ALEX HTS - THE HEIGHTS COMM HOUSE P/C	129.00	PETTY CASH
23527	21-Feb-02	ABORIGINAL SENIORS GROUP PETTY CASH	50.00	PETTY CASH
23528	21-Feb-02	BELL HEALTH	461.85	AGED CARE - COMMUNITY SERVICES
23529	21-Feb-02	BUILDING & CONSTRUCTION INDUSTRY	37,450.10	BCITF LEVY MONTH JAN
23530	21-Feb-02	COURIER AUSTRALIA	267.74	COURIER SERVICES
23531	21-Feb-02	CITY OF JOONDALUP GENERAL ACCT	87.00	FINES ENFORCEMENT REGISTRY-DEC 2001 & JAN 2002
23532	21-Feb-02	CHICKEN TREAT WANNEROO	59.15	CATERING - EMERGENCY SERVICES
23533	21-Feb-02	CAPE DEMOLITION	54.00	PAVERS - MONIER ELEBANA
23534	21-Feb-02	CLEAN SWEEP	308.00	MOB SWEEP DEMOB
23535	21-Feb-02	C C I TRAINING SERVICE	55.00	PRIVACY SEMINAR - ARE YOU COMPLYING 24/01/02

23536	21-Feb-02	CITY OF WANNEROO PAYROLL A/C	1,609.00	PAYROLL DEDUCTIONS F/E 15/2/2002
23537	21-Feb-02	CITY OF WANNEROO	275.00	RATE REFUND PROP NO. 165625
23538	21-Feb-02	CHEF EXCEL PTY LTD	615.00	COUNCIL BUFFET 5/2/02
23539	21-Feb-02	DELOITTE TOUCHE TOHMATSU	4,675.00	ADVICE ON COJ RECYCLING TENDER
23540	21-Feb-02	DUNCAN CROSBIE PRO GOLF- CARRAMAR	8,962.00	PLAYING FEES DECEMBER 2001
23541	21-Feb-02	DIRECT COMMUNICATIONS	214.50	ANTENNA TAPERED, UHF & TAIT REMOTE LEAD KIT
23542	21-Feb-02	DEPT OF FAMILY & COMMUNITY SERVICES	104.18	RETURN OF UNEXPENDED GRANT
23543	21-Feb-02	EDITH COWAN UNIVERSITY	3,000.00	PROJECT-"PROFILING BUSINESS & COMMUNITY AT YANCHEP AND TWO ROCKS
23544	21-Feb-02	EXECUTIVE SERVICES PETTY CASH	128.15	PETTY CASH
23545	21-Feb-02	ENVIRONMENTAL LAND CLEARING SERVICES	1,925.00	CARTAGE OF MULCH 29.01.02
23547	21-Feb-02	HOMECARE PURSUITS	17,994.84	CARE FOR THE ELDERLY - COMM SVCS
23548	21-Feb-02	HUGHANS SAW SERVICE	28.60	SHARPEN BLADE/SPLITScribe
23549	21-Feb-02	INTERCITY OFFICE PARTITIONING	3,500.20	REMOVE ASBESTOS CEILING
23550	21-Feb-02	I V R EQUIPMENT	495.00	LOWLINE TURBO VENTILATOR
23551	21-Feb-02	INDRA GEIDANS	2,200.00	LIVE ART MURAL COMPLETION
23552	21-Feb-02	J CORP PTY LTD	100.00	REFUND BUILDING FEE 36 SEAGROVE BOULEVARD
23553	21-Feb-02	K & F CONCRETE	2,665.30	INSTALL PARK BENCHES, CONCRETE & RIVERSTONE
23554	21-Feb-02	KBE BUILDING SERVICES PTY LTD	45,320.00	WARRADALE PARK COMMUNITY CTRE - PROGRESS PAYMNT
23555	21-Feb-02	MUNICIPAL EMPLOYEE UNION- PAYROLL	1,115.24	PAYROLL DEDUCTIONS F/E 15/2/2002
23556	21-Feb-02	P & T E MATHIAS HYDRAULIC CONTRACTORS	3,139.95	BADGERUP RECYCLING
23557	21-Feb-02	MIX 94.5 FM	5,500.00	RADIO ADVERTISING
23558	21-Feb-02	MENEGHELLO GALVANISING SERVICE	88.00	HOT GALVANISED PLAY EQUIPMENT PANELS
23559	21-Feb-02	NON-ORGANIC DISPOSALS	8,613.00	VARIOUS GLASS DISPOSALS
23560	21-Feb-02	DENNIS NORMAN	41.66	KEY HOLDER FOR FEBRUARY 2002
23561	21-Feb-02	QUINNS ROCKS ADULT DAY CARE P/CASH	45.35	PETTY CASH
23562	21-Feb-02	REEKIE PROPERTY SERVICES	33,444.33	MONTHLY CLEANING CONTRACT
23563	21-Feb-02	SPUDS MARQUEE HIRE	361.70	TWO ROCKS BLESSING OF THE FLEET
23564	21-Feb-02	SWIM AUSTRALIA	384.00	KICKBOARDS
23565	21-Feb-02	TELSTRA CORPORATION	117.00	FINANCIAL SUPPORT - COMM SVCS
23566	21-Feb-02	WANNEROO LIBRARY PETTY CASH	48.95	PETTY CASH
23567	21-Feb-02	WATER CORPORATION	1,393.65	CHARGES-VAR PARKS, CENTRES & OFFICES
				FINANCIAL SUPPORT - COMM SVCS
23568	21-Feb-02	WESTERN POWER	6,332.10	CHARGES-VAR PARKS, CENTRES & OFFICES
				FINANCIAL SUPPORT - COMM SVCS
23569	21-Feb-02	WESTERN AUSTRALIAN PLANNING COMMISSION	482.57	RATE REFUND PROP NO. 152228
23570	21-Feb-02	WANNEROO BUSINESS ASSOCIATION	210.00	MEETING ATTENDANCE FOR JUL, SEP, NOV & DEC 2001
23571	21-Feb-02	B WESTON	60.00	CLEANING JENOLAN WY
23572	21-Feb-02	WANNEROO PASTRY HOUSE	40.00	CAKE- EMPLOYEE OF THE MONTH DEC 2001

23573	21-Feb-02	WORLDS BEST PRODUCTS P/L	1,155.00	DRUMS SPRAYCAN PRINT PAINT
23574	21-Feb-02	WEST AUSTRALIAN LOCAL	503.22	TOWN PLANNING ADVERTISING S2/A6
23575	21-Feb-02	HOME CHEF	7,670.40	HOME CHEF DINNERS
23576	21-Feb-02	JOONDALUP COURT	2,457.75	28 SUMMONS
23577	21-Feb-02	LAURA VISEE	865.00	PRINTING OF SUMMONS
23578	25-Feb-02	INSTITUTE OF PUBLIC WORKS ENGINEERING AUST (WA) INC	1,300.00	CONFERENCE 6-8TH MARCH (R KORENHOF & D BLAIR)
23579	26-Feb-02	PRIMUS TELECOM	30.25	FINANCIAL SUPPORT - COMM SVCS
23580	26-Feb-02	INSTITUTE OF PUBLIC WORKS ENGINEERING AUST (WA) INC	220.00	TENDERING & CONTRACTS RISK MANAGEMENT SEMINAR
23581	26-Feb-02	WHITE OAK HOME CARE SERVICES PTY LTD	370.70	AGED CARE - COMMUNITY SERVICES
23582	26-Feb-02	WHITFORD MARQUEE & PARTY HIRE	223.14	HIRE OF EQUIPMENT
23583	26-Feb-02	JUST SPECTACLES	100.00	FINANCIAL SUPPORT - COMM SVCS
23584	26-Feb-02	PETER WEARNE SETTLEMENTS	308.95	RATE REFUND
23585	26-Feb-02	EAST WANNEROO PRIMARY SCHOOL	300.00	BOND REFUND
23586	26-Feb-02	WANNEROO CRICKET CLUB	2,500.00	REIMBURSE REMAINING FOR CONSTRUCTION
23587	26-Feb-02	QUINNS DISTRICT AMATEUR FOOTBALL CLUB	300.00	BOND REFUND 20/01/02
23588	26-Feb-02	BANDT GATTER & ASSOCIATES	1,452.00	PLANNING DIRECTORATE BUSINESS PLAN WORKSHOP
23589	26-Feb-02	JINGLES FANCY DRESS HIRE	278.00	T-SHIRT-SAFETY ROO COSTUME WITH COW LOGO
23590	26-Feb-02	DRIVESHAFT BALANCING SERVICES	1,848.00	SUPPLY TRACTOR SHAFT
23591	26-Feb-02	MIC CHECK PRODUCTIONS	800.00	YOUTH WORKSHOP
23592	26-Feb-02	THOMPSON HUGHES & CO	3,082.20	INTERNAL AUDIT SERVICES
23593	26-Feb-02	DIGIPLUS PTY LTD	47.75	FINANCIAL SUPPORT - COMM SVCS
23594	26-Feb-02	B CLEAR AND SIMPLE	100.00	FINANCIAL SUPPORT - COMM SVCS
23595	26-Feb-02	JODIE & JAMES HALL	302.00	VEHICLE CROSSING SUBSIDY
23596	26-Feb-02	NEIL & R MCCANN	345.00	VEHICLE CROSSING SUBSIDY
23597	26-Feb-02	VICKI HADE	153.90	RATE REFUND 136676
23598	26-Feb-02	E MCLEAN	55.81	RATE REFUND 137382
23599	26-Feb-02	DOUGLAS & J FITCH	185.65	RATE REFUND
23600	26-Feb-02	J & M THREADGOLD	158.35	RATE REFUND
23601	26-Feb-02	PAULA BREDDEN	153.00	MOVING OUT OF AREA
23602	26-Feb-02	VERONICA LECORDIER	300.00	BOND REFUND
23603	26-Feb-02	CHRIS MARTIN	300.00	BOND REFUND
23604	26-Feb-02	MAREE WILLIAMS	65.00	MOVING OUT OF AREA
23605	26-Feb-02	PERTH DENTAL CLINIC	98.00	FINANCIAL SUPPORT - COMM SVCS
23606	26-Feb-02	JF CRUICKSHANK & DR STOW	1,980.55	RATE REFUND
23607	26-Feb-02	A CANALELLA	272.95	RATE REFUND
23608	26-Feb-02	A & L CARTER	64.28	RATE REFUND
23609	26-Feb-02	F & P NOVAK	446.29	RATE REFUND
23610	26-Feb-02	KERRI KNOX	140.15	RATE REFUND
23611	26-Feb-02	M BYGRAVE & P WILSON	199.00	VEHICLE CROSSING SUBSIDY
23612	26-Feb-02	LISA M CHARLESWORTH	229.00	VEHICLE CROSSING SUBSIDY
23613	26-Feb-02	JOHN EA HARMAN	345.00	VEHICLE CROSSING SUBSIDY
23614	26-Feb-02	ADRIANE & S BLICKS	345.00	VEHICLE CROSSING SUBSIDY
23615	26-Feb-02	BRONISLAW BATORY	345.00	VEHICLE CROSSING SUBSIDY
23616	26-Feb-02	ANN R HAMILTON	345.00	VEHICLE CROSSING SUBSIDY

23617	26-Feb-02	BT EQUIPMENT PTY LTD	413.22	410-32438 RIM 98882
23618	26-Feb-02	COATES WRECKAIR	274.48	BOX TRAILER ETC
23619	26-Feb-02	MAIN ROADS DEPARTMENT	2,505.00	SIGNAGE ROADMARKING
23620	26-Feb-02	PACIFIC BRANDS APPAREL	299.31	VARIOUS WORK CLOTHES
23621	26-Feb-02	TOTAL TORO	4,360.75	YOKE END, STEERING WHEEL, GEAR BOX & VAR ITEMS
23622	26-Feb-02	WESTRAC EQUIPMENT PTY LTD	511.56	VERTICAL RAMMER HIRE
23623	26-Feb-02	ALINTA GAS	91.83	FINANCIAL SUPPORT - COMM SVCS
23624	26-Feb-02	BANKWEST CONVEYANCING	547.45	RATE REFUND
23625	26-Feb-02	DEPT OF INDUSTRY & TECHNOLOGY-CAMS	37.95	TRANSACTION FEE
23626	26-Feb-02	MARANGAROO P & C ASSOCIATION	50.00	BOND REIMBURSEMENT
23627	26-Feb-02	NICK DEL BORRELLO	220.00	REPAIR CRACKS IN PACKER PADDLE & PIVOT PIN BOSS
23628	26-Feb-02	PERTH OUTDOOR PURSUITS SUPPLIES	2,205.28	VARIOUS GAMES & SAFETY ITEMS
23629	26-Feb-02	ST JOHN AMBULANCE OF AUSTRALIA	693.90	FINANCIAL SUPPORT - COMM SVCS
				RESUSCITATION MASK & FIRST AID KIT
23630	26-Feb-02	TELSTRA CORPORATION	20,330.49	PABX, CALLS & TRANSACTION CHARGES
23631	26-Feb-02	WESTERN POWER	37,263.77	POLE REMOVAL, UPGRADE STREET LIGHT & DÉCOR LIGHTS
				FINANCIAL SUPPORT - COMM SVCS
				CHARGES-VAR PARKS, CENTRES & OFFICES
23632	26-Feb-02	W A LOCAL GOVERNMENT ASSOC.	550.00	PERFORMANCE MEASUREMENT SVCS - ENVIRO HEALTH
23633	28-Feb-02	NOVUS HOMES	666.30	REIMBURSEMENT BUILD FEE
23634	28-Feb-02	WA PAINT CITY	46.95	SUNGUARD LO SHEEN
23635	28-Feb-02	MICHAEL HAYES	50.00	KEY HOLDER FOR FEBRUARY 2002
23636	28-Feb-02	WANN VOLUNTEER FIRE BRIGADE SOCIAL CLUB	1,200.00	PARKING FOR WENDY MATHEWS CONCERT
23637	28-Feb-02	WILDFLOWER SOCIETY OF WA	33.00	YEARLY SUBSCRIPTION TO THE SOCIETY
23638	28-Feb-02	OUTER LIMITZ	410.00	SHIRTS - YOUTH & LEISURE PROGRAMME ACTIVITIES
23639	28-Feb-02	LIBRARY & INFORMATION SERVICE OF WA	52.80	BOOKS FOR THE LIBRARIES
23640	28-Feb-02	LIGHT CAR CLUB OF W. A. (INC)	567.00	MEMBERSHIPS & LICENCES
23641	28-Feb-02	WORKS INFRASTRUCTURE PTY LTD	73,213.57	CONSTRUCTION OF AN UNDERPASS
23642	28-Feb-02	ACELLCOMM P/L	151.00	REMOVAL HANDS FREE KIT
23643	28-Feb-02	PERLEX HOLDINGS	1,467.50	EQUIPMENT HIRE FOR LIVE CONCERT
23644	28-Feb-02	APG HOMES PTY LTD	90.00	REIMBURSEMENT BUILD FEE
23645	28-Feb-02	NATIONWIDE ROOFING PTY LTD	55.00	REIMBURSEMENT BUILD FEE
23646	28-Feb-02	AUSTRALIND HOLDINGS LTD	100.00	REIMBURSEMENT APPLICATION FEE
23647	28-Feb-02	MICHAEL GODFREY	42.00	VOLUNTARY SERVICES
23648	28-Feb-02	RHONDA THOMPSON	300.00	BOND REFUND
23649	28-Feb-02	A ALFANO	142.14	RATE REFUND
23650	28-Feb-02	IVAN SHAW	700.00	IVAN SHAW BAND- 2002 COMMUNITY CONCERTS
23651	28-Feb-02	MAYNE LOGISTICS ARMAGUARD	370.16	CASH & KEY SAFE COLLECTION
23652	28-Feb-02	ACOO LAH HATS	119.90	KOOL AUSSIE MEN NAVY
23653	28-Feb-02	ASPHALTECH PTY LTD	98,540.71	SUPPLY & LAY GRANITE ASPHALT
23654	28-Feb-02	ARTEIL WA PTY LTD	686.40	CHAIRS FOR YOUTH SERVICES
23655	28-Feb-02	ALUMAYNE PRODUCTS	870.00	CABINET FOR CARRAMAR GOLF

23656	28-Feb-02	AARQUEanitech	15.44	METER CHARGES FOR KIP 2900
23657	28-Feb-02	ACTIMED AUSTRALIA	22.77	DISC MOOREPAPER 7/8 SAND COURSE/MEDIUM
23658	28-Feb-02	ADVANCED MATTING	118.16	SPIKED CHAIR MAT REGULAR
23659	28-Feb-02	ADELPHI TAILORING CO	540.00	RANGERS' CLOTHING
23660	28-Feb-02	ACTION LOCK SERVICE	641.30	SECURITY SHIELD & PADLOCKS
23661	28-Feb-02	ADFORM	355.30	SUPPLY & INSTALL RED & SILVER EMERGENCY STRIPPING
23662	28-Feb-02	AIR LIQUIDE WA PTY LTD	395.16	GASES & CYLINDERS RENTALS
23663	28-Feb-02	AUTO DOOR SYSTEMS	104.47	AUTO-DOOR STAYING OPEN
23664	28-Feb-02	AUST AIRCONDITIONING SVCS P/L	8,417.75	AIRCONDITIONING MAINTENANCE AT VAR CTRS
23665	28-Feb-02	AUSSIE IT	144.10	KYOCERA CAP TONER KIT
23666	28-Feb-02	A E HOSKINS & SONS	1,542.00	SUPPLY & INSTALL BOLLARDS & LIMESTONE
23667	28-Feb-02	AQUILA	63.16	WINES- COUNCIL SERVICES
23668	28-Feb-02	BOC GASES	91.84	GASES & CYLINDERS RENTALS
23669	28-Feb-02	BUSBY INVESTMENTS PTY LTD	337.36	HIRE OF VEHICLE FOR BRIAN JONES
23670	28-Feb-02	BUNNINGS LIMITED	8.53	PLASTICWARE BASIN
23671	28-Feb-02	BOOMA AUTO ELECTRICS	82.50	1 X A/C HOSES FOR 96589
23672	28-Feb-02	JOHN BANKS & ASSOCIATES	1,320.00	STAFF TRAINING ON CHAINSAW USE
23673	28-Feb-02	BRING COURIERS	329.67	COURIER CHARGES
23674	28-Feb-02	B G C CONCRETE	1,140.65	SUPPLY KERBMIX
23675	28-Feb-02	BEAUREPAIRES	26,325.23	REPAIRS TO VARIOUS FLEET TRUCKS
23676	28-Feb-02	BRAVO HIRE	46.00	HIRE OF SCAFFOLD - 31.1.02
23677	28-Feb-02	BGC BLOKPAVE	15,186.62	SUPPLY OF PAVERS
23678	28-Feb-02	COASTAL SERVICES	300.30	REPLACE TAP & VALVE (UNIT)
23679	28-Feb-02	COATES	2,718.78	HIRE OF PORTABLE TOILETS
23680	28-Feb-02	COATES	142.92	EXTENSION LEAD
23681	28-Feb-02	COVENTRYS	78.48	FAN BELT & SOCKET IMP
23682	28-Feb-02	LAMB PRINTERS PTY LTD	621.50	PRINTING OF INFRINGEMENT NOTICE BOOKS
23683	28-Feb-02	C S B P	529.38	SODIUM HYPOCHLORITE BULK
23684	28-Feb-02	COATES WRECKAIR	1,149.28	GENERATORS & COMPRESSORS HIRE
23685	28-Feb-02	CONTI'S WINES	158.40	WINES - COUNCIL SERVICES
23686	28-Feb-02	CHADSON ENGINEERING PTY LTD	750.20	DISC CHLORINE & STANDARD RAFT/ PARCEL
23687	28-Feb-02	CYNDAN INDUST MAINTENANCE CHEMICALS	696.86	ALU-CLEAN & INSECTAGUARD SOLVENT BSE
23688	28-Feb-02	DBS FENCING	3,296.70	REPAIR & INSTALL FENCING & GATES
23689	28-Feb-02	DE NEEFE SIGNS PTY LTD	7,251.97	ROLL OF SCOTCHLANE, MAGNETIC NUMBERS & VAR SIGNS
23690	28-Feb-02	DEPT OF CONSERVATION & LAND	105.00	SEMINAR HELD BY CALM
23691	28-Feb-02	DRIVE IN ELECTRICS	1,406.60	AIRCON SYSTEM, ALTERNATOR, BURNT WIRING REPAIRS
23692	28-Feb-02	DYMOCKS WHITFORDS	44.06	MANAGERIAL ECON STUDY
23693	28-Feb-02	DIRECT ENGINEERING SERVICES	450.23	BAD SMELL CIVIC BUILDING
23694	28-Feb-02	DOCPRINT INC VISUAL TECHNIQUES	1,310.00	BLOCKOUT BANNERS
23695	28-Feb-02	ENZED SERVICE CENTRE PERTH	273.99	SUPPLY HYD FITTING, MAKE UP HYD HOSES
23696	28-Feb-02	ELLENBY TREE FARMS	82.50	EUCALYPTUS
23697	28-Feb-02	EASTERN PRESS PTY LTD	350.00	300 A4 COVERS PRINTED 3 COLOURS
23698	28-Feb-02	ELLIOTTS IRRIGATION PTY LTD	1,690.53	VARIOUS IRRIGATION EQPT & SUPPLIES

23699	28-Feb-02	FORPARK AUSTRALIA	3,458.29	S. HOOKS, POWDER COATED STEEL STRUCTURE
23700	28-Feb-02	FUJI XEROX AUSTRALIA PTY LTD	590.60	LEASE RENTAL & SUPPORT SERVICE AGREEMENT
23701	28-Feb-02	GEOFF'S TREE SERVICE	7,264.13	TREE PRUNING & STUMPS GRINDING
23702	28-Feb-02	GREEN & GOLD HIAB SERVICES	137.50	INSTALL PUMP
23703	28-Feb-02	GLAZEWELL P/L	1,565.15	VARIOUS GLASS REPAIRS & INSTALLATION
23704	28-Feb-02	HUMES CONCRETE	268.40	PIPE
23705	28-Feb-02	C & E M HARMER	47.40	NEWSPAPER DELIVERY
23706	28-Feb-02	HEAVY AUTOMATICS	5,253.67	TRANSMISSION SUPPLY & FAULT REPAIRS
23707	28-Feb-02	HUGALL & HOILE WANGARA - MALAGA	1,179.02	VARIOUS RETIC FITTINGS
23708	28-Feb-02	HAYS MONTROSE	1,311.34	TECH OPS CONTRACT STAFF
23709	28-Feb-02	ICON OFFICE TECHNOLOGY	1,480.24	METRE READINGS, IMAGING FILM & TONERS
23710	28-Feb-02	JOONDALUP INDUSTRIAL HEALTH	952.60	PRE-EMPLOYMENT MEDICAL, AUDIOGRAM & AIR CONDUCTION
23711	28-Feb-02	J B PRECISE ENGINEERING	503.25	MAKE UP RETAINING PINS, DUST COVERS & SPACERS
23712	28-Feb-02	JOONDALUP CANVAS WORKS	423.50	GREEN SHADECLOTH & SAND TAP
23713	28-Feb-02	KERB QIC & CO	12,684.86	KERBING & PRAM RAMPS INSTALL & REPAIRS
23714	28-Feb-02	LYONS & PEIRCE	3,432.00	HIRE CAMEL TRUCK
23715	28-Feb-02	LINCOLNE SCOTT	5,953.20	MANAGEMENT OF MECHANICAL & HVAC SERVICES
				CONSULTANCY - FIRE SERVICES
23716	28-Feb-02	LINK TELECOMMUNICATIONS	49.99	WANN VOLUNTEER FIRE BRIGADES
23717	28-Feb-02	MINI EXCAVATORS PTY LTD	1,237.50	MINI EXCAVATOR HIRE
23718	28-Feb-02	MAJOR MOTORS	159,321.80	PURCHASE OF 2 ISUZU VANS
23719	28-Feb-02	MIRCO BROS PTY LTD	78.00	DYNAMIC LIFTER, CARTRIDGE RED
23720	28-Feb-02	MACDONALD JOHNSTON ENG CO P/LTD	6,294.35	PIVOT PIN HEAD, VALVE SOLENOID, BUFFER, HARNESS
				BODY & VARIOUS PARTS SUPPLY & REPAIRS
23721	28-Feb-02	MODERN TEACHING AIDS PTY LTD	913.00	VARIOUS TEACHING AIDS
23722	28-Feb-02	MAYDAY EARTHMOVING	11,594.55	BOBCAT, MULTI ROLLER, BACKHOE, TRUCK & SKID STEER AND EXCAVATOR HIRE
23723	28-Feb-02	MCLEOD & CO	257.95	INCIDENTAL ATTENDANCES
23724	28-Feb-02	METAL ARTWORK CREATIONS	94.61	SILVER BADGES & MAGNETIC ATTACHMENTS
23725	28-Feb-02	MOBITOW	253.00	TOWING OF VEHICLE WN31691.
23726	28-Feb-02	MOTORLIFE	188.10	AUTO AEROSOL INOX 300 GM
23727	28-Feb-02	MINDARIE REGIONAL COUNCIL	36,103.55	VARIOUS WASTE DISPOSAL CHARGES
23728	28-Feb-02	MIKE GEARY SIGNS	66.00	SUPPLY FIT STICKERS
23729	28-Feb-02	MUSTANG PRINT & COPY	19.60	A4 COL COPIES 1 TO 10 LAMINATION A4 '2-5'
23730	28-Feb-02	N E C BUSINESS SOLUTIONS P/L	187.00	ADD EXT 5247-5251-PATCH PANEL IN BUILDING 2 & LABEL
23731	28-Feb-02	NOVUS WINDSCREEN REPAIRS	1,077.12	REPAIR WINDSCREEN INSURANCE CLAIM
23732	28-Feb-02	NETWORK FOODS AUSTRALIA PTY LTD	75.06	JELLY BABIES
23733	28-Feb-02	NORTH RIVER CARAVANS	190.00	MAINT JERRY CAN HOLDERS
23734	28-Feb-02	OCCUPATIONAL SERVICES (WA)	742.50	MEDIATION INTERVENTION
23735	28-Feb-02	ORANGE	863.03	PAGER CHARGES & ALPHA PAGER

23736	28-Feb-02	PETER WOOD PTY LTD	4,235.00	PINE FENCING REMOVAL, INSTALL & REPAIRS
23737	28-Feb-02	PROTECTOR SAFETY PTY LTD	1,389.75	EARMUFFS & VARIOUS PROTECTIVE GEARS
23738	28-Feb-02	PRESTIGE ALARMS	2,728.00	SECURITY ALARM INSTALL, ACCESS CARDS, MONITORING AND SERVICE CALLS
23739	28-Feb-02	THE PRINTING FACTORY	408.36	HERITAGE PLACE FLYER
23740	28-Feb-02	GALVINS PLUMBING PLUS	78.84	25MM FLOATVALVE
23741	28-Feb-02	R & P ENGINEERING PTY LTD	466.40	PROFILING OF ASPHALT & SWEEPING
23742	28-Feb-02	ROCLA QUARRY PRODUCTS	228.72	FILLING SAND
23743	28-Feb-02	RCG PTY LTD	5,108.68	RUBBLE MIX & FILL SAND
23744	28-Feb-02	M P ROGERS & ASSOCIATES PTY LTD	1,553.75	QUINNS BEACH COASTAL PROTECTION
23745	28-Feb-02	ROWE SCIENTIFIC	84.15	2 X 25 KG CALCIUM CHLORIDE 74% FLAKES
23746	28-Feb-02	ROWECOM AUSTRALIA	449.72	LIBRARIES PERIODICAL SUBSCRIPTIONS
23747	28-Feb-02	A & J SALAMONE	82.50	SUPPLY OF LAWN SAND DKT NO'A 11612, 11613, 11615
23748	28-Feb-02	SANDERSON ENGINEERING COMPANY	115.50	18320-ZE2-W61 PROTECTOR
23749	28-Feb-02	SOILAND GARDEN SUPPLIERS	23,891.34	MULCHING OF GREEN WASTE
23750	28-Feb-02	SKIPPER TRUCKS BELMONT	1,711.36	NOZZLE WASHER, TANK ASSY, CYL ASSY & VAR ITEMS
23751	28-Feb-02	STANDARDS AUSTRALIA	1,880.00	ELECT BCA STDS & ROAD LIGHTING WORKSHOP
23752	28-Feb-02	SALMAT	213.04	TWILIGHT CONCERT, DATA CONVERSION & LASER PRINT
23753	28-Feb-02	STEWART & HEATON CLOTHING CO PTY LTD	211.25	FIRE SAFETY CLOTHING
23754	28-Feb-02	STOPMASTER BRAKES	612.37	RELIN BRAKE SHOES
23755	28-Feb-02	SHELL COMPANY OF AUSTRALIA LTD	52,518.30	FUEL PURCHASE
23756	28-Feb-02	TRAILER PARTS PTY LTD	575.04	HYDR MASTER CYL, HYDR ACTIVATING LEVER & VAR PARTS
23757	28-Feb-02	TECHNICAL IRRIGATION IMPORTS	14,907.03	REPLACE DATA EQPT & CONTROLLER REPAIRS
23758	28-Feb-02	TOPLINE TROPHIES	94.10	PLAQUE- EMPLOYEE OF THE MONTH
23759	28-Feb-02	TAUBMANS	453.20	VARIOUS PAINTS
23760	28-Feb-02	FORCORP PTY LTD	780.78	FLASH TUBES & STROBE LIGHT
23761	28-Feb-02	ONESTEEL LTD	176.00	50X10 FLAT
23762	28-Feb-02	TRUCKLINE	2,837.48	BRAKE VALVE, STEERING ROD, CANVAS SEAT COVER & VAR
23763	28-Feb-02	TURF TEC AUSTRALIA	7,189.22	CYLINDER SHARPENER & BEAVER CYLINDER & BLADE
23764	28-Feb-02	TURFMASTER PTY LTD	1,012.00	GRASS SIGNAGE AUSTRALIAN FLAG
23765	28-Feb-02	TOWBAR CITY	365.00	HEAVY DUTY TOWBAR
23766	28-Feb-02	UNITY TRAINING SERVICES	2,000.00	INTRO OCCUPATIONAL SAFETY HLTH
23767	28-Feb-02	VALUER GENERAL'S OFFICE	2,629.75	GRV INT VALUATIONS METRO SHARED
23768	28-Feb-02	VIBRA INDUSTRIAL FILTRATION AUST	118.58	AIR FILTER CLEAN
23769	28-Feb-02	WESTERN AUSTRALIAN MUNICIPAL	8,466.74	MUNICIPAL DIRECTORY & ADVERTISING
23770	28-Feb-02	WANNEROO CARAVAN CENTRE	8,008.66	VARIOUS STEEL FABRICATION & MODIFICATION
23771	28-Feb-02	WEMBLEY CEMENT INDUSTRIES	808.28	CIRCULAR BASE & GATIC LID
23772	28-Feb-02	WEMBLEY CEMENT INDUSTRIES	1,752.30	COMBINATION SIDE ENTRY UNIT COMPLETE RAISED
23773	28-Feb-02	WORMALD FIRE SYSTEMS	500.50	FIRE HYDRANT STAND PIPE 96072
23774	28-Feb-02	WILSONS SIGN SOLUTIONS	1,087.90	STAINLESS PLAQUES

23775	28-Feb-02	WANNEROO DAIRY SUPPLIES	212.35	MILK SUPPLY
23776	28-Feb-02	WATTS & WOODHOUSE	220.00	PROFESSIONAL FEES
23777	28-Feb-02	WANNEROO TOWING SERVICE	49.50	TOWING SERVICES
23778	28-Feb-02	W A LIMESTONE CO	3,854.25	SUPPLY & DELIVER LIMESTONE & BITUMEN MIX
23779	28-Feb-02	WORK CLOBBER	57.50	2 PAIRS OF KING GEE SHORTS FOR PARKS STAFF
23780	28-Feb-02	WEST COAST ASPHALT	715.00	ROADCROSSING & SIDE ENTRIES
23781	28-Feb-02	W J MONCRIEFF PTY LTD	1,862.30	COMPUTER PARTS & SOFTWARE
23782	28-Feb-02	XPRESS MAGAZINE	596.20	1/4 PAGE ADVERTS IN SPOT COLOUR
23783	28-Feb-02	Y M C A MOBILE YOUTH SERVICE	495.00	YMCA MOBILE YOUTH CENTRE 16/12/01
23784	28-Feb-02	Y M C A OF PERTH	14,033.25	YOUTH SVCE VISITS GIRRWHEEN, KOONDOOLA & MINDARIE
23785	28-Feb-02	AUSTRALIAN TURF INDUSTRIES	37,140.59	TURF MAINTENANCE FOR JAN 2002
23786	28-Feb-02	AQUAMOTION OFFICE PETTY CASH	146.90	PETTY CASH
23787	28-Feb-02	ALEXANDER HTS ADULT DAY CARE P/CASH	53.30	PETTY CASH
23788	28-Feb-02	ALEX HTS - THE HEIGHTS COMM HOUSE P/C	59.20	PETTY CASH
23789	28-Feb-02	ALINE BRICK PAVING	5,047.90	PAVING REPAIRS & INSTALLATION
23790	28-Feb-02	ABORIGINAL SENIORS GROUP PETTY CASH	50.00	PETTY CASH
23791	28-Feb-02	ARADLAY INSURANCE BROKERS PTY LYD	1,175.00	INSURANCE COVER FOR LANDCARE GROVES
23792	28-Feb-02	BELL HEALTH	408.23	AGED CARE - COMMUNITY SERVICES
23793	28-Feb-02	BRIAN GREEDY BUSINESS SOLUTIONS	45.00	TAPES "BUSINESS SPEAKING & PRESENTATION SKILLS"
23794	28-Feb-02	B & G CHAMBERS	498.00	CATERING BUFFET
23795	28-Feb-02	BAPTIST CARE	176.00	AGED- CACP (912) CARE
23796	28-Feb-02	BIG RED FIRE ENGINE	125.00	PROMOTIONAL FLYERS
23797	28-Feb-02	CLEAN SWEEP	7,422.53	MOB & DEMOB, VAR ROAD SWEEPING
23798	28-Feb-02	CUSTOM SERVICE LEASING LTD	1,980.74	VEHICLE RENTAL HIRE
23799	28-Feb-02	FRANK CVITAN	650.09	TRAVEL EXPENSES 15-29/01/02
23800	28-Feb-02	CITY OF WANNEROO	124.06	PAYMENT OF CR B TREBY'S RATES
23801	28-Feb-02	CHEF EXCEL PTY LTD	907.50	CATERING - COUNCIL SERVICES
23802	28-Feb-02	COMMUNITY SERVICES PETTY CASH	201.41	PETTY CASH
23803	28-Feb-02	DUNCAN CROSBIE PRO GOLF - MARANGAROO	10,804.20	COMMISSION FEE
23804	28-Feb-02	DORMAR INDENTS	117.84	CRAFT ITEMS
23805	28-Feb-02	DEPT OF SPORT & RECREATION	50.00	SEMINAR 20TH MARCH
23806	28-Feb-02	EXECUTIVE SERVICES PETTY CASH	179.35	PETTY CASH
23807	28-Feb-02	GRAFFITI SYSTEMS AUSTRALIA	4,545.77	GRAFFITI REMOVAL
23808	28-Feb-02	HOMECARE PURSUITS	16,154.27	AGED CARE- HACC & CACP CLIENTS
23809	28-Feb-02	INTERCITY OFFICE PARTITIONING	3,874.20	REMOVE ASBESTOS CEILING SHEETS
23810	28-Feb-02	LO-GO APPOINTMENTS	21,506.72	VARIOUS COW CONTRACT STAFF
23811	28-Feb-02	TERRY LOFTUS	471.58	TRAVEL
23812	28-Feb-02	P & T E MATHIAS HYDRAULIC CONTRACTORS	2,904.00	BADGERUP RECYCLING
23813	28-Feb-02	MOVE CLOTHING & LINEN SUPPLIES	694.71	CUSTOMER SERVICE-STAFF UNIFORMS
23814	28-Feb-02	NEBA INTERNATIONAL COURIERS	9.68	COURIER CHARGES
23815	28-Feb-02	NICK DEL BORRELLO	2,618.00	FORKS, BIN RMS, EJECTOR PLATES & VAR MECH REPAIRS
23816	28-Feb-02	NATL CONF OF RURAL COUNSELLING SVCS	50.00	REGISTRATION FEES

23817	28-Feb-02	QUINNS ROCKS ADULT DAY CARE P/CASH	51.50	PETTY CASH
23818	28-Feb-02	SUNNY BRUSHWARE SUPPLIES	39.05	BRUSH WARE BROOM HANDLE ONLY 25 MM
23819	28-Feb-02	STAMPALIA CONTRACTORS	18,020.20	EXCAVATOR WATER TRUCK & BOBCAT HIRE
23820	28-Feb-02	SJW PODIATRY PTY LTD	2,475.00	PODIATRY SERVICE
23821	28-Feb-02	STIRLING CONCRETE PTY LTD	23,690.90	FOOTPATH & PRAM RAMP INSTALL & REPAIRS
23822	28-Feb-02	RUDI STEFFENS	113.94	TRAVEL EXPENSES
23823	28-Feb-02	TURBOMASTER PUMPS	14,707.00	VARIOUS PUMP INSTALLATION & REPAIRS
23824	28-Feb-02	TECHNICAL OPERATIONS PETTY CASH	434.10	PETTY CASH
23825	28-Feb-02	THOMSON LEGAL & REGULATORY	362.45	PLANNING LAW
23826	28-Feb-02	TRWC	193.60	PANELS
23827	28-Feb-02	WANNEROO PLUMBING	6,871.02	VARIOUS PLUMBING REPAIRS & INSTALLATION
23829	28-Feb-02	WANNEROO ELECTRIC	10,488.03	VARIOUS ELECTRICAL REPAIRS & INSTALLATION
				INSTALL PARK LIGHTING
23830	28-Feb-02	WESTSIDE CONCRETE CONTRACTORS	3,998.23	REMOVE & INSTALL PATHS HAINSWORTH/BEACH
23831	28-Feb-02	W A LOCAL GOVT SUPERANNUATION	196,586.04	FEBRUARY 2002 SUPERANNUATION
23832	28-Feb-02	WANNEROO TAVERN	557.40	CATERING- WANNEROO CARNIVAL
23833	28-Feb-02	LAUNCH EVENTS - LGMA 2002	5,916.00	LGMA NATIONAL CONFERENCE
50000217	05-Feb-02	JASON BARNDON	210.42	PAYROLL
50000218	05-Feb-02	RUDI STEFFENS	68.36	TRAVEL EXPENSES 15-29/01/02
50000219	07-Feb-02	NATALIE RODNEY	85.30	PAYROLL
50000220	07-Feb-02	MICHAEL BRAMMER	186.88	PAYROLL
50000221	07-Feb-02	RAINETECH	3,300.00	CLARKSON YOUTH CENTRE
50000222	08-Feb-02	KAYLENE MASON	1,000.87	PAYROLL
50000223	08-Feb-02	KARMEN GRZETIC	1,212.37	PAYROLL
50000224	11-Feb-02	ALISON GEORGEL	248.20	PAYROLL
50000225	11-Feb-02	AUST TAXATION OFFICE - PAYG PAYMENTS	161,411.80	PAYG 01/02/02
50000226	14-Feb-02	DAVID TOWNSEND	1,503.44	PAYROLL
50000227	20-Feb-02	IAN GOODENOUGH	500.00	MONTHLY ALLOWANCE
50000228	20-Feb-02	JON KELLY	6,000.00	MONTHLY ALLOWANCE
50000229	20-Feb-02	GLYNIS MONKS	500.00	MONTHLY ALLOWANCE
50000230	20-Feb-02	LOUISE MCNAMARA	500.00	MONTHLY ALLOWANCE
50000231	20-Feb-02	LYNN O'GRADY	500.00	MONTHLY ALLOWANCE
50000232	20-Feb-02	JOHN STEWART	500.00	MONTHLY ALLOWANCE
50000233	20-Feb-02	LORRAINE THOMAS	928.67	PAYROLL
50000234	20-Feb-02	J BLACKWOOD & SON LTD	273.39	LENS, SIDE MIRROR, EAR PLUGS & VAR ITEMS
50000235	20-Feb-02	HOSEMASTERS	879.17	REPLACE HYD FITTING & MAKE UP HYD HOSES
50000236	20-Feb-02	MAUREEN GRIERSON	500.00	MONTHLY ALLOWANCE
50000237	20-Feb-02	JUDITH HUGHES	500.00	MONTHLY ALLOWANCE
50000238	20-Feb-02	TERRY LOFTUS	500.00	MONTHLY ALLOWANCE
50000239	20-Feb-02	RUDI STEFFENS	500.00	MONTHLY ALLOWANCE
50000240	20-Feb-02	BRETT TREBY	500.00	MONTHLY ALLOWANCE
50000241	25-Feb-02	HOSEMASTERS	526.36	MAKE UP HYD HOSES

50000242	25-Feb-02	AUST TAXATION OFFICE - PAYG PAYMENTS	156,174.80	PAYROLL DEDUCTIONS F/E 15/2/02
50000243	27-Feb-02	SHANE CAREY	1,401.85	PAYROLL
	Subtotal		3,387,211.25	
LESS: CANCELLED CHEQUES				
22837	24-Jan-02	OFFICEWORKS	(165.88)	
	Subtotal		(165.88)	
	Total Advance Account Recoup for February 2002		3,387,045.37	
City of Wanneroo Municipal Account				
Cheque	Date	Paid To	Amount	Details
000158	15-Feb-02	DIRECTOR CORP SERVICES ADV ACCT	1,667,377.49	RECOUP OF CHEQUE NO.: 23071 - 23446
				EFT DOC NO.: 50000217 - 50000226
000159	22-Feb-02	DIRECTOR CORP SERVICES ADV ACCT	366,276.81	RECOUP OF CHEQUE NO.: 23447 - 23577
				EFT DOC NO.: 50000227 - 50000240
000160	28-Feb-02	DIRECTOR CORP SERVICES ADV ACCT	1,353,391.07	RECOUP OF CHEQUE NO.: 23578 - 23833
				EFT DOC NO.: 50000241 - 50000243
		Sub Total	3,387,045.37	
	Others			
	27-Feb-02	COMMONWEALTH BANK OF AUSTRALIA	27,941.70	FDC PAYMENTS
			180.00	DISHONoured CHEQUE
			489,080.23	SALARIES - NET
			5,397.40	SALARIES - DEDUCTIONS
			30.00	STOP PAYMENT FEE
			700.00	GLF POOLING FEE
			946.75	MERCHANT FEE
			94.67	GST ON MERCHANT FEE
			100.00	DISHONoured CHEQUE
			486,035.02	SALARIES - NET
			5,403.40	SALARIES - DEDUCTIONS
			75.00	DISHONoured CHEQUE
			9.00	FEE ON DISHONoured CHEQUE
		Sub Total	1,015,993.17	
Total Municipal Account for February 2002			4,403,038.54	

CS02-04/02 Financial Report for the Month Ended 28 February 2002

File Ref: 07882
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 1

Issue

To note the monthly financial report for the month ended 28 February 2002.

Background

Regulation 34(1)(a) of the Local Government (Financial Management) Regulations 1996 requires a financial report to be presented to Council on a monthly basis.

Detail

The monthly financial report for the period ended 28 February 2002 has been completed and is attached (**Attachment 1 refers**).

The report comprises an Operating Statement by Program and Nature and a Cash Flow Statement for the period ended 28 February 2002, plus a Statement of Financial Position as at 28 February 2002.

Consultation

Nil.

Comment

As indicated in the report for the month ended 31 January 2002, a review of Operating and Capital Works Expenditure was undertaken during January and February 2002. Overall, the Operating Budget is estimated to remain within Budget by 30 June 2002. Capital Works is behind budget at this time and is reflected in the balances held in Investments of almost \$39.1 million. The Capital Works Program will be closely reviewed as part of the 2002/03 Budget Process

Statutory Compliance

The monthly financial report for the period ended 28 February 2002 complies with Section 6.4 of the Local Government Act and Regulation 34(1)(a) of the Local Government (Financial Management) Regulations 1996.

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council NOTES the monthly financial report for the period ended 28 February 2002.

ATTACHMENT 1



FINANCIAL REPORT

for the month ended 28 February 2002

CITY OF WANNEROO				
OPERATING STATEMENT BY PROGRAM				
FOR THE 8 MONTHS ENDED 28 FEBRUARY 2002				
		28-Feb YTD-Actual \$	2001/02 Budget \$	
OPERATING REVENUES				
Governance		145	1,000	
General Purpose Funding		24,599,052	26,070,728	
Law, Order, Public Safety		908,027	922,520	
Health		105,336	45,700	
Education and Welfare		1,988,412	1,993,485	
Community Amenities		8,908,177	12,073,638	
Recreation and Culture		2,784,449	4,561,439	
Transport		274,722	426,000	
Economic Services		1,104,156	1,267,000	
Other Property and Services		3,473,935	2,886,158	
		44,146,411	50,247,668	
OPERATING EXPENSES				
Governance		2,287,686	3,771,780	
General Purpose Funding		212,659	362,616	
Law, Order, Public Safety		1,960,554	3,047,580	
Health		529,338	701,342	
Education and Welfare		2,915,839	4,100,467	
Community Amenities		6,038,724	7,678,838	
Recreation & Culture		7,920,211	13,517,726	
Transport		6,896,283	10,733,784	
Economic Services		1,156,574	2,552,569	
Other Property and Services		5,533,737	16,112,423	
		35,451,605	62,579,125	
BORROWING COSTS EXPENSE				
Recreation & Culture		39,525	47,550	
		39,525	47,550	
GRANTS/CONTRIBUTIONS FOR THE DEVELOPMENT OF ASSETS				
Health		5,200	0	
Education and Welfare		0	20,000	
Community Amenities		35,880	0	
Recreation & Culture		0	0	
Economic Services		0	0	
Transport		4,589,089	23,002,166	
Other Property and Services		77,728		
		4,707,897	23,022,166	
PROFIT/(LOSS) ON DISPOSAL OF ASSETS				
Other Property and Services		183,317	-188,619	
Community Amenities			0	
		183,317	-188,619	
NET PROFIT OR LOSS/RESULT				
		13,546,495	10,454,540	

CITY OF WANNEROO			
OPERATING STATEMENT BY NATURE			
FOR THE 8 MONTHS ENDED 28 FEBRUARY 2002			
		28-Feb YTD-Actual \$	2001/02 Budget \$
OPERATING REVENUES			
Rates		22,057,721	22,136,057
Grants and Subsidies - operating		3,229,483	4,387,545
Grants and Subsidies - nonoperating		2,698,513	2,952,166
Contributions, Reimbursements and Donations - operating		520,090	876,180
Contributions, Reimbursements and Donations - non operating		2,009,384	20,150,000
Profit on Asset Disposals		225,013	292,448
Service Charges		699,012	683,020
Fees and Charges		9,072,482	11,942,796
Interest Earnings		1,493,875	1,685,835
Other Revenue		7,073,749	8,456,235
		49,079,322	73,562,282
OPERATING EXPENSES			
Employee Costs		13,131,967	21,461,950
Materials and Contracts		14,556,905	28,823,520
Utilities		574,716	905,672
Depreciation on Non-current Assets		7,214,923	11,648,466
Loss on Asset Disposals		41,697	481,067
Interest		64,858	146,550
Insurance		309,288	463,142
Other		(361,527)	(822,625)
		35,532,827	63,107,742
NET PROFIT OR LOSS/RESULT		13,546,495	10,454,540

CITY OF WANNEROO			
STATEMENT OF CASH FLOWS			
FOR THE 8 MONTHS ENDED 28 FEBRUARY 2002			
		28-Feb YTD-Actual \$	2001/02 Budget \$
Cash Flows From Operating Activities			
Receipts			
Rates		19,811,017	22,716,937
Grants and Subsidies - operating		3,229,483	4,387,545
Contributions, Reimbursements & Donations		520,090	1,173,180
Service Charges		699,012	5,908,386
Fees and Charges		8,967,639	6,034,410
Interest Earnings		1,481,641	1,327,410
Goods and Services Tax		2,786,846	3,100,000
Other		6,441,093	7,555,446
		43,936,821	52,203,314
Payments			
Employee Costs		-12,369,619	-20,306,012
Materials and Contracts		-16,303,843	-25,217,830
Utilities (gas, electricity, water, etc)		-574,716	-905,672
Insurance		-465,338	-463,142
Interest		-64,858	-146,550
Goods and Services Tax		-2,947,215	-3,100,000
Other		343,022	0
		-32,382,567	-50,139,206
Net Cash Provided By Operating Activities		11,554,254	2,064,108
Cash Flows from Investing Activities			
Payments for Development of Land Held for Resale			0
Payments for Purchase of Property, Plant & Equipment		-2,969,075	-14,343,814
Payments for Construction of Infrastructure		-5,973,342	-11,931,610
Grants/Contributions for the Development of Assets		4,702,563	2,963,316
Proceeds from Sale of Property, Plant & Equipment		598,971	1,012,510
Net Cash Used in Investing Activities		-3,640,883	-22,299,598
Cash Flows from Financing Activities			
Repayment of Loans		0	-50,000
Proceeds from New Loans		0	200,000
Net Cash Provided By (Used In) Financing Activities		0	150,000
Net Increase (Decrease) in Cash Held		7,913,371	-20,085,490
Cash at Beginning of Year		28,863,345	29,056,728
Cash at End of Year		36,776,716	8,971,238

CITY OF WANNEROO			
STATEMENT OF FINANCIAL POSITION			
FOR THE 8 MONTHS ENDED 28 FEBRUARY 2002			
		28-Feb	2001
		\$	\$
CURRENT ASSETS			
Cash Assets			216,446
Investments		39,113,798	29,596,514
Receivables		7,472,982	4,385,681
Inventories		66,600	79,316
TOTAL CURRENT ASSETS		46,653,380	34,277,957
NON-CURRENT ASSETS			
Receivables		1,555,551	1,550,318
Property, Plant and Equipment		53,110,884	52,772,302
Infrastructure		303,688,454	302,715,111
TOTAL NON-CURRENT ASSETS		358,354,889	357,037,731
TOTAL ASSETS		405,008,269	391,315,688
CURRENT LIABILITIES			
Payables		5,066,991	6,463,518
Interest-bearing Liabilities		2,341,021	953,555
Provisions		3,224,735	3,067,778
TOTAL CURRENT LIABILITIES		10,632,747	10,484,850
NON-CURRENT LIABILITIES			
Interest-bearing Liabilities		446,060	446,060
Provisions		209,307	211,115
TOTAL NON-CURRENT LIABILITIES		655,367	657,176
TOTAL LIABILITIES		11,288,114	11,142,026
NET ASSETS		393,720,155	380,173,662
EQUITY			
Retained Profits (Surplus)		376,462,744	364,321,682
Reserves - Cash Backed		10,644,434	10,515,967
Town Planning Schemes		6,612,977	5,336,013
TOTAL EQUITY		393,720,155	380,173,662

CS03-04/02 Provision of Regular Advice - New Residents in the Brighton Estate, Butler

File Ref: 17168
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider a request from Satterley Property Group for the provision of regular advice in respect of new residents in the Brighton Estate, Butler.

Background

A letter (**Attachment 1**) has been received from Mr Robert Wallman (Community Development Manager – Brighton Estate) requesting the City provide a monthly report detailing those people who have taken up residence in the Brighton Estate during the preceding month.

Detail

The purpose of the request is to identify people as they move into their new homes in order to invite each to attend a “Welcome Night”. The “Welcome Night” will provide an opportunity to officially welcome each new resident to the Estate and present each with a Welcome Kit. It is considered to be an innovative way to foster a unique sense of community to all residents and will allow new residents to become acquainted with their new neighbours. The only details required in respect of each new resident are:-

- Name;
- Street Address; and
- Lot Number.

The developer has indicated that the Welcome Kit will contain information about the City of Wanneroo and a representative of the City will be invited to attend the Welcome evening.

Comment

The information requested forms part of the City’s rate record which, under the provisions of Section 5.94 (m) of the Local Government Act 1995 is publicly available for inspection at the City’s offices by any person. The Council has recently resolved to make Ward Street Listings (in hard copy only) available to the public upon application and the payment of a \$55 charge (GST inclusive). These listings include the owner’s name (where it has not been suppressed), street address and lot number. However, a person inspecting the rate record or purchasing a street listing would not be able to identify the date of occupation of new residents.

If the City was to accede to the developer’s request, it would not be providing the date of occupancy but would be providing the information requested in respect of only those who had taken up residence during the preceding month.

Clearly, where a new resident has sought suppression of their name on the rate record the entry on the listing would only detail the street address and lot number for that person and would record “the owner” as the name.

The information required can be extracted from the City’s property system using the date of request for a new refuse service in the Estate. This service however, is one that is not normally provided by the City and as such the City should impose a charge. It is arguable as to whether such charge can be pitched at a level to only recover costs or whether the City can incorporate a profit margin. It is considered that any charge should be restricted to cost recovery in recognition of the community benefit aspect of the proposal. In that regard, a nominal fee of \$55 (including GST) is considered appropriate.

Conclusion

The purposes for which the information is being sought are considered to be innovative and worthwhile in terms of fostering a sense of community and it is lawful for the City to provide the information requested.

Alternatively, the Council may consider it more appropriate to only provide a listing of addressees for which a new refuse service has been requested during the period. Such a list would exclude owners name and postal address.

In any event, should the Council consider this request favourably, it would be recommended that the information be provided –

- for an appropriate fee; and
- in exchange for a written undertaking by the applicant that the information would be used for the purpose of the “Welcome Night” only and would not be made available (in any form) to a third party.

Statutory Compliance

The base information requested is publicly available pursuant to Section 5.94 (m) of the Local Government Act 1995. Part 6, Division 5, Subdivision 2 of the Local Government Act 1995 refers to Fees and Charges. The imposition of a fee will require an ***Absolute Majority*** and must either be implemented (i.e. become effective) upon budget adoption (July 2002) or after giving local public notice (7 days) of the City’s intention.

Strategic Implications

A decision by the Council to accede to this request is considered to be consistent with the City’s Strategic Goal of Healthy Communities.

Policy Implications

It is considered that any future requests of a similar nature should be considered on merit and only agreed to where benefits accrue to the community. That is, where there is no commercial intent on behalf of the applicant.

Financial Implications

Nil. The charges suggested for the provision of this information are based on cost recovery only.

Voting Requirements

Absolute Majority

Recommendation

That Council :-

1. **AUTHORISES the provision of data relating to new refuse services within the Brighton Estate, Butler to Satterley Property Group as requested PROVIDED that –**
 - a) **the information provided in respect of each new refuse service be restricted to the properties' street address;**
 - b) **Satterley Property Group provide the City a written undertaking that the information would be used for the purpose of the "Welcome Night" only and would not be made available (in any form) to a third party; and**
 - c) **a fee of \$55 (including GST) be charged in respect of each request.**
2. **SUBJECT to 1. above, AUTHORISES the giving of a local public notice of the City's intention to charge a fee.**

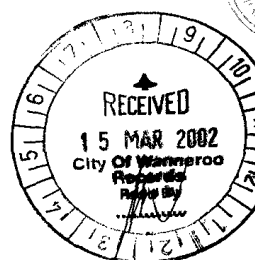
ATTACHMENT 1

City of Wanneroo	
Note	DOCUMENT REGISTRATION
Act	File Ref 17168
Att	Folio No 120633
	Officer AUDREY BULLOCK

Wednesday, 13 March 2002

OF CAROLYN KING

Mr Bruce Perryman
 Director of Corporation Services
 City Of Wanneroo
 Locked Bag 1
 WANNEROO WA 6946



Dear Bruce,

As you are aware, the first residents have moved in to the new estate of Brighton – the suburb of Butler in the City of Wanneroo – and we are keen to keep accurate information relating to these residents. Once we have about 30 or 40 who are residing in the estate, we intend to conduct a "Welcome Night" for these residents to officially welcome them to the estate and to present them with a Welcome Kit. We will be conducting these Welcome Nights on a regular basis as the number of new residents increase.

In order to enable us to have accurate information relating to the people who have moved into Brighton, it would be appreciated if you could provide us with a monthly report showing:

- ❖ Name
- ❖ Street Address,
- ❖ Lot Number

It is envisaged that the Welcome Kit will contain information relating to the City of Wanneroo and that a representative from the City will be invited to attend the Welcome evenings.

Thank you very much for considering this request.

Yours sincerely,

ROBERT WALLMAN
 Community Development Manager

CS04-04/02 Amendments to the Trust Deed - Local Government House

File Ref: 07886
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 2

Issue

To consider a series of proposed amendments to the Trust Deed for Local Government House.

Background

The former City of Wanneroo held trust equity units in the Local Government House Trust in proportion to the amount of capital it contributed towards the purchase of Local Government House in Altona Street, West Perth. As a consequence of its unit holding (10 units) the former City of Wanneroo was a “beneficiary” of the Trust. The Joint Commissioners determined the adjustment of these units, effectively resulting in the transfer of 5 units to each of the new Cities of Joondalup and Wanneroo (then the Shire of Wanneroo).

The Trust Deed for Local Government House recognises the CSCA, CUCA and LGA in a number of areas. The pending dissolution of the three organisations to form WALGA therefore requires the Trust Deed to be amended. The City of Wanneroo as one of the beneficiaries has been asked to consider the proposed amendments prepared by the Board of Management in conjunction with lawyers Minter Ellison and signify its agreement or otherwise by 30 April 2002.

Detail

The correspondence received from WALGA in respect of the proposed amendments to the Local Government House Trust Deed noted the City’s status as a beneficiary of the Trust. Interestingly, the accompanying schedule recorded the City of Joondalup as holding a beneficial interest by way of 10 units and excluded the City of Wanneroo altogether. The City of Joondalup has since written to WALGA advising of the Joint Commissioner’s decision and, as a result, WALGA have contacted the City of Wanneroo to confirm that the list of beneficiaries has been amended accordingly.

Broadly, there are two (2) issues that need to be addressed due to the pending replacement of the existing representative bodies with the Western Australian Local Government Association: -

- To allow the appointment of one replacement Trustee (WALGA) for the existing Trustees (CSCA and LGA); and
- To replace the current Board of Management with a new Board.

These required amendments offer an opportunity to propose further amendments aimed at updating and improving the operation of the Board of Management and reflecting terminology used in the Local Government Act 1995 and related State legislation. A detailed explanation of the proposed amendments is included in **Attachment 1**.

Consultation

Nil

Comment

A summary of the proposed amendments follows: -

- *“To allow the appointment of one replacement Trustee for the CSCA and LGA*
 - *With the decision of the three Associations at the 2001 Annual Conference to form the WA Local Government Association, the CSCA, LGA and CUCA entered into a state of dormancy. A motion to dissolve each Association will be considered before or at the 2003 Annual Conference.*
 - *As the CSCA and LGA are the current Trustees of the Deed, it is necessary to appoint a replacement Trustee.*
 - *The Trustees Act requires a minimum of two trustees to be appointed where more than one trustee was originally appointed. This would prevent appointing only the WA Local Government Association as the new Trustee.*
 - *It is therefore proposed that a Deed of Variation be executed to vary the terms of the Trust Deed to allow the appointment of one Trustee (ie the WA Local Government Association) as replacement for the CSCA and LGA.*
- *To replace the current Board of Management with a new Board*
 - *The Board of Management currently includes representatives from CSCA, LGA and CUCA.*
 - *With the pending dissolution of the three Associations, a new Board of Management must be appointed to manage the day-to-day administration of the Trust Deed.*
 - *It is proposed that a new Board of Management be appointed which includes the following members:*

<u>Current Board of Management</u>	<u>New Board of Management</u>
LGA President	President of the WA Local Government Association
LGA Deputy President	Deputy President of the WA Local Government Association
CSCA President	State Councillor (Country Constituency)
CSCA Deputy President	State Councillor (Metropolitan Constituency)
CUCA President	Representative from the country beneficiaries
	Representative from the metropolitan beneficiaries
	CEO of the WA Local Government Association

- *To update the Trust Deed and to improve the operation of the Board of Management*
 - *Various amendments need to be made to recognise the Local Government Act 1995 and related State legislation.*
 - *It is proposed that an amendment be made in relation to constituting a quorum at meetings of the Board of Management. Currently, the number of members required to form a quorum is 100%. This has been a source of ongoing problems, and as such it is proposed that the number of members necessary to form a quorum be amended from 100% to greater than 50%.*
 - *It is recommended that an amendment be made to the Trust Deed relating to the majority needed to carry a resolution of the Board of Management. Presently, a resolution can only be carried by the unanimous agreement of all members. This is contrary to the practices in most other boards and committees. As such, it is proposed that this requirement should be amended to allow an absolute majority to carry a resolution of the Board of Management."*

It is considered that the Council should support the proposed amendments to the Trust Deed for the Local Government House Trust and authorise the Chief Executive Officer to notify the Western Australian Local Government Association accordingly.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. AGREE to the proposed amendments to the Local Government House Trust Deed as outlined in the correspondence from the Western Australian Local Government Association dated 28 February 2002 and attached to this report (Attachment 2); and**
- 2. AUTHORISE the Chief Executive Officer to advise the Western Australian Local Government Association of the City's agreement to the proposed amendments.**

ATTACHMENT 1

WESTERN AUSTRALIAN
LOCAL GOVERNMENT ASSOCIATION



Schedule 2 Proposed Amendments to the Local Government House Trust Deed

Various clauses within the Trust Deed	Original Provision	Proposed Provision	Explanation
	<u>'Trustees'</u>	<u>'Trustee'</u>	Removal of CSCA and LGA as Trustees and appointment of the WA Local Government Association as single Trustee requires deletion of references to 'Trustees' and inclusion of 'Trustee'
2.0 Definitions		<u>'Association'</u> means the Western Australian Local Government Association.	It is necessary for this term to be defined in the Deed for the purposes of clarity.
		<u>'Country Constituency'</u> means the Local Governments that are members of the Association and are grouped within the geographical area of the State of Western Australia not included within the Metropolitan Region Planning Scheme.	It is necessary for this term to be defined in the Deed for the purposes of clarity.
	<u>'Local Authority' means any municipality as defined in section 9(4) of the Local Government Act.</u>	<u>'Local Government' means a Local Government as defined in section 1.4 of the Local Government Act 1995 (as amended).</u>	Update the Trust Deed to account for the Local Government Act 1995
	<u>'Local Government Act' means the Local Government Act 1970 (as amended).</u>	<u>'Local Government Act' means the Local Government Act 1995.</u>	Update the Trust Deed to account for the Local Government Act 1995
		<u>'Metropolitan Constituency'</u> means the Local Governments that are members of the Association and are grouped within the geographical area of the State of Western Australia within the Metropolitan Region Planning Scheme.	It is necessary for this term to be defined in the Deed for the purposes of clarity.
		<u>'State Councillor'</u> means a member on the State Council of the Western Australian Local Government Association elected or appointed by the country and metropolitan constituencies.	It is necessary for this term to be defined in the Deed for the purposes of clarity.

WESTERN AUSTRALIAN
LOCAL GOVERNMENT ASSOCIATION



2.0 Definitions	<u>'Trustees' means the Local Government Association of Western Australia (Inc.) and the Country Shire Councils' Association of Western Australia (Inc.).</u>	<u>'Trustees' means the Western Australian Local Government Association.</u>	Amendment seeks to replace LGA and CSCA as Trustees to the Deed and appoint WALGA as the new Trustee.
4.10 The units	<p>Where, as a result of a division of property in accordance with section 13(2) of the Local Government Act, 2 or more Local Authorities would hold a fraction of a unit the number of units held by each Local Authority should be rounded off and a cash apportionment made between them as follows:-</p> <p>(a) the smaller fraction or fractions shall be added to the larger or the largest and each of the relevant Local Authorities shall then be deemed to hold the number of resulting whole units in the Trust Fund;</p> <p>(b) where the fractions resulting from a division of property under section 13(2) are equal the Trustees, after consultation with the relevant Local Authorities, shall decide which fraction or fractions shall be added to which and the Trustees decision shall be final and binding.</p>	<p>Where, as a result of a division of property in accordance with section 2.1 and Schedule 2.1 of the Local Government Act, 2 or more Local Governments would hold a fraction of a unit the number of units held by each Local Government should be rounded off and a cash apportionment made between them as follows:-</p> <p>(a) the smaller fraction or fractions shall be added to the larger or the largest and each of the relevant Local Governments shall then be deemed to hold the number of resulting whole units in the Trust Fund;</p> <p>(b) where the fractions resulting from a division of property under section 2.1 and Schedule 2.1 are equal the Trustees, after consultation with the relevant Local Governments, shall decide which fraction or fractions shall be added to which and the Trustees decision shall be final and binding;</p>	<p>This clause refers to section 13(2) of the repealed <i>Local Government Act 1960</i> which dealt with the division of liabilities and property when a new municipality includes a portion severed from the district of another Local Government.</p> <p>The references to section 13 (2) of the Local Government Act should be amended to refer to the equivalent section of the <i>Local Government Act 1995</i>.</p> <p>However, there is no single, directly equivalent section in the <i>Local Government Act 1995</i> which deals with the division of liabilities and property between Local Governments creating, changing the boundaries of, and abolishing districts. The relevant provisions are section 2.1 and Schedule 2.1, clause 11 of the <i>Local Government Act 1995</i> as well as the <i>Local Government (Constitution) Regulations 1998</i>, Part 2, Division 1.</p> <p>Lawyers Minter Ellison considers it sufficient to replace references to section 13(2) with section 2.1 and Schedule 2.1.</p>

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<p>14.1 Board of Management</p>	<p>The Board of Management shall comprise:-</p> <p>(i) <u>the President and Deputy President from time to time of the Local Government Association of Western Australia (Inc.);</u></p> <p>(ii) <u>the President and Deputy President from time to time of the Country Shire Councils' Association of Western Australia (Inc.); and</u></p> <p>(iii) <u>the President from time to time of the Country Urban Councils' Association.</u></p>	<p>The Board of Management shall comprise:-</p> <p>(i) <u>the President and Deputy President from time to time of the Association;</u></p> <p>(ii) <u>a State Councillor from time to time of the Country Constituency;</u></p> <p>(iii) <u>a State Councillor from time to time of the Metropolitan Constituency;</u></p> <p>(iv) <u>a representative from time to time of the country beneficiaries;</u></p> <p>(v) <u>a representative from time to time of the metropolitan beneficiaries; and</u></p> <p>(vi) <u>the Chief Executive Officer from time to time of the Association.</u></p>	<p>Amendment seeks to update the Board of Management to reflect the new single association, and to ensure that there is parity in interests between the metropolitan and country constituencies on the Board of Management.</p>
<p>15.3 Proceedings of the Board of Management</p>	<p>(a) <u>The Nominee of the President and Deputy President of the Local Government Association of Western Australia (Inc) and The Country Shire Councils' Association of Western Australia (Inc) may be any person duly elected to the position of Councillor or Mayor of a Local Authority being a member of their respective Associations.</u></p> <p>(b) <u>The Nominee of the Country Urban Councils' Association shall be a person duly elected to the position of Councillor or Mayor of a Local Authority being a member of the said Association.</u></p>	<p>(a) <u>The Nominee of the President and Deputy President of the Association may be any person duly elected to the position of State Councillor who is also a Councillor, Mayor or President of a Local Government being a member of the Association.</u></p> <p>(b) <u>The Nominee of a State Councillor of the metropolitan and the country constituency may be any person duly elected to the position of State Councillor who is also a Councillor, Mayor or President of a Local Government being a member of the Association.</u></p> <p>(c) <u>The Nominee of a representative from the beneficiaries (metropolitan and country) may be any person who is an elected member or serving officer of a Local Government who is a beneficiary and being a member of the Association.</u></p> <p>(d) <u>The Nominee of the Chief Executive Officer may be any person who is a senior employee of the Association.</u></p>	<p>Amendment seeks to introduce new membership arrangements for the Board of Management.</p> <p>Reference to Local Authority is also replaced with Local Government in the interests of consistency with the Local Government Act 1995.</p>



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LOCAL GOVERNMENT ASSOCIATION

15.4 Proceedings of the Board of Management	(e) shall not be valid unless the instrument is deposited at the Head Office of the <u>Western Australian Municipal Association</u> or at such other place within the State as is specified for that purpose in the notice convening the meeting prior to the commencement of the meeting to which it relates.	(e) shall not be valid unless the instrument is deposited at the Head Office of the <u>Association</u> or at such other place within the State as is specified for that purpose in the notice convening the meeting prior to the commencement of the meeting to which it relates.	Amendment seeks to replace reference to WAMA with reference to the WA Local Government Association.
15.6 Proceedings of the Board of Management	(a) No business shall be transacted at any meeting of the Board of Management unless a quorum of members thereof is present. <u>The number of members necessary to constitute a quorum is 5.</u> For the purposes of determining whether a quorum is present persons attending as Nominees shall be deemed as members of the Board of Management.	(a) No business shall be transacted at any meeting of the Board of Management unless a quorum of members thereof is present. <u>The number of members necessary to constitute a quorum is greater than one half of the members eligible to vote in accordance with clause 15.10(b).</u> For the purposes of determining whether a quorum is present persons attending as Nominees shall be deemed as members of the Board of Management.	<p>Amendment is proposed to reflect the standard requirements for a quorum represented in the Constitution and Standing Orders for the Association.</p> <p>Historically, problems have been experienced in securing 100% attendance by all members on the Board of Management to form a quorum.</p> <p>This has occurred despite the fact that the Trust Deed allows the Board of Management to meet by any instantaneous communications medium (ie in person, by telephone or by audiovisual linkage). The result has been stalled or adjourned meetings, thereby undermining the effectiveness of the Board.</p> <p>The proposal seeks to limit the likelihood of a recurrence of this problem by reducing the number of members necessary to form a quorum.</p>

WESTERN AUSTRALIAN
LOCAL GOVERNMENT ASSOCIATION



15.10	(a) At any meeting a resolution put to the vote of the meeting shall be decided on a show of hands. <u>Resolutions must be carried unanimously.</u>	(a) At any meeting a resolution put to the vote of the meeting shall be decided on a show of hands. <u>An absolute majority is required to carry resolutions.</u>	The requirement that resolutions must be carried unanimously may undermine the Board of Management's ability to make decisions. It effectively gives any single member of the Board a veto power. Whilst it is recognised that protecting the interests of the beneficiaries is paramount, it may be preferable to carry resolutions by an absolute majority.
22.0 Appointment and Removal of Trustees		(a) <u>The right to remove any Trustee hereof and to appoint any new or additional Trustee or Trustees hereof is hereby vested in the Trustees.</u> (b) <u>It is sufficient for one new Trustee to be appointed as replacement where one or more Trustees are removed.</u>	<p>This amendment to the Trust Deed is to be undertaken before any of the other amendments. It will be executed in a Deed of Variation prior to the other amendments being made.</p> <p>The amendment is designed to specifically give the current Trustees the power to appoint a new Trustee so as to allow them to be discharged as Trustees.</p> <p>In addition, the amendment will allow for one Trustee to be appointed as the replacement. This is to overcome the current restrictions of the Trustees Act which requires the appointment of at least two replacement Trustees.</p> <p>Pursuant to this amendment, the CSCA and LGA will have the power to appoint the WA Local Government Association as the sole replacement Trustee for both of them.</p> <p>Given that CSCA and LGA may be wound down at any time prior to the 2003 Annual Conference, it is critical that a replacement Association be appointed as Trustee for Local Government House.</p>

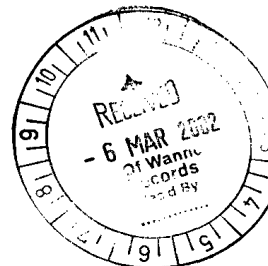
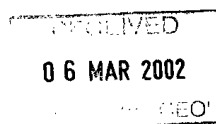
WESTERN AUSTRALIAN
LOCAL GOVERNMENT ASSOCIATION

			<p>If either CSCA or LGA were to be dissolved before this issue was resolved, it would place the Trusteeship of Local Government House into great uncertainty over its administration.</p> <p>Since the WA Local Government Association is the single association, it is logical that it should be appointed as the replacement Trustee for both CSCA and LGA.</p>
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ATTACHMENT 2



WESTERN AUSTRALIAN
LOCAL GOVERNMENT ASSOCIATION



28 February 2002

Our Ref: ASS003/NW:IM TrustDeed

Mr Charles Johnson
Chief Executive Officer
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

	Note
	Act
	Att

City of Wanneroo -S-
DOCUMENT REGISTRATION
File Ref 07886
Folio No 123251
Officer Bruce Perryman
cc: cko

Dear Charles,

AMENDMENTS TO THE TRUST DEED – LOCAL GOVERNMENT HOUSE

The Local Government House Trust currently holds in trust equity units in proportion to the amount of capital contributed by certain Local Governments (beneficiaries) for the purchase of Local Government House in Altona Street, West Perth.

Your Council is one of the beneficiaries to the Trust Deed, and holds units of ownership in Local Government House (refer to **Schedule 1**).

The Trust Deed for Local Government House currently recognises:

- (i) the CSCA and LGA as Trustees; and
- (ii) the President and Deputy President of the LGA and CSCA as well as the President of the CUCA as members of the Board of Management.

With the pending dissolution of CSCA, CUCA and LGA, it is therefore essential that the Local Government House Trust Deed be amended to nominate alternate Trustees from bodies or persons that will exist after CSCA, LGA and CUCA dissolve.

If either CSCA or LGA were to be dissolved before amendments to the Trust Deed are made, it would place the administration of the Trust Deed for Local Government House into great uncertainty.

Since the WA Local Government Association is the single association for Local Government, it is logical that it should be appointed as the replacement Trustee for both CSCA and LGA.

Enclosed is a series of proposed amendments to the Trust Deed which have been prepared by the Board of Management in conjunction with lawyers Minter Ellison.

The Voice of Local Government

Local Government House
15 Altona Street
West Perth WA 6005
PO Box 1544
West Perth WA 6872
Telephone: (08) 9321 5055
Facsimile: (08) 9322 2611
Email: info@walga.asn.au
Website: www.walga.asn.au



The Board of Management invites you as a beneficiary to consider the proposed amendments and, if you are agreeable to them, to sign and return the attached form to the Association before **30 April 2002**.

To assist in familiarising you with the proposed amendments, I enclose *Explanatory Notes* which outline the nature of the amendments and include an explanation on the recommended change (refer to **Schedule 2**).

Broadly, the proposed amendments to the Trust Deed seek to achieve the following objectives:

- **To allow the appointment of one replacement Trustee for the CSCA and LGA**
 - With the decision of the three Associations at the 2001 Annual Conference to form the WA Local Government Association, the CSCA, LGA and CUCA entered into a state of dormancy. A motion to dissolve each Association will be considered before or at the 2003 Annual Conference.
 - As the CSCA and LGA are the current Trustees of the Deed, it is necessary to appoint a replacement Trustee.
 - The *Trustees Act* requires a minimum of two trustees to be appointed where more than one trustee was originally appointed. This would prevent appointing only the WA Local Government Association as the new Trustee.
 - It is therefore proposed that a *Deed of Variation* be executed to vary the terms of the Trust Deed to allow the appointment of one Trustee (ie the WA Local Government Association) as replacement for the CSCA and LGA.
- **To replace the current Board of Management with a new Board**
 - The Board of Management currently includes representatives from CSCA, LGA and CUCA.
 - With the pending dissolution of the three Associations, a new Board of Management must be appointed to manage the day-to-day administration of the Trust Deed.
 - It is proposed that a new Board of Management be appointed which includes the following members:

<u>Current Board of Management</u>	<u>New Board of Management</u>
LGA President	President of the WA Local Government Association
LGA Deputy President	Deputy President of the WA Local Government Association
CSCA President	State Councillor (Country Constituency)
CSCA Deputy President	State Councillor (Metropolitan Constituency)
CUCA President	Representative from the country beneficiaries
	Representative from the metropolitan beneficiaries
	CEO of the WA Local Government Association



- **To update the Trust Deed and to improve the operation of the Board of Management**

- Various amendments need to be made to recognise the *Local Government Act 1995* and related State legislation.
- It is proposed that an amendment be made in relation to constituting a quorum at meetings of the Board of Management. Currently, the number of members required to form a quorum is 100%. This has been a source of ongoing problems, and as such it is proposed that the number of members necessary to form a quorum be amended from 100% to greater than 50%.
- It is recommended that an amendment be made to the Trust Deed relating to the majority needed to carry a resolution of the Board of Management. Presently, a resolution can only be carried by the *unanimous agreement* of all members. This is contrary to the practices in most other boards and committees. As such, it is proposed that this requirement should be amended to allow an *absolute majority* to carry a resolution of the Board of Management.

A detailed explanation of the proposed amendments is included in **Schedule 2**.

Councils are asked to complete the enclosed **Confirmation Form** and return it to the Association before 30 April 2002.

Should clarification be required in relation to any of the proposed amendments to the Trust Deed, please contact Nick Wood, Manager Projects and Strategic Development, on 9213 2020 or by e-mail at nwood@walga.asn.au.

Yours sincerely

Cr Ian Mickel
President

Enc.

Community Development

CD01-04/02 Youth Services Budget Expenditure Variation 01/02

File Ref:	07116
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

Community Services seeks Council approval to re-allocate funds from within its operational budget towards the purchase of a digital camera for use in the proposed new Youth Services Website, and to make up the shortfall for purchase of a Public Address System.

Background

The 2001/02 Youth Services budget approved the purchase of a PA system as a Minor Capital Item (\$1,500). A recent quotation indicates a sturdy PA system will cost around \$2,700, meaning a shortfall of approximately \$1,200.

It is also apparent that the proposed new Youth Services Website will require the use of a digital camera to ensure the website content is current and relevant enough to attract young people. This will cost approximately \$1,200 including accessories.

Detail

Youth Services staff require a Public Address system that is fully portable and able to be transported around for youth programs such as skate competitions at Two Rocks, Quinns, Girrawheen and Wanneroo, and Hip Hop programs at Hainsworth and Banksia Grove. The ideal system is fully portable and sturdy but there is a shortfall of \$1,200 from the amount allocated in the current budget.

As stated, a dedicated digital camera will form a key component of the proposed Youth Services website.

There has been a considerable saving in salaries in the Youth Services budget as a number of positions were not filled until late in 2001.

It is proposed that a total of \$2,400 be re-allocated from savings in salaries in the Operational Budget to offset a shortfall for the purchase of a PA system (\$1,200) and towards the purchase of a Camera and accessories (\$1,200).

Comment

The purchase of a sturdy and portable PA system is a good investment in youth programs and will be heavily used, adding value to the programs that are currently operated.

This PA system might also assist other areas of the City's operation, for example in the conduct of public meetings at other locations.

The digital camera used by Marketing Services is heavily used by all areas of the Council and is often not available for loan by Youth Services. The availability of a digital camera is essential to the success of an interactive and relevant Youth Services Website, which should be developed by May 2002. Additionally, the camera could be borrowed by other sections of Community Development as other Websites are developed.

Statutory Compliance

In accordance with section 6.8 (1) (c) of the Local Government Act (Absolute Majority required) Council authorisation is required for this budget variation.

Strategic Implications

The re-allocation of council funds correlates with Goal 2 of the Strategic Plan, specifically:

- 1. Goal 2.6 Provide and manage infrastructure to meet the needs of our communities; and*
- 2. Goal 2.7 Provide community focussed services and lifestyle opportunities.*

Policy Implications

Nil

Financial Implications

It is pertinent to note that funds will be reallocated from the existing savings from salaries, should this proposal be approved. The proposal does not, therefore, represent additional expenditure. The expenditure proposed represents an appropriate reallocation of funds within the Youth Services program, to ensure the most is achieved from the available resources.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

- 1. AUTHORISES BY ABSOLUTE MAJORITY the expenditure of funds within Youth Services for the purpose of purchasing a digital camera and accessories and a public address system, in accordance with section 6.8 (1) (c) of the Local Government Act 1995; and**

2. **NOTES the following budget variations to enable the purchase of the digital camera and public address system as indicated below:-**

Cost Code/Project	From	To	Description
51/80/88/898/3001/0001	\$2,400.00		
51/80/88/898/4503/0001		\$1,200	Purchase digital camera & accessories
Project 2803		\$1,200	Purchase Public Address system

CD02-04/02 The Expenditure of Additional Non-Recurrent and Recurrent Funds within the Home and Community Care Program

File Ref: 01075
 Responsible Officer: Director, Community Development
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

The City has been advised of the success of its recent applications for non-recurrent and recurrent funding within the Home and Community Care (HACC) Program.

Background

The aim of the HACC program is to prevent inappropriate admissions to nursing homes or hostels through the provision of targeted home support services. As part of the funding process within the HACC Program the City made applications in October 2001 for additional non-recurrent and recurrent funding related to Wanneroo HACC Services.

Detail

Recurrent funding of \$10,400 has been approved as indicated in the table below.

Recurrent Funding:

ITEMS REQUESTED	FUNDING RECEIVED
300 hours of Respite @ unit cost of \$ 23.00 per hour	\$ 6,900
200 hours of Social Support @ unit cost of \$17.50 per hour	\$ 3,500
	Total: \$10,400

Non-recurrent funding of \$31,000 has been approved as indicated in the table below:

Non-Recurrent Funding:

ITEMS REQUESTED	FUNDING RECEIVED
Changeover of Day Centre Bus	\$20,000
Dishwasher x 2 purchase and install	\$ 2,500
Kitchen appliances and equipment	\$ 2,500
Sewing machine and overlocker	\$ 1,000
Equipment for woodwork activities	\$ 1,500
Sofa x 2	\$ 1,000
Aquarium and accessories	\$ 500
Warehouse shelving	\$ 500
Resource equipment for kiln	\$ 500
Window blinds	\$ 1,000
	Total: \$31,000

Comment

This additional recurrent and non-recurrent funding is essential to ensure:

1. The City can respond to the potential increase in demand for Wanneroo HACC Services;
2. The City's Day Centre Facilities have adequate resources to maintain a comfortable and stimulating environment for clients accessing the program; and
3. The City's Day Centre Transport is adequate to meet the demands of the program.

These resources represent a valuable addition to the funds available within the HACC program, and go towards ensuring that a high standard of service is provided to HACC clients.

Statutory Compliance

In accordance with section 6.8 (1) (c) of the Local Government Act (*Absolute Majority* required) Council authorisation is required for this budget variation.

Strategic Implications

The expenditure of these grant funds correlates with Goal 2 of the Strategic Plan, specifically:

1. *Goal 2.5 Foster a community that finds strength in its diversity;*
2. *Goal 2.6 Provide and manage infrastructure to meet the needs of our communities;*
and
3. *Goal 2.7 Provide community focussed services and lifestyle opportunities.*

Policy Implications

Nil

Financial Implications

The City has been forwarded 50% (\$5,200) of the total recurrent funding granted for Wanneroo HACC Services. In effect this represents a payment for the January to June quarters for 2001-2002 and must be recognised in the 2001-2002 financial year in the audited financial statement provided by the City. Full year recurrent funding will commence at the beginning of the 2002-2003 financial year.

The City has also been forwarded non-recurrent funding of \$31,000 that must be recognised in the 2001-2002 financial year in the audited financial statement provided by the City.

No additional funding is required from the City with regard to the expenditure of these funds.

Voting Requirements

Absolute Majority

Recommendation

That Council

1. **AUTHORISES BY ABSOLUTE MAJORITY** the expenditure of additional non-recurrent and recurrent funds within the Home and Community Care Program, in accordance with section 6.8 (1) (c) of the Local Government Act; and
2. **NOTES** the following budget variations to enable the expenditure in accordance with the conditions of the funding allocation of additional non-recurrent and recurrent funds within the Home and Community Care Program as indicated below:

REVENUE ACCOUNT CODE	AMOUNT	EXPENDITURE ACCOUNT CODE	AMOUNT
51:80:88:913:1520:0001	\$5,200	51:80:88:913:4230:0001	\$5,200
51:80:88:911:1699:0001	\$20,000	51:80:88:911:6899:0001	\$20,000
51:80:88:911:1699:5001	\$2,500	51:80:88:911:6899:5001	\$2,500
51:80:88:911:1699:6805	\$1,750	51:80:88:911:6899:6805	\$1,750
51:80:88:911:1699:5620	\$2,750	51:80:88:911:6899:5620	\$2,750
51:80:88:911:1699:5002	\$4,000	51:80:88:911:6899:5002	\$4,000

CD03-04/02 Medicare Easyclaim Facility – Yanchep Community Centre

File Ref: 10015
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

To consider a request from the Health Insurance Commission (HIC) to establish a Medicare Easyclaim telephone facility in the Yanchep Community Centre (YCC) for a period of 2 years commencing April 2002.

Background

The Health Insurance Commission proposes that residents in rural and remote communities have ready access to a dedicated telephone line to assist them in claiming rebates for their Medicare claims. This is a simple step-by-step, self-help service that takes customers through the process of making Medicare claims. The HIC has suggested that the Yanchep Community Centre would provide an accessible and popular venue for such a service and it wishes to enter into a 2-year contract arrangement with the City, with an option to extend the contract should it be successful.

Detail

The HIC will bear all costs of installation, connection of the telephone line, operational costs and promotional information. It will also pay the City an honorarium of \$250 per annum for ensuring that appropriate management procedures, centre access and preservation of client confidentiality are maintained by YCC staff. The City can terminate its involvement in the contract through the provision of 28 days written notice.

A suitable area within the building has been identified, which offers confidentiality for clients to discuss their claims on the telephone line. The building is open 9am- 4pm Monday – Friday each week except for Public Holidays and a 1-week closure over the Christmas/New Year period.

Comment

The proposed service offers residents of Yanchep, St Andrews and Two Rocks with convenient local access to Medicare services, overcoming issues often associated with living in isolated or rural communities.

YCC staff would be required to sign a confidentiality clause and to process sealed claims through the mail service on a daily basis. The HIC will provide Reply Paid envelopes.

This equates to minimal inconvenience and disruption to YCC staff who are fully supportive of this measure and are able to support these duties in their work schedule.

Statutory Compliance

Nil

Strategic Implications

Goal 2: Healthy Communities:

Prepare and implement plans and initiatives that promote equity and access for all sections of the community.

Policy Implications

Nil

Financial Implications

A \$250.00 honorarium would be paid for facilitating the provision of the service. All installation and operational costs are met by HIC.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES entry into a 2-year contract with the Health Insurance Commission from April 2002 for the purpose of providing a Medicare Easyclaim Telephone Service in the Yanchep Community Centre.

CD04-04/02 Design and Construction of Charnwood Reserve Skate Facility

File Ref: TBA
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

This report seeks Council endorsement for the appointment of SkateTech Pty Ltd to work with the Yanchep/Two Rocks Skate Working Party on the style of design and construction of the Charnwood Reserve Skate Facility.

Background

At its meeting of 18 December 2001 (reference report CD06-12/01) it was resolved 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; and*
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.*

Subsequently, the Working Party met on Thursday, 28 February. At this meeting the members were informed of Council's resolutions, perused and supported the request for quotation document and agreed to meet again on Thursday, 28 March to review the quotations.

Detail

The City has received two quotations for the design and construction of the facility, and these have been presented to the Working Party. A third company declined to submit a quotation due to their current workload and subsequent unavailability to undertake such works until approximately February 2003.

One quotation was received from SkateTech. This quotation favours a concrete style facility, similar in design to the existing facility at Clarkson Youth Centre.

The other quotation was received from Rampage Design, and this favoured a semi-permanent style of construction, similar, although more developed, to sites existing at Wanneroo Showgrounds and Quinns Rocks.

Consultation

The received quotations were provided to the Working Party for comment. The Working Party was unanimous in its support for SkateTech. All members' felt that the proposal put forward by SkateTech would better meet their needs. They concluded that SkateTech would provide them with a permanent style construction, which is their preference. They had also indicated that SkateTech designed and constructed superior skate parks, and had an excellent international reputation.

The City's Technical Services Directorate undertook a separate evaluation on the quotations and recommended the use of Rampage Design. However, the two quotations were extremely close in terms of assessed merit (85% compared to 80%). Please note the Working Party discussed the City's evaluation and strongly disagreed with the final recommendation, based on their knowledge as skate park users. It is pertinent to note that Technical Services could not consider the style of design and construction in its evaluations and could only consider the following:

1. Design service response to brief and site requirements
2. Ability to meet the program for works
3. Previous experience
4. Three current referees; and
5. Prices quoted for components of works and within budget total.

The style of design and construction was always meant to be a primary consideration, hence the value of the Working Party's comments with regard to the quotations. Given that the evaluation by Technical Services was so close between the two submissions, it would appear appropriate to support the recommendation of the Working Party.

The Working Party members were asked if they would prefer the City to seek additional quotes from companies that constructed permanent skate parks. They declined the offer, stating that they were confident that SkateTech would construct the best facility.

Comment

A strength of the process followed with regard to the development of this facility has been the close and ongoing consultation with the general public and potential users of the facility. This has allowed the City to locate the facility in an area amenable to all, and to ensure the facility is relevant and attractive to young people in the area.

The Working Party has been an extremely important part of this process, and has been instrumental in the development of the facility to date. The Working Party has had the opportunity to consider all the available information, and have indicated a preference for SkateTech.

Given that the quotation provided by SkateTech meets the City's requirements and has the support of the Working Party, it is recommended that SkateTech be awarded the contract for the design and construction of the facility.

Statutory Compliance

Nil

Strategic Implications

This project articulates with the City's strategic plan in the following areas:

Goal Two Healthy Communities

To foster an identity that promotes lifestyle choices and the provision of quality services and infrastructures.

2.1 Achieve an understanding of our community's needs – present and future;

2.4 Support safe and secure communities;

2.5 Foster a community that provides strength in its diversity;

2.6 Provide and manage infrastructure to meet the needs of our community; and

2.7 Provide community focussed services and lifestyle opportunities.

Policy Implications

Nil

Financial Implications

The City has allocated a total of \$45,307.00 for this project. Interested parties were asked to submit a quote exclusive of GST to complete the design and construction of the skate facility. The respective quotes are outlined in the table below.

COMPANY	DESIGN	CONSTRUCTION	TOTAL (EXCL. GST)
Rampage Design	\$N/A	\$40,000	\$40,000.00
SkateTech	\$2,475	\$40,000	\$42,475.00

It is evident that the quotation submitted by Rampage Design is less than that provided by SkateTech. However, it is felt that the opinion of the Working Party must be paramount here, given that the final figures are very close.

The City must ensure that any facility that is constructed will be well utilised by the young people in the area and if this is to happen the facility must be relevant and meet the needs of the young people in question. The most appropriate way to ensure this occurs is to consider the views of potential users before the facility is constructed, hence the essential role the Working Party has had to play in the development of this facility.

The City continues to seek additional sources of funding for a proposed stage 2 of this facility.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

- 1. APPOINTS SkateTech Pty Ltd to design and construct a permanent skate facility at Charnwood Reserve Two Rocks at \$42,475.00 (excluding GST); and**
- 2. DELEGATES authority to the Chief Executive Officer to approve the final design of the facility after consultation with the Yanchep/Two Rocks Skate Facility Working Party.**

CD05-04/02 Kingsway Sporting Complex – Car Park and Traffic Implementation Strategy

File Ref: 08082
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: 4

Issue

Seek Council endorsement of the car park and traffic management implementation strategy for the Kingsway Sporting Complex, Madeley.

Background

At the 1 May 2001 Ordinary Council meeting, Council resolved to:

- a) *Endorse the draft Kingsway Sporting Complex Master Plan.*
- b) *Seek a further report on the infrastructure implementation program following a review of the works recommended by the draft Kingsway Sporting Complex Master Plan.*

In order for the recommendations of the Kingsway Sporting Complex Master Plan to be implemented a series of infrastructure reviews and assessments were undertaken. These reviews included traffic, parking, pedestrian, lighting, signage, fencing, cycle ways and passive recreation facility issues. A multi disciplined team representing Leisure Services and Technical Operations were established to address the traffic and parking concerns.

Council allocated \$15,000 from Project No1800, Implementation of the Kingsway Sporting Complex Master Plan to commission a traffic consultant to undertake a detailed traffic impact study being one aspect of the infrastructure implementation program.

At its meeting 4 September 2001 Council received the Kingsway Sporting Complex – Traffic Management Strategy Report (Report TS02-09/01 refers) as prepared by Ove Arup Transportation Planning, accepting the reports recommendations.

Council approved the following road works as part of Stage 1 of the Implementation Program:

- Extension of Skeit Road to Hepburn Avenue, incorporating a roundabout at the Hepburn Avenue intersection.
- Upgrading of the existing section of Skeit Road between Kingsway and the baseball entrance road
- Construction of a central entrance road to the Kingsway Sporting Complex from Hepburn Avenue, incorporating a roundabout at the Hepburn Avenue intersection.

The report recommended parking and traffic management priorities to coincide with the initial Hepburn Avenue construction. No costs were determined for each priority. The parking and traffic management priorities included;

1. Netball Car Park

Seal Netball Car Park including formalisation of the pick up/drop off parking. This should coincide with new internal roundabout entrance at the juncture of roads from the existing internal roundabout, the Kingsway entry and Bellerive entry.

2. Soccer Car Parking

Conversion of the internal east-west road between the soccer grounds to one way with formalised roadside parking and construction of a car park south of the old tennis/netball courts (approx. 80 bays);

3. Hockey / Cricket Car Parking

Provide the proposed sealed car park at the corner of Bellerive Boulevard/Kingsway Sporting Complex entry (adjacent to the Cricket/Hockey Clubrooms – approx. 60 bays) and the provision of slip parking to accommodate participants, spectators and passive users attached to the side of the road adjacent to Cricket / Hockey playing fields.

4. Football Car Park

Provide a large sealed football car park (250 bays) inside the existing fence line to the east of the Wanneroo Football Clubrooms.

Recommendations were based on;

- Consultation with existing Clubs / Associations
- The impact that Stage 1 of the extension to Hepburn Avenue would have to the internal and external road networks
- Analysis of traffic volumes, origin and destination surveys and crash data
- Analysis of demand that indicated the greatest gap between the number of car park embayments provided and what is required
- The opportunity for joint provision of car parks as several clubs/associations use the same facility/grounds,
- Safety issues relating to pick/up drop off areas
- The need to rationalise the traffic flow within existing car parks
- Vehicular, pedestrian and cyclist conflicts
- Security concerns related to late night walking and distance of car parks from facilities
- Comparisons with other regional sporting Complex's
- Future sport and recreational development within the Complex.

In January 2001 the Badminton Association of WA, who lease the Kingsway International Sports Stadium at the Kingsway Sporting Complex, applied and received permission from the Western Australian Planning Commission to develop a 105 bay car park in front of the Stadium.

No development has occurred to this date although the Badminton Association of WA engaged Hindley & Associates to prepare a detailed design for the proposed Car park extension. The Badminton Association of WA has made repeated requests for Council to fund the construction of this additional car parking (approx cost \$90,000). The request for additional car parking bays at the front of the Kingsway International Sports Stadium has been considered as part of the overall need at Kingsway.

At its meeting held on 26 February 2002 Council agreed in principle to the proposed relocation of the West Perth Football Club to the Kingsway Sporting Complex. Additional Car parking will be required to cater for West Perth Football Club requirements.

Consultation

In order to develop the Kingsway Sporting Complex - Traffic Management Strategy, a stakeholder workshop with Club representatives and Councillors and interview surveys with users from the Kingsway Sporting Complex were conducted in June 2001. Representatives were asked to detail traffic and parking areas of concern relative to their specific Club and to provide suggested solutions to each problem. Clubs unable to attend the workshop were given the opportunity to contribute through a Club questionnaire distributed at time of notification of the agenda to the workshop.

The principle issue highlighted by a variety of Clubs was the limited parking spaces available leading to parking on internal road verges. This practice, particularly when it occurs on both sides of the road, narrows internal road widths creating traffic build up and has the potential to create further conflict between vehicles, pedestrians and athletes.

The responses from the stakeholder workshop and club questionnaire, indicated that solutions to the parking concerns be alleviated through provision of additional car parks and moving back bollards on road verges. The common belief was that providing adequate parking at the relevant locations and the appropriate linkages to Hepburn Avenue would relieve the internal vehicular pressure and improve the overall safety.

Stakeholder areas nominated for additional and upgraded car parking included;

- Front of the Netball Centre
- The grassed area to the south of the cricket/hockey car park (corner of Bellerive Boulevard and Kingsway Sporting Complex entry)
- Maintenance to the grassed area parking at the football ground.
- The area to the south of the football ground
- The area to the south of the old tennis / netball courts and east of the Kingsway Olympic soccer ground.
- Formalise the roadside parking between the soccer grounds.
- The area to the east of the Wanneroo Soccer Club existing car park

Detail

The Kingsway Sporting Complex is located on reserve 28058, Madeley being bordered by Hepburn Avenue, Kingsway Road, Skeit Road and Bellerive Boulevard.

The Kingsway Sporting Complex is a major regional recreational facility that is used for a number of sports and contains a significant area of passive open space. During peak winter usage on weekends the Complex accommodates up to 6000 participants, spectators and officials at any one time.

Council's agreement for in principle support to the proposed relocation of the West Perth Football Club to the Kingsway Sporting Complex will place further demand for parking and traffic management solutions considering existing Saturday Winter sports congestion. Additional car parking would be required to cater for West Perth Football Club requirements. West Perth has indicated that they would require 100 secured parking bays and 800 general parking bays. Until such time that the relocation of West Perth Football Club is confirmed it is recommended that the Traffic Management Strategy Reports priority 4, being provision of additional football car parking be deferred.

Council Officers have reviewed the Kingsway Sporting Complex – Traffic Management Strategy Report in order to confirm the existing priorities as they relate to traffic and parking management and to advise Council the full costing to undertake the required works. The review identified the need to include a further consideration of extending the Wanneroo City Soccer Club car parking including access from the to be constructed entrance from Hepburn Avenue.

The detail and cost of priorities identified in the Kingsway Sporting Complex – Traffic Management Strategy Report to support the Hepburn Avenue extension include:

Priority 1

Central Car Park

1. Formalise and seal the existing limestone netball car park (370 bays).
2. Provide drop-off / pick-up parking along the northern perimeter road of car park.
3. Construct new 4-way roundabout at the junction adjacent to southeast corner of the cricket/hockey fields.
4. Construct two-way access road from the new roundabout into the netball car park.
5. Close the existing western one-way access road to vehicles. Access to be reserved for service/emergency vehicle and pedestrian use only. (Major storm surcharge escape route to cricket/hockey field low point).

Estimated Cost \$847,000

Priority 2

Western Car Park

1. Convert east west road between soccer pitches to one-way heading west.
2. Construct roadside parking embayments along northern side of east-west road.
3. Ban roadside parking along north-side road.
4. Construct new 80 bay soccer car park south of old tennis/netball courts with accesses of east-west road and Bellerive Boulevard.

Estimated Cost \$ 335,000

Priority 3**South Eastern Car Park**

1. Extend existing 60 bay sealed car park by 40 bays (total 100 bays)
2. Construct second car park access road from proposed north-south entrance road off Hepburn Avenue. No right turn out of new access road.
3. Alter existing northern car park access to left in / left out only.

Estimated Cost \$115,000**Priority 4****North Western Car Park**

1. Construct 60 bay sealed car park at cricket/hockey clubrooms.
2. Construct car park access roads off Bellerive Boulevard and east-west road between cricket/hockey fields and Kingsway Soccer Club.
3. Construct roadside parking embayments along north side of east-west road between cricket/hockey fields and Kingsway Soccer Club.

Estimated Cost \$ 306,000**Priority 5****Kingsway International Sports Stadium Car Park**

1. Construct 105 bay car park in front of Stadium

Estimated Cost \$90,000

All estimates are “order of cost” estimates. The exact extent of parking, locations and layouts are subject to detailed design. Estimates are inclusive of car park lighting to improve safety within the Complex. The total cost to undertake prioritised works is \$1,693,000

Comment

The demands on the City and Kingsway Sporting Complex (KSC) are expected to increase with the developing population in the surrounding region and the City’s emphasis on developing long-term security of organisations providing sport and recreational opportunities within the Complex.

Prolonged consultation and correspondence with Councillors and sporting bodies located at KSC reiterates traffic and parking provision as a major cause of concern. Whilst each area within the Complex operates independently, the facilitation of each impacts on others in terms of car parking for participants, spectators, officials and use of the internal road network. A lack of sealed parking, security lighting in car parks, verge parking, ‘rat running’ through the Complex and general shortage of parking to accommodate some playing fields and facilities has provided the City with issues requiring resolution.

The following comments are made regarding each priority:

1. PRIORITY 1: The provision of extra drop-off / pick-up parking along the eastern section of the northern perimeter road at the rear of the stadium, to serve the Badminton Association, is suggested. City Administration believe that the needs of the Badminton Association will be met by the upgrade of the Central Car Park. If the new roundabout access is constructed, closure of the existing western one-way access to all vehicular traffic is recommended to prevent misuse of this access. This would then become a pedestrian access only. Service and emergency vehicles should have adequate access from the three remaining two-way accesses
2. PRIORITY 2: Western access from Bellerive Boulevard to the proposed new soccer car park has been assumed to be from the south only.
3. PRIORITY 3: It is suggested that no right turn out be permitted to assist traffic flow.
4. PRIORITY 4: That consideration be given to extending and sealing the existing Kingsway Soccer car park (limestone western half) as an alternative to the recommended new car park location south of the cricket/hockey clubrooms. Including construction of an illuminated pedestrian facility between the Kingsway Soccer car park and the cricket/hockey clubrooms.
5. PRIORITY 5. Requests for additional car parking received from the Badminton Association of WA do not relate to the internal road network and traffic management priorities identified in the Kingsway Sporting Complex – Traffic Management Strategy Report. Whilst the need is recognised, the provision of Priority One (Central Car Park) will assist to alleviate parking congestion at this site.

The area south of the cricket/hockey clubrooms has well established landscaping with turf and large trees while the western portion of the Kingsway Soccer car park is an area of degraded limestone. This North Western Car Park location may also encourage joint use of this car park by soccer and cricket/hockey patrons.

Priorities 1, 2, 3 and 4 are included as Attachments to indicate the intended works.

Due to the anticipated costs of each priority it is recommended that works be staged according to priority. This project will require implementation through a series of stages to be constructed in consecutive budget years.

The substantial cost associated with providing Priority One (Central Car park) within the first year further suggests this priority be staged over two years. Council Officers suggested the first stage associated with this priority be provision of the roundabout and access road, drop off / pick up points, and car park west and associated access road. The cost of this initial stage is \$428,000.

Subject to provision of stage one the remaining infrastructure associated being the car park east and access roads and car park lighting would be funded. The cost of stage two is \$419,000.

With this in mind Council is requested to consider funding stage one of priority one in the 2002 / 2003 Budget with subsequent stage 2 and priorities 2, 3, 4 and 5 subject to inclusion in the 4 Year Capital Works Program.

Statutory Compliance

Nil

Strategic Implications

The provision of adequate Car parking at the Kingsway Sporting Complex is in accordance with Councils Strategic Plan, Goal 2.6, Provide and Manage infrastructure to meet the needs of our community.

Policy Implications

Nil

Financial Implications

Council is requested to consider an allocation of \$428,000 for priority 1 - stage 1 in the 2002 / 2003 Budget being the Central Car Park

Further Stage 2 and subsequent priorities to be listed in the 4 year Capital Works Program.

Voting Requirements

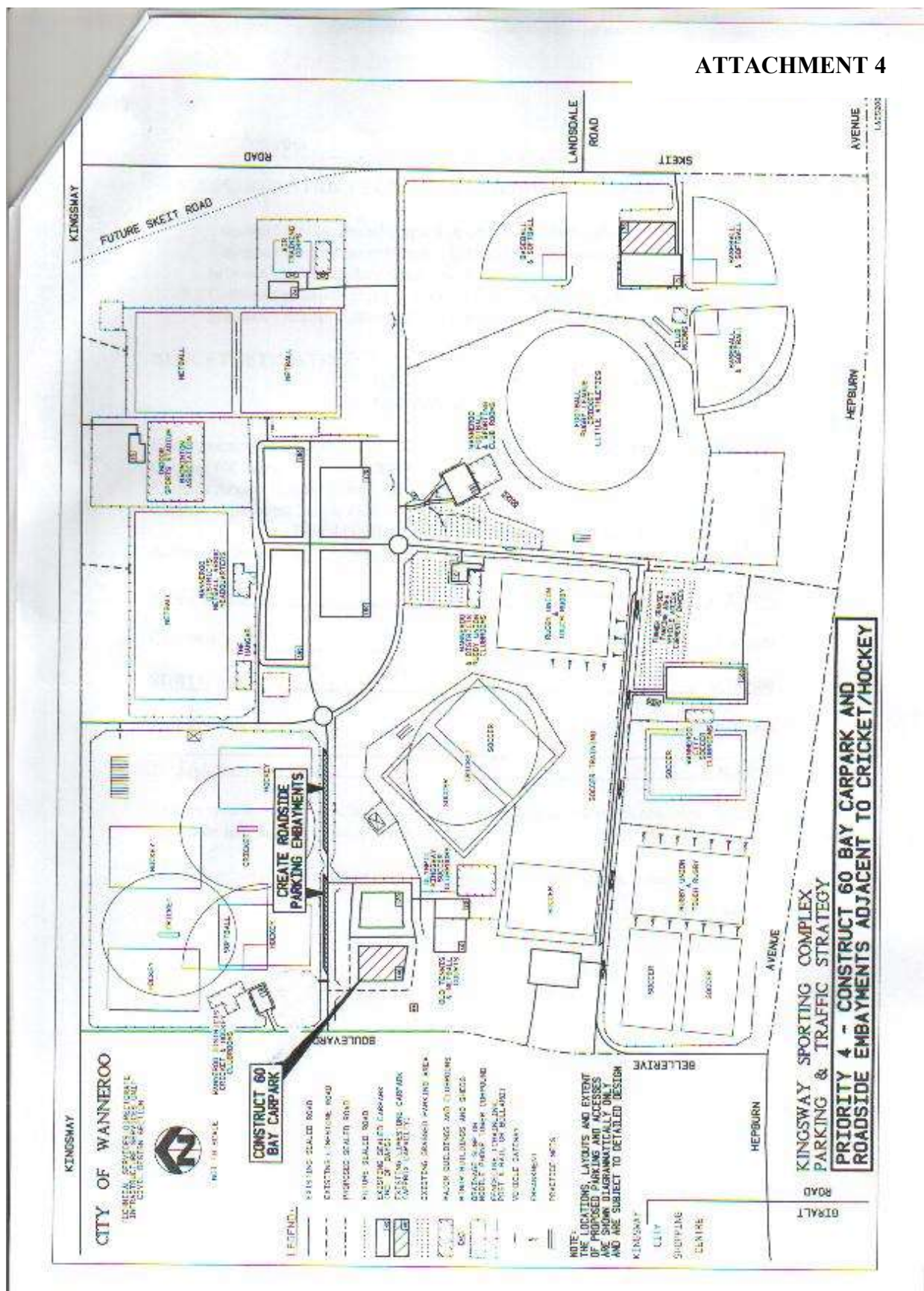
Simple Majority

Recommendation

That Council:-

- 1. AGREES to the priority listing for car park and traffic implementation strategy for the Kingsway Sporting Complex being**
 - a) Priority 1 Central Car Park \$847,000**
 - b) Priority 2 Western Car Park \$335,000**
 - c) Priority 3 South Eastern Car Park \$115,000**
 - d) Priority 4 North Western Car Park \$306,000**
 - e) Priority 5 Kingsway International Sports Stadium \$90,000**
- 2. LISTS FOR CONSIDERATION \$428,000 for construction of Priority 1 - Stage 1 being the Central Car Park in the 2002 / 2003 Budget**
- 3. INCLUDES Priority 1 - Stage 2 and Priority 2, 3, 4 and 5 in Council 4 Year Capital Works Program.**

ATTACHMENT 4



CD06-04/02 Lease: AJS Motorcycle Club of WA (Inc)

File Ref:	04999
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachments:	2

Issue

The AJS Motorcycle Club of WA (Inc) seek a new lease of portion Reserve No 10866, Wattle Road East, Neerabup for the purpose of Motor Cross.

Background

The AJS Motorcycle Club exclusively occupies 19.39 hectares of land being portion Reserve 10866 Neerabup. In 1979 this area was excised from a lease held by the Western Australian Sporting Car Club (Inc) whereby the AJS Motorcycle Club developed facilities to accommodate motor cross.

The facilities located within this area consist a motor cross and motor trial circuit and several structures that serve as a control tower, clubhouse, pit stop shelter and toilet. A perimeter wire mesh fence binds the leased area. The AJS Motorcycle Club caters for two disciplines of motorcycling being motor cross and motor trial, a sport involving motorcycle manoeuvrability.

In 1997 the former Council endorsed a lease for a period of 5 years at an annual rent of \$1000 subject to annual Consumer Price Index adjustments. The existing lease is due to expire on the 30 June 2002.

Detail

Reserve 10866 Neerabup is located in the Lake Pinjar Recreation Reserve (**see Attachments 1 and 2**). The land is reserved Parks and Recreation Reservation under the Metropolitan Region Scheme and the City's District Planning Scheme No 2. This reservation is vested with the City with the power to lease. The Unimproved value of the leased area as determined by the Valuer Generals Office is \$300,000.

The AJS Motorcycle Club seeks Council endorsement to renew the existing lease for a period of 21 years. The request for the extended tenure is based on the development plans of the Club. The Club seeks assurance of a suitable term to justify proposed capital expenditure to improve facilities.

At its own expense, the Club has developed facilities and infrastructure purpose built for Motor cross and Motor trial. The Club maintains the existing track at an approximate cost of \$10,000 per annum.

The Club caters for 230 junior and senior members and has become the largest in Western Australia. Income generated via membership and race meet fees offset facility operating costs and track upgrade and maintenance.

Council Officers applied the City's lease policy to guide arbitration in this lease renewal. The policy recommends that the annual lease fee be based on the land rates as determined by the City. The Valuer Generals Office has provided an unimproved valuation of \$300,000 for this leased area. The City calculates rates as \$0.0052 of the lands unimproved value. Based on these amounts the annual lease fee would be calculated as;

\$300,000 multiplied by \$0.0052 = \$1560 per year

The AJS Motorcycle Club submitted a history of the Club, financial statements and a 5-year infrastructure and maintenance program to support this lease renewal.

Comment

The purpose of the leased area is to provide a reserve conducive to motorcycle sports. The facilities located on this site are purpose built for motorcycle pursuits and the adjacent land is considered compatible with the continued operation of motorcycling at this location.

The Club has developed a maintenance and infrastructure program to upgrade facilities. The existing facilities provide adequate service to the Clubs membership but require upgrading to improve functionality and aesthetics. The Club agrees to continue annual track maintenance works as well as replace fencing, connect electricity to western power, improve parking areas and upgrade toilet / kiosk amenities. The anticipated expenditure on these items is \$75,000 to be performed in the next 5 years.

The Club has demonstrated in financial statements that it has the ability to pay the renegotiated annual lease cost of \$1560. The Club will also pay all operating costs and continue to provide track and infrastructure improvements. As operating costs contained within the City's standard lease document includes Council rates, it is recommended that the lease fee be set at \$1 per annum and Council rates be charged to the Club on an annual basis. Council rates are initially estimated to be \$1560 for 2002 / 2003.

Furthermore the City's lease policy recommends the tenure period of the lease be calculated proportionate to the capital contribution by the Club to the leased infrastructure. The AJS Motorcycle Club has developed all infrastructure on this reserve and as such the Clubs request for a 21-year lease complies with the City's lease policy.

Statutory Compliance

The lease of portion reserve 10866 being crown land for a period of 21 years is subject to the Western Australian Planning Commission and Department of Land Administration approval.

Strategic Implications

Nil.

Policy Implications

The City has negotiated renewal of the lease in accordance with the City's lease policy. The lease complies with Council policy relating to motorised sporting activities whereby motorised sporting groups and any other recreational activity with a high noise level shall be located within the Lake Pinjar Recreation Reserve.

Financial Implications

The AJS Motorcycle Club currently pays an annual lease fee of \$1000 with no Council rates applicable. The renegotiated lease would see the Club pay an annual \$1 lease fee and Council rates. Council rates are initially estimated to be \$1560 for 2002 / 2003.

Voting Requirements

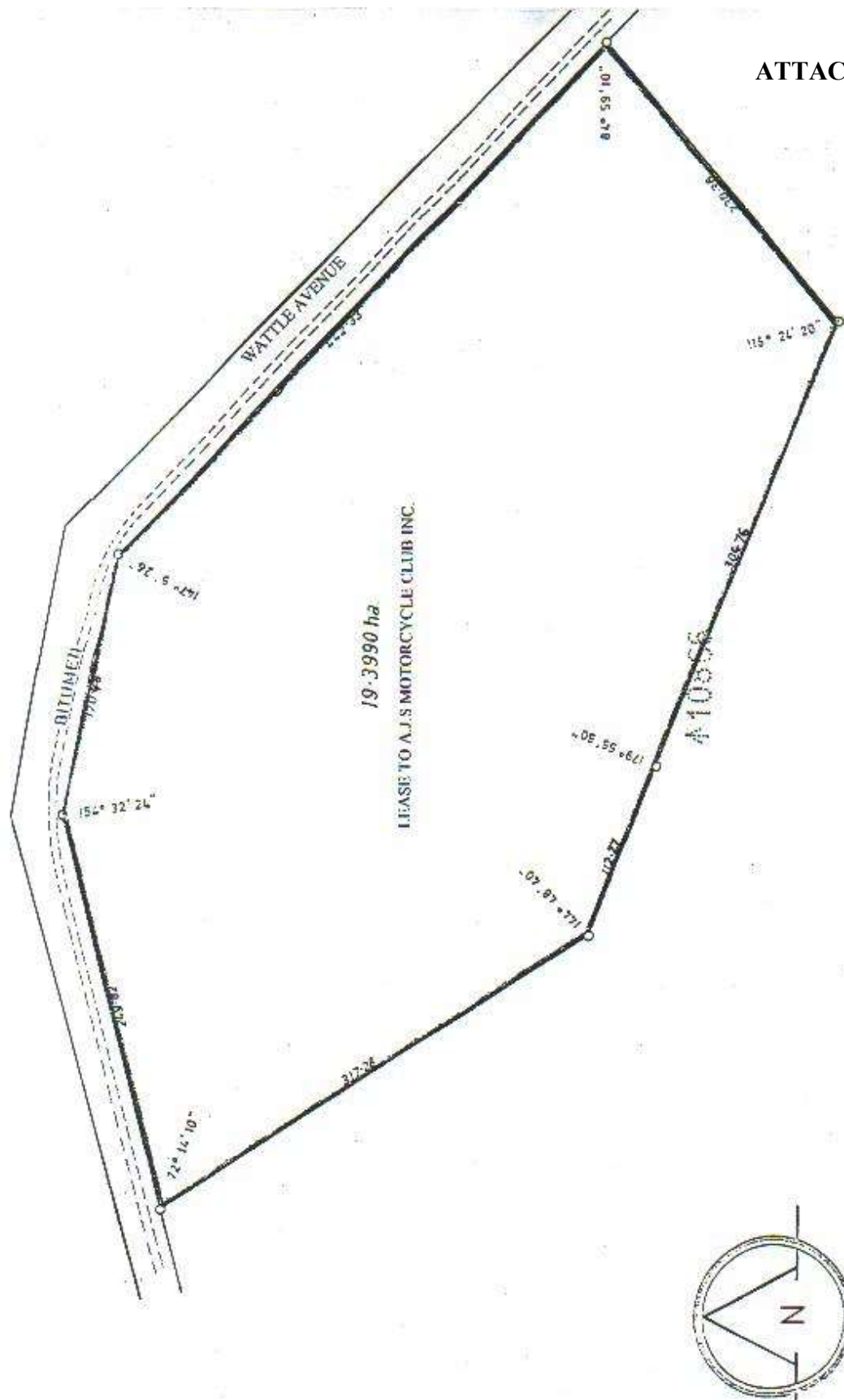
Simple Majority

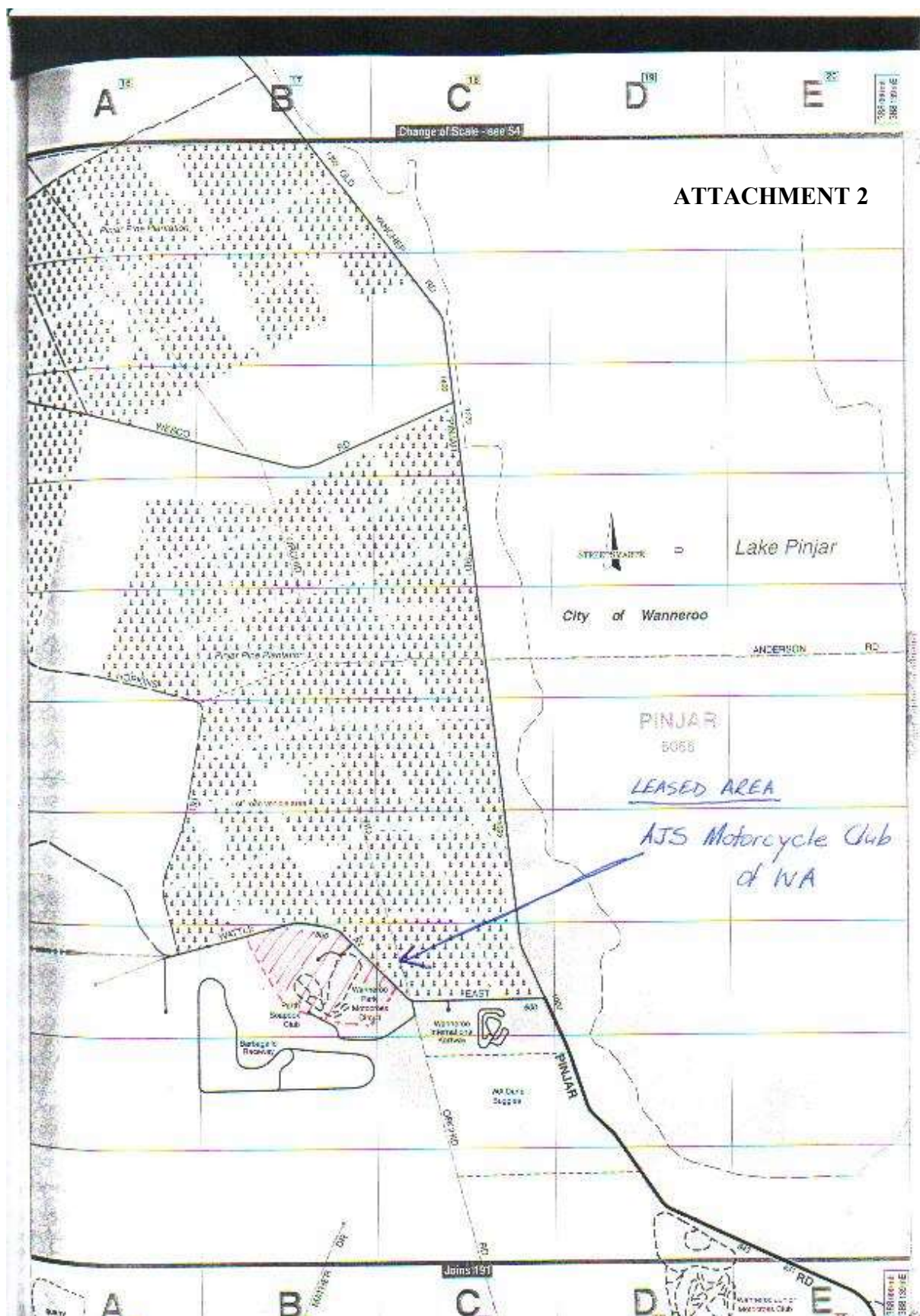
Recommendation

That Council ENDORSES the new 21 year lease by the AJS Motorcycle Club of WA (Inc) for leased portion Reserve No 10866, Neerabup subject to the following terms and conditions;

- 1. An annual lease fee of \$1 per annum; and**
- 2. The AJS Motorcycle Club is to be responsible for all operating and maintenance costs inclusive of Council rates.**
- 3. Approval of the intent to lease by WAPC and DOLA.**

ATTACHMENT 1





CD07-04/02 The Badminton Association of WA Inc Funding Reconsideration.

File Ref: 22209
 Responsible Officer: Director, Community Development
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

The Badminton Association of WA request for Council to fund a third of their successful Community Sporting and Recreation Facilities Fund (CSRFF) project for minor works, in the 2002/2003 Draft Budget.

Background

On 10 January 2000 The Badminton Association of WA Inc negotiated a 35 year lease on Reserve No 44878 Kingsway Sporting Complex located on Kingsway Road Madeley.

On 24 October 2000 (Report W335 – 10/00 refers) the following projects were submitted by Council to the Department of Sport and Recreation for consideration under the Community Sporting and Recreation Facilities Funding programme.

The priority listing adopted by Council was:

Organisation	Ranking	Rating
Aquamotion	1	High
Mindarie/Quinns SLSC	2	High
Warradale Park Clubrooms	3	High
John Moloney Clubrooms	4	High
The Spot	5	High
West Coast Christian Outreach	6	Medium/High
Yanchep SLSC	7	Medium/High
WA Sporting Car Club	8	Medium/High
Badminton Association of WA	9	Medium/High

The grant application submitted by the Badminton Association of WA was to undertake painting, lighting adjustments, equipment storage, built-in refrigeration, catering facilities, windshield and patio erection, at a total cost of \$46,400. Although Council ranked this project as 9th they were successful in obtaining a CSRFF grant from the Department of Sport & Recreation. The City at no stage indicated financial support for this project however the Badminton Association of WA were under the impression that projects funded by the Department of Sport & Recreation were automatically part funded (1/3) by the City.

Detail

The Badminton Association of WA contacted the City in early March 2002 advising that the approved CSRFF project would be scaled down to a total project cost of approximately \$25,500 and requesting advice on claiming the City's portion of \$8,500. They were subsequently advised that the City had not allocated funds for this project and that they would need to formally request funding.

On 17 March 2002 correspondence was received from the Badminton Association of WA requesting that Council reconsider their application for assistance as they assumed that Council was participating by contributing one third (\$15,465 of a total cost of \$46,400) towards the project. The CSRFF grant was for a number of minor projects designed to enhance the Kingsway Stadium as a Badminton Centre. The BAWA has indicated that the projects will increase the marketability of the Centre as the State Headquarters for Badminton.

The BAWA has advised that they have undertaken further project works on the assumption that Council will be providing these funds. They believe that they are not in a financial position to continue with this project until the funds are available.

Comment

As indicated above, the Badminton Association of WA received a 9 ranking and the development proposed by BAWA was designed to increase patronage. While the improvements may be useful in making the facility more suitable for Badminton, it was recommended in a report tabled at the 24 October 2000 Council Meeting as difficult to justify a Council contribution at this stage. As a result Council did not include a contribution towards the BAWA project in the 2001/2002 final budget.

It should be noted that a separate report requesting Council support for recently approved CSRFF projects in the 2002/03 budget has been included within the agenda. This report deals specifically with the BAWA request to fund a project approved by the Department of Sport & Recreation in February 2001 and not funded by Council in 2001/02.

Administration is not supportive of this request by BAWA because at no stage did the City indicate that Council would contribute towards this project and it was ranked low at the time of submission.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Request is for \$8,500 to be included in the 2002/2003 Budget

Voting Requirements

Simple Majority

Recommendation

That Council DECLINE the request by the Badminton Association of WA to consider including \$8,500 in the 2002/2003 Budget towards their successful Community Sporting and Recreation Facilities Fund grant.

CD08-04/02 Community Sporting and Recreation Facilities Funding - Successful Funding Applications

File Ref: 22209
 Responsible Officer: Director, Community Development
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

The City has received notification of successful projects to be funded by the Department of Sport and Recreation CSRFF funding program in the 2002/03 financial year.

Background

At the Ordinary Council meeting of 16 October 2001 (Report CD04-10/01 refers) Council resolved to submit seven (7) projects to the Department of Sport and Recreation for consideration in the 2002 / 2003 Community Sporting and Recreation Facilities Fund round.

The priority list submitted by Council was;

Applicant	Project Title	Ranking	Rating
City of Wanneroo	Construction of Mindarie/Quinns Surf Lifesaving Club	1	High
City of Wanneroo	Upgrade of Kingsway Netball Courts	2	High
Quinns Rocks Sports Club	Bowling Green Lighting – Quinns Rocks Sports Club	3	Medium/High
Yanchep Sports Club	Bowling Green Lighting – Yanchep Sports Club	4	Medium/High
Yanchep Soccer Club	Additional Facilities – St Andrews Clubrooms	5	Medium/High
Jaguar Softball Club	Additional Lighting – John Moloney Park	6	Medium/High
W A Sporting Car Club	Upgrade of Barbagallo Raceway (Stage 3)	7	Medium/High

Detail

The City has received notification of the successful applications from the Department of Sport and Recreation.

A total of four of the seven projects (rankings 1 – 4) submitted were successful in attaining funding. Of these projects the City's two submissions were both successful, being the construction of Mindarie/Quinns Surf Lifesaving Club (\$246,333) and upgrade of Kingsway Netball Courts (\$29,127).

All successful projects including funds approved are listed below;

Applicant	Project Title	Funds Sought	Funds Approved
City of Wanneroo	Construction of Mindarie/Quinns Surf Lifesaving Club	\$246,333	\$246,333
City of Wanneroo	Upgrade of Kingsway Netball Courts	\$29,127	\$29,127
Quinns Rocks Sports Club	Bowling Green Lighting – Quinns Rocks Sports Club	\$6,550	\$6,550
Yanchep Sports Club	Bowling Green Lighting – Yanchep Sports Club	\$4,967	\$4,967

The Department of Sport and Recreation have advised that unsuccessful projects were not funded due to higher priorities within this funding round.

Comment

The estimated total project cost of \$739,000 for the building only development of Stage 1 at Lot 211 Mindarie, being construction of the Mindarie/Quinns Surf Lifesaving Club is listed in the City's Capital Works program for inclusion in the 2002/03 Budget. Funding consists;

Club and other Contribution	\$150,000
City of Wanneroo - Budget 01 / 02	\$342,667
CSRFF Contribution	\$246,333
Total	\$739,000

The estimated total project cost to upgrade 12 netball courts located at the Kingsway Netball Courts is \$87,380. Project funding committed to date consists;

Wanneroo District Netball Association	\$15,000
CSRFF Contribution	\$29,127

To complete this project Council is requested to consider funding \$43,254 in the 2002 / 2003 budget.

The successful community projects include provision of Bowling Green lights at Quinns Rocks Sports Club and Yanchep Sports Club. Council is requested to contribute \$6,550 (Quinns Rocks Sports Club) and \$4,699 (Yanchep Sports Club) to these projects in the 2002 / 2003 budget.

Statutory Compliance

Nil

Strategic Implications

These projects fit within Council's Strategic Plan, Goal 2.6, Provide and Manage infrastructure to meet the needs of our community

Policy Implications

Nil

Financial Implications

Council is requested to contribute to the successful projects in the 2002 / 2003 budget.

Project Title	Project Cost	Funding Approved	Council Contribution Requested
Construction of Mindarie/Quinns Lifesaving Club Surf	\$739,000	\$246,333 CSRFF \$150,000 Lotteries	\$342,667 Included in Capital works
Upgrade of Kingsway Netball Courts	\$87,380	\$29,127 CSRFF \$15,000 WDNA	\$43,254
Bowling Green Lighting – Quinns Rocks Sports Club	\$19,650	\$6,550 CSRFF \$6,550 QRSC	\$6,550
Bowling Green Lighting – Yanchep Sports Club	\$14,900	\$4,967 CSRFF \$5,234 YSC	\$4,699

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES the successful CSRFF submissions;**
- 2. AGREES to consider a contribution towards the successful projects in the 2002 / 2003 Capital budget as follows:**

Project Title	Project Cost	Funding Approved	Council Contribution
Construction of Mindarie/Quinns Lifesaving Club Surf	\$739,000	\$246,333 CSRFF \$150,000 Lotteries	\$342,667 Included in Capital works
Upgrade of Kingsway Netball Courts	\$87,380	\$29,127 CSRFF \$15,000 WDNA	\$43,254
Bowling Green Lighting – Quinns Rocks Sports Club	\$19,650	\$6,550 CSRFF \$6,550 QRSC	\$6,550
Bowling Green Lighting – Yanchep Sports Club	\$14,900	\$4,967 CSRFF \$5,234 YSC	\$4,699

CD09-04/02 Revocation of Permission to Keep Six Dogs at 171 Sydney Road, Gngangara

File Ref: 02590
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

Consideration of revocation of permission granted for an exemption to Council's Local Laws made under Section 26(3) of the Dog Act 1976 to keep six dogs at 171 Sydney Road, Gngangara.

Background

Clause 14 of the City of Wanneroo Animal Local Laws 1999 stipulates:

A person shall not keep or permit to be kept on any premises more than:

- a) 2 dogs over the age of 3 months and the young of those dogs under that age; or
- b) 6 dogs over the age of 3 months and the young of those dogs under that age if the premises are situated with a rural area or comprise a lot in a special rural area having an area of 4 hectares or more,

unless the premises are licensed as an approved kennel establishment or have been granted exemption pursuant to section 26(3) of the Dog Act and have planning approval under the town planning scheme.

An application was received for an exemption to Council's Local Laws made under Section 26(3) of the Dog Act 1976 to keep six dogs at 171 Sydney Road, Gngangara.

The property, 171 Sydney Road, Gngangara is zoned special rural and has an area of 1.1875 hectares.

Two residents adjacent to 171 Sydney Road, Gngangara were consulted by letter to ascertain if they had any objections. Both residents sent letters to Council in support of the application.

A report was submitted and Council at its meeting on 27 November 2001 resolved the following:

1. *GRANTS an exemption to the City of Wanneroo Animal Local Laws 1999 made under Section 26(3) of the Dog Act 1976 for the applicant to keep up to six dogs at 171 Sydney Road, Gngangara subject to the following conditions;*
 - a. *The maximum number of dogs on the property is not to exceed six;*
 - b. *Any barking by the dogs is to be kept to a minimum;*

- c. This exemption may be varied or revoked if any complaints are received which are considered to be reasonable.*
- 2. RESERVES THE RIGHT to vary or revoke, at any future date, the exemption given to the applicant should any relevant conditions be contravened.*

Detail

Two written complaints have been received from neighbours of 171 Sydney Road, Gngangara (including one of the adjacent residents that supported the initial application) complaining about the number of dogs on the property and also that the dogs were barking and yelping.

A Ranger attended at the addresses of the complainants and personally delivered official complaint forms together with fourteen day diaries used to record the times and dates of the dogs barking. The diaries are used to determine the degree of barking, and provide evidence to prove an offence under Section 30 of the Dog Act. The completed diaries were subsequently returned to Council and an abatement notice was served on the resident of 171 Sydney Road, Gngangara. The recipient of the abatement notice was given fourteen days to abate the alleged nuisance. The complainants were given another set of fourteen day diaries to be used after the required time had lapsed, which were subsequently completed by the complainants alleging that there was a barking dog nuisance.

Consultation

As part of the initial application process, two residents adjacent to the applicants' property were consulted by letter to ascertain if they had any objections. Both residents sent letters to Council in support of the application. One of these residents has since lodged a written complaint concerning the dogs barking and yelping.

Comment

In considering this matter the following two options are available:

- a) Council may continue to grant an exemption to the City of Wanneroo Animal Local Laws 1999 made under Section 26(3) of the Dog Act 1976 to the applicant at 171 Sydney Road, Gngangara to continue to keep six dog subject to conditions;
- b) Council may revoke or vary the exemption given to the resident.

Council resolution CD07-11/01 reserved the right for Council to vary or revoke, at any future date, the exemption given to the applicant if any complaints are received which are considered to be reasonable. Given that two written complaints have been received, concerned about the number of dogs at 171 Sydney Road, Gngangara and also that the dogs bark and yelp, it is recommended that the exemption be revoked.

In accordance with Section 26(5) of the Dog Act 1976 Council must advise the applicant that they may appeal Council's decision by writing to the Hon Minister for Local Government within twenty eight days of receiving notice of Council decision.

Council may grant the applicant an extension of twenty-eight days in order for the relocation of four dogs.

Statutory Compliance

The application for exemption and revocation to Council's Local Laws made under Section 26(3) of the Dog Act 1976, has been detailed in this report.

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council :-

- 1. REVOKES an exemption to the City of Wanneroo Animal Local Law 1999 made under Section 26(3) of the Dog Act 1976 to the applicant at 171 Sydney Road, Gnangara;**
- 2. ADVISES the applicant that an appeal of Council's decision may be made by writing to the Hon Minister for Local Government within twenty-eight days of receiving notice of Council's decision;**
- 3. GRANTS the applicant an extension of twenty-eight days in order for the relocation of dogs.**

CD10-04/02 Girrawheen Library - Changes to Opening Hours

File Ref: 69241
 Responsible Officer: Director, Community Development
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

Council to approve changes to the Girrawheen Library opening hours

Background

The Girrawheen Library is open four week days from 10am to 8.30pm (closed Wednesdays) and on Saturday mornings from 9am to 12 noon for a total of 45 hours per week.

The Girrawheen Library is situated in an area with a high crime rate. The library building has been frequently vandalised including broken windows, graffiti sprayed on the building, pet food spread across windows. Vehicles parked in the car park have been vandalised and there are issues with unruly behaviour in the library by young people that can be threatening to and unpleasant for staff and library users.

These actions all discourage the community from using the library, particularly at nights, and place staff in a threatened and stressful situation.

Detail

The Library is open to 8.30pm on four week nights. As many of the problems occur at night a reduction in the evening opening hours will reduce the risk to staff and library users.

The proposal is to open over the five week days but be open late on one night only.

DAY	Current Open Hours	Proposed Open Hours
MON.	10.00am to 8.30pm	9.00am to 5.30pm
TUE	10.00am to 8.30pm	9.00am to 5.30pm
WED	CLOSED	9.00am to 5.30pm
THU	10.00am to 8.30pm	9.00am to 8.00pm
FRI	10.00am to 8.30pm	9.00am to 5.30pm
SAT	9.00am to 12.00	9.00am to 12.00

The proposed opening hours provides an earlier opening each week day and opening on the Wednesday and provides 48 hours opening, which is an additional three hours. The Thursday late night matches the shopping centre late night so there may be some activity in the adjoining shopping centre car park.

The revised opening hours can be achieved with current branch staffing levels. Opening to 8.00pm two nights a week spreads staff too thinly.

It is expected the proposed new hours will be more popular with the community as there will be no closed day which will provide better utilisation of the library.

Consultation

The 2001 Girrawheen Library user survey included a section to allow library users to comment on the library opening hours. Nearly 200 library users completed the survey of which 25 responded to the Library hours question. 16% wanted the library opened on Wednesday; 16% wanted longer weekend opening hours; 16% wanted earlier opening at 9.00am or 9.30am and 12% liked the late opening because of work commitments. The remainder were satisfied with the existing hours.

Comment

There is a real issue with actual and perceived safety and security at the Girrawheen library which impacts significantly on the usage of the library. Usage of the Girrawheen library, in terms of items borrowed, is significantly less than other public libraries with a similar stock size.

Other libraries in the Perth metropolitan area have been changing opening hours, including opening on normally closed days, to provide a better service to more residents. The City of Stirling libraries have changed from a traditional 10.00am to 8.30pm with one week day closed to 9.00am to 5.30pm every week day with two nights open to 8.00pm, except for Mirrabooka which is only open one night. The City of Joondalup is considering changes to the opening hours to the branches other than Joondalup to open on Wednesdays and to open to 8.00pm only on two nights per week as part of a multi year proposal to open to 8.00pm all week nights and extended hours on weekends. The City of Swan's Ballajura library, which is used by a number of residents in the Girrawheen library service area, is open 10.00am to 8.00pm weekdays.

Issue statistics show the heaviest use of the library, as measured by items borrowed on an hourly basis, occurs during mid morning after opening and mid afternoon when the schools close, with usage declining at night, particularly after 8.00pm when there are very few transactions.

Changing the opening hours will assist by having the library open at times when more of the community use the library and will improve the security and safety of staff. It is proposed that these changes be implemented for a 6 months trial period.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The changed hours proposal will be achieved within existing staffing resources.

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the change in opening hours for the Girrawheen Library on a trial basis for 6 months commencing 6 May 2002 as follows:

DAY	Current Open Hours	Proposed Open Hours
MON.	10.00am to 8.30pm	9.00am to 5.30pm
TUE	10.00am to 8.30pm	9.00am to 5.30pm
WED	CLOSED	9.00am to 5.30pm
THU	10.00am to 8.30pm	9.00am to 8.00pm
FRI	10.00am to 8.30pm	9.00am to 5.30pm
SAT	9.00am to 12.00	9.00am to 12.00

CD11-04/02 Gloucester Lodge Museum - Donation of Horse Drawn Cart to the Shire of Menzies

File Ref: 01317
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

Approval for the donation of the horse drawn cart located outside the Gloucester Lodge Museum to the Shire of Menzies.

Background

The cart was purchased by the Gloucester Lodge Museum Management Committee in the early 1980s as it was thought the museum should have such an item. Its purchase was not approved by the Curator at the time as the cart was from the Menzies district, and therefore had no significance for the Shire of Wannon collection. Following the split into City of Wannon and City of Joondalup the cart is one of the heritage assets jointly owned by the two authorities but it is in the care of the City of Wannon.

The cart is located outside the Gloucester Lodge building.

Detail

The cart is deteriorating due to its exposed location and is a potential hazard. Its condition is not a good promotion for the City of Wannon's heritage collection.

As the cart is from Menzies it has no historical connection with Wannon.

The Shire of Menzies, which is setting up a heritage display, has indicated its interest in acquiring the cart. It has been provided with photographs, is aware of its current condition and is willing to pay for the transport of the cart to Menzies.

Consultation

The Gloucester Lodge Museum Advisory Committee has recommended its donation to Menzies, as has Council's Heritage Services Advisory Committee.

A letter has been written to the City of Joondalup seeking its approval, as joint owner of the former City of Wannon Heritage Collection, to donate the cart to the Shire of Menzies.

Comment

If the cart is to be retained by the City of Wannon there will be costs for its restoration and costs for a covered protective display area. The City could potentially be liable if the cart is left in a public place in a deteriorating condition.

The donation of the cart to the Shire of Menzies will assist the Shire in the development of its heritage displays and it is appropriate as the cart was originally from that area.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

Nil;

Voting Requirements

Simple Majority

Recommendation

That Council APPROVES the donation of the cart outside Gloucester Lodge to the Shire of Menzies subject to approval from the City of Joondalup.

CD12-04/02 Friends of Koondoola Regional Bushland - Request for Change to Community Funding Allocation

File Ref: 39290
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: 2

Issue

To consider a request from Friends of Koondoola Regional Bushland to utilise surplus grant funds from a City of Wanneroo Community Funding Grant.

Background

In January 2001 Council approved a Community Funding Grant to the value of \$2,455.00 to the Friends of Koondoola Regional Bushland, for a Weedbuster Week 2001 initiative. The group had carried out Weedbuster Week activities in 2000 and carried on this tradition in 2001, with the assistance of the City of Wanneroo grant.

During Weedbuster Week, the Friends of Koondoola Regional Bushland initiates activities in local bushland as a community (youth) education and weed removal programme. Schools are invited to participate in education sessions about local weeds, their history and their impact on the natural bushland. This is followed by on-site weeding (coordinated by Friends of Koondoola Regional Bushland).

Detail

In facilitating the 2001 Weedbuster Programme, the Friends of Koondoola Bushland have accumulated a grant surplus of \$1,165.75 from their original grant allocation of \$2,455.00. This is due to a reduced amount of school participation than originally anticipated (six schools, rather than twelve as stated in **Attachment 1**), in the original funding request.

A recent letter from the Friends of Koondoola Regional Bushland Committee (**Attachment 2**) requests that the balance of the grant provided by Council be retained by the group to support the continuation of the programme in 2002.

Friends of Koondoola Regional Bushland intend to make a further funding submission to the Community Funding Program in the April 2002 round to compliment this request to Council.

They envisage that increased prior notification to schools (eg. invitations being distributed earlier) in conjunction with additional funds that may be provided by the City should increase participation numbers to at least twelve schools.

Should their application for additional Community Funding be unsuccessful, the remainder of the original grant (if Council approves the retaining of this amount by the group) will be adequate to provide the Weedbuster Week program to approximately six schools.

Consultation

Nil

Comment

The request from the Friends of Koondoola Regional Bushland to retain the balance of their original grant allocation does not deviate from the original purpose of the grant and represents a continuation of the original project.

The group have acquitted the proportion of the funds that have been expended, as required by Community Funding Guidelines and have not applied to Council for further Community Funding since the original grant allocation.

Acquittal information indicates that Friends of Koondoola Regional Bushland have acknowledged the City of Wanneroo's support and provided a positive service to the community.

It is therefore recommended that the grant surplus of \$1,165.75 be retained by Friends of Koondoola Regional Bushland to continue previously supported Weedbuster Activities.

Statutory Compliance

Nil

Strategic Implications

Nil

Policy Implications

Nil

Financial Implications

The original grant amount of \$2,455.00 was allocated to Friends of Koondoola Regional Bushland within the 2000/2001 financial year. The retaining of the balance of these funds will have no direct impact upon this budget, however, if the funds are not retained and are returned to Council, the remaining budget for Community Funding in 2001/2002 will be increased by \$1,165.75.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. APPROVES the retention of \$1,165.75 in surplus funds from the original Friends of Koondoola Regional Bushland Community Grant Funding of \$2,455.00, for the continuation of Weedbuster Week activities in 2002.**
- 2. NOTES that the Friends of Koondoola Regional Bushland intend to make a funding submission to the Community Funding Program in the April 2002 round to compliment any retained project funds.**

Friends of Koondoola Regional Bushland

POSTAL ADDRESS 266 BENMUNI RD WANNEROO 6065
Ph/Answer 9306 3221 Fax 9306 3595 Email alice@ca.com.au

ATTACHMENT 1

5 March 2002

Mr Charles Johnson
CEO
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

Ref: Tracey Martell

Dear Sir

RE FINAL REPORT COMMUNITY FUNDING GRANT 2001

Please find attached the following documents to finalise our Community Funding Grant for 2001.

- Report on our Weedbuster Week activities in 2001
- Photo collage of school activities
- Email to councillors inviting them to attend activities
- Thank you letters to schools (typical to all schools)
- Survey replies from schools (2)
- Copy of articles published in Wanneroo Times, Ecoplan News and Bennett Brook Catchment Newsletter
- Summary of expenditure on project

Analysis of Weedbuster Week Activities

Outcomes

As the report shows the Weedbuster Week activities meet the Outcomes of our Community Funding Submission. Students that participated were very enthusiastic and were well informed on what the weed species were and how they affected the bushland. They showed a genuine interest in the native plants and were keen to ask questions to find out more.

Mindarie Primary School, who actually signed up to the program by chance after a phone call from one of the teachers, was a real success story. Following the initial Weedbuster Week activities we made three return trips to the school. We lead one extra weeding session and then assisted the Year 4/5 students in producing a weed herbarium for the school library. Students collected, pressed, named and mounted the specimens. The school has contacted us to continue the environmental focus this year.

-2-

Both Montrose Primary and Waddington Primary students return for a second year of Weedbuster Week activities. Waddington Primary have now approached us this year to help develop an environmental program for their students.

We have this month conducted field excursions with the Year 9 students of Girrawheen High School in Montrose Conservation Reserve.

Schools Attendance

We received six acceptances from the fourteen invitations we sent out. Invitations were sent in early September, being about the same time frame we had used the previous year. Although the response to the project from all schools was very positive, the reason for low acceptance was that most schools had already programmed a full calendar of events for 4th term by the middle of 3rd term and could not include any other activities.

In future, to ensure a higher percentage of participation in Weedbuster Week activities in 4th Term, expressions of interest will be sent out to all schools by the beginning of 2nd Term and then followed up again at the beginning of 3rd Term.

Conservation Volunteers Australia

The intention of involving the Conservation Volunteers Australia was to assist with the supervision of the school groups. In between school groups the CVA workers carried out a variety of weeding activities including focusing on a large patch of Gazania's in Montrose Conservation Reserve and pulling up Carnation Weed and dismantling two of cubbies in Banksia Park. Although this was a good idea on paper, in practice this group actually required far more supervision from us than they provided to the school groups, which was the main focus of day.

In future we would consider other options to get assistance on the day.


Use of funds

As we only had six schools instead of the estimated twelve there is a balance of \$1165.75 remaining after all accounts have been paid.

Funds from the 2001 grant were used to purchase materials that we will be able to reuse in future years (garden gloves), some of the materials purchased have not be used up (sheet protectors, arnos fasteners, stickers) and we were able to make savings on some purchases made. (gift pencils)

Friends of Koondoola Regional Bushland would like to thank the City of Wanneroo for the funding opportunity to assist our group in running the Weedbuster Week activities in 2001. We hope that you are as happy with the results as we are and we look forward to working with you again soon to spread the word about the unique bushland areas in the City of Wanneroo.

Regards


Alice Stubber
Committee Member

Friends of Koondoola Regional Bushland

POSTAL ADDRESS 266 BENMUNI RD WANNEROO 6065
Ph/Answer 9306 3221 Fax 9306 3595 Email alice@ca.com.au

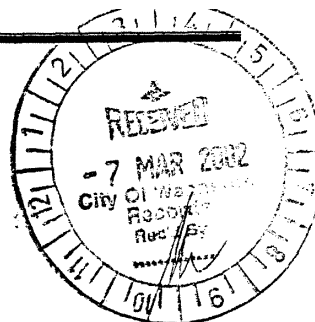
ATTACHMENT 2

7 March 2002

Mr Charles Johnson
CEO
City of Wanneroo
Locked Bag 1
WANNEROO WA 6946

- 5 -
City of Wanneroo

Note	DOCUMENT REGISTRATION
Act	File Ref. 02 573
Att	Folio No. 121281
	Officer. Clare Meyers
	Att not sic sent to c.meyers.



Ref: Tracey Martell

Dear Sir

RE BALANCE OF FUNDS COMMUNITY FUNDING 2001

Following the success of Weedbuster Week activities held with schools in the City of Wanneroo over the last two years, Friends of Koondoola Regional Bushland (FKRB) would like to continue Weedbuster Week activities again in 2002.

We ask the City of Wanneroo to consider our group retaining the balance of funds left from 2001 budget (\$1165.75) to go towards continuing the program in 2002.

According to our budget it costs approx \$200 per school (50 students) to prepare a package, supply gifts and do on-ground work on the day. Please note volunteer hours contributed by FKRB members are not included in this figure.

With the funds remaining we are guaranteed to be able to continue the project in four to five schools. Waddington Primary has already indicated that they would like the whole school to do the project this year.

Friends of Koondoola Regional Bushland will be making a submission to the Community Funding Program round in April to compliment the remaining funds and if successful could then increase the number of schools in the project to at least twelve.

Although the scale of the project will depend on funds available this year we feel very strongly about continuing the program which provides a large number of students the opportunity to become actively involved in their local urban bushland areas.

Thank you for your time and we await your reply.

Regards

Alice Stubber
Committee Member

CD13-04/02 Proposed Safer Citizens Urban Design Projects

File Ref: 39870
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: Nil

Issue

This report seeks Council endorsement of a proposed schedule of Safer Citizens Urban Design Projects throughout the City.

Background

Urban design initiatives are one of the six core components of the City's Safer Citizens community safety and security program.

This component of Safer Citizens looks at 'designing out' features that may contribute to criminal and anti-social activity in new and existing suburbs. In the 2001/02 financial year, a provision of \$70 000 was endorsed to resource the implementation of a series of urban design initiatives.

A series of projects have been identified and are presented for consideration.

In the period from November 2000 to February 2002, safety and security urban design initiatives within the program have seen the preparation of a set of safety and security urban design guidelines for the City, and a case study at Koondoola Plaza Shopping Centre. Both of these documents will be the subject of a separate report to Council at this meeting.

Two urban design demonstration projects have also recently been completed at the Wanneroo Civic Centre Precinct and Anthony Waring Park in Clarkson. Both of these projects have involved lighting of area where high levels of anti social activity have been experienced.

Recently the City assisted the Marangaroo Residents and Ratepayers Association with a Safety and Security grant for the installation of street lighting along the footpath connecting Park Lane and Alexander Drive in the Alexander Ward.

Lighting in all three projects has been viewed positively by Community Safety Officers, who have reported a reduction of anti social activity in these areas.

Detail

The following projects have been identified through a compilation of various processes including community feedback, internal and external consultation and the interpretation of statistical data, gathered since the inception of the Safer Citizens Program in November 2000.

Summary of Safer Citizens Proposed Urban Design Projects

Location	Ward	Proposed Work	Cost
Shamrock Park- Shamrock Court and walkway between Valkyrie Place and Gretal Crt Two Rocks	North	Light playground area with tower lighting. Install vandal proof pole lighting along walkway. Thin shrubbery southeast corner to increase natural surveillance	9,900
Leemans Landing , Two Rocks	North	Install look, lock, leave signage	275
The Spot, Two Rocks	North	Install look, lock, leave signage	275
Mindarie Keys- Toilet Block	Coastal	Thin shrubbery and landscape rear of toilet block.	5,500
Serpentine Gardens, Serpentine Park. Clarkson	Hester	Community event and letter drop on values of crime prevention through environmental design and reduction in density of shrubbery to northwest corner of park.	5,500
Banfield Gardens, Clarkson (walkway)	Hester	Removal of walkway limestone and timber lap fencing and trimming of vegetation to limit anti social behaviour	1,650
Lake Gngalara- Toilet Block	Central	Assist with the cost of the demolition and removal of toilet block	5,500
Wanneroo Show Grounds- Toilet Block	Wanneroo	Toilet block upgrade to increase opening hours and deter anti social behaviour.	5,500
Lake Joondalup Toilet Block	Wanneroo	Toilet block upgrade to increase opening hours and deter anti social behaviour	5,500
Wanneroo Show Grounds- Skate Park	Wanneroo	Additional Security Lighting	4,950
Noel Crt, Wanneroo-Walkway	Wanneroo	Standard security pole lighting in laneway	3,300
Hainsworth Park	South	Security Pole Lighting	4,950
Liddell Reserve, Girrawheen-Toilet Block	South	Toilet block upgrade to increase opening hours and deter anti social behaviour	5,500
Rochford Way, Brecnock Way, Shalford Way Girrawheen	South	Partnership with New North for a project in Girrawheen	11,000

Note:

- All projects will commence as soon as practicably possible, given that the funds for the projects are contained within the 2001/2002 budget.
- The projects will be initiated and monitored by the Safer Citizens Program and seek advice, where necessary, from Infrastructure Services and Building & Fleet Maintenance Services.
- A majority of the work will be carried out by external contractors.

- It is anticipated projects that require planning approval and/or partnerships with other key stakeholders, or where public consultation is required, funds for these specific projects may be carried over to the 2002/2003 financial year.
- An allowance of 10% has been allowed on all projects for design documentation and project supervision.
- All projects are scheduled for completion by September 2002.
- The Shamrock Park-Shamrock Court project is included in the City's strategic concept design plans and has been advertised for public comment.
- The Mindarie Keys project is located on a "bush forever" site and will require approval from the Ministry of Planning.
- The Lake Gngangara-toilet block project is consistent with the recommendations of the Lake Gngangara draft management plan that will be the subject of a separate report to Council.
- Issues of urban design within the Alexander Ward are to be further considered in conjunction with a review of strategies already initiated to address antisocial behaviours within the John Maloney park precinct.

Consultation

Each proposed Safer Citizens urban design project is developed following internal and external consultation with relevant stakeholders.

Further consultation processes to be undertaken in implementing these initiatives will include;

- Public notices with details of projects seeking public comment.
- Distribution of letters to local communities seeking comment (with a reply prepaid envelope) for return to the City, where appropriate.
- Liaison with Safer Citizens Working Group and Precinct Teams.
- Further consultation with internal business units as appropriate.

Comment

The proposed projects support the overall objectives of the urban design component of the Safer Citizen Program by;

- Positively impacting on antisocial behaviours in designated areas.
- Focusing on issues of safety, security and natural surveillance and;
- Maintaining a high level of commitment to urban design initiatives.

Statutory Compliance

Nil

Strategic Implications

The recommended initiatives are congruent with the objectives of the City's (draft) Strategic Plan; Goal 2 Healthy Communities, Strategy 2.4 Support Safe and Secure Communities.

Urban design projects aim to minimise anti social behaviour and contribute to the designing out of features that contribute to community crime and security concerns.

Policy Implications

Nil

Financial Implications

As previously stated, Council has approved a budgetary allocation of \$70,000 for Safer Citizens urban design projects in the 2001/2002 financial year.

The total cost of these proposed urban design projects is \$69 300.

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSES the Safer Citizens Program Urban Design Demonstration Projects as follows:

Location	Ward	Proposed Work	Cost
Shamrock Park- Shamrock Court and walkway between Valkyrie Place and Gretal Crt Two Rocks	North	Light playground area with tower lighting. Install vandal proof pole lighting along walkway. Thin shrubby southeast corner to increase natural surveillance	9,900
Leemans Landing , Two Rocks	North	Install look, lock, leave signage	275
The Spot, Two Rocks	North	Install look, lock, leave signage	275
Mindarie Keys- Toilet Block	Coastal	Thin shrubby and landscape rear of toilet block.	5,500
Serpentine Gardens, Serpentine Park. Clarkson	Hester	Community event and letter drop on values of crime prevention through environmental design and reduction in density of shrubby to northwest corner of park.	5,500
Banfield Gardens, Clarkson (walkway)	Hester	Removal of walkway limestone and timber lap fencing and trimming of vegetation to limit anti social behaviour	1,650
Lake Gngara-Toilet Block	Central	Assist with the cost of the demolition and removal of toilet block	5,500
Wanneroo Show Grounds- Toilet Block	Wanneroo	Toilet block upgrade to increase opening hours and deter anti social behaviour.	5,500
Lake Joondalup Toilet Block	Wanneroo	Toilet block upgrade to increase opening hours and deter anti social behaviour	5,500
Wanneroo Show Grounds- Skate Park	Wanneroo	Additional Security Lighting	4,950
Noel Crt, Wanneroo- Walkway	Wanneroo	Standard security pole lighting in laneway	3,300
Hainsworth Park	South	Security Pole Lighting	4,950
Liddell Reserve, Girrawheen-Toilet Block	South	Toilet block upgrade to increase opening hours and deter anti social behaviour	5,500
Rochford Way, Brenock Way, Shalford Way Girrawheen	South	Partnership with New North for a project in Girrawheen	11,000

CD14-04/02 Requests for Donation and Waiver of Fees and Charges

File Ref:	08032
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachments:	2

Issue

Consideration of community requests for donations and the waiver of fees and charges for 9 April 2002.

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:

- Ms Doreen Carter for a waiver of fees (or partial contribution) for the Chi Dynamics group using the Senior Citizens Centre, 936 Wanneroo Road,
- Australian Medical Procedures Research Foundation for a donation to the Northam Rehabilitation Campus.

Each of these applications is summarised on the following pages, along with an assessment and recommendation. Letters of application are attached, (**see Attachments 1 and 2**).

A further request was received from Wider Horizons Action Group but with insufficient information to make a decision at this time. A further report will be presented to Council once this information is provided.

Applicant	Event/Activity to be supported	Amount requested	Assessment and Recommendation
Ms Doreen Carter – Chi Dynamics	A waiver of fees (or partial contribution) for the Chi Dynamics group using the Senior Citizens Centre, 936 Wanneroo Road. The group has increased in number from 7 to 16 and would like to move from Activity Room 1 to the Lesser Hall.	\$1,205.88 Or partial contribution	It is recommended that this donation not be approved, given that: <ul style="list-style-type: none"> • Current participants in the Chi Dynamics are not required to pay an attendance fee. Participants are requested to make a donation (usually \$4.00-\$5.00) but this is not compulsory • A minimal attendance fee paid by all participants would assist in this matter. For example, a \$3.50 fee paid by an average 10 participants for 52 weeks of the year would result in income of \$1,820.00. • RECOMMENDATION: That Council DOES NOT SUPPORT a donation of \$1,205.88 or partial contribution to Ms Doreen Carter for a waiver of fees for the Chi Dynamics group using the Senior Citizens Centre, 936 Wanneroo Road.
Australian Medical Procedures Research Foundation	Donation to the Northam Rehabilitation Campus, operating as a Naltrexone treatment facility for 18 patients in residence.	\$2,000.00 Or partial contribution	It is recommended that this donation not be approved, given that: <ul style="list-style-type: none"> • The Northam Rehabilitation Campus is outside the City boundaries, • The City has had little or no involvement with the Rehabilitation Centre and its activities in the past. • RECOMMENDATION: That Council DOES NOT SUPPORT a donation of \$2,000.00 or partial contribution to Australian Medical Procedures Research Foundation for the Northam Rehabilitation Campus.
	Total Amount Requested	\$3 205.88	

Consultation

Nil

Comment

A brief summary of the dollar value of each application received and consequent recommendation is provided below.

Applicant	Amount Requested	Recommendation
Ms Doreen Carter – Chi Dynamics	\$1,205.88 Or partial contribution	NOT SUPPORT: \$1,205.88
Australian Medical Procedures Research Foundation	\$2,000.00 Or partial contribution	NOT SUPPORT: \$2,000.00

Statutory Compliance

Nil

Strategic Implications

Nil.

Policy Implications

Nil

Financial Implications

Financial implications associated with this round of donation requests are provided below.

Total Budget 2002/2002 – Waiver of fees and charges and donations	\$20,000.00
Amount expended to date:	\$19,702.37
Available Funds (as at 26 February 2002)	\$297.63
Impact of approval of ALL applications	\$3,205.88 [Remaining Funds: Nil, over budget \$2 908.25]
Impact of approval of RECOMMENDED applications	\$0.00 [Remaining Funds \$297.63]

Council is asked to note that the 2001/2002 budget of \$20,000.00 for donations and waivers of fees and charges is almost totally expended.

Consideration of this matter will be addressed in a further report to Council at another meeting.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **DOES NOT SUPPORT a donation of \$1,205.88 or partial contribution to Ms Doreen Carter for a waiver of fees for the Chi Dynamics group using the Senior Citizens Centre, 936 Wanneroo Road.**
2. **DOES NOT SUPPORT a donation of \$2,000.00 or partial contribution to Australian Medical Procedures Research Foundation for the Northam Rehabilitation Campus.**

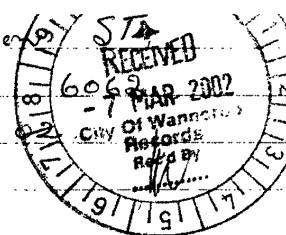
ATTACHMENT 1

-5- 13 Sanders

City of Wanneroo Embleton

Note	DOCUMENT REGISTRATION
Act	File Ref 08032
Att	Folio No 12.11.1
	Officer Linda Illingworth

5 3. 02



Dear Mr O'Regan

Being an Instructor of Chi Dynamics teaching from activity room 1 in the Civic Centre Wanneroo, I wish to ask for a reduction in the fee charged for the Lesser Hall.

Chi Dynamics is an ancient Chinese art of breathing techniques practised for health & well being of a person, or group of people.

We have a few more people joined our group & the small room which has tables & a number of chairs has left us somewhat cramped.

We are hoping to move to the lesser hall which allows us more room for our movements.

We operate on a donation system which brings in minimal profit which we use to run workshops to help others.

We are also members of the Healing Chi Assoc. of Australia a non profit group set there to help people with Cancer, M.S., arthritis etc.

I along with four assistant Instructors on request ran a free workshop at Wanneroo Civic Centre last year, to give as much individual instruction as possible.

Also I travel from Bayswater up to Wanneroo to run a class in the kitchen area & need to cover petrol costs.

A reduction in fee would help especially if class falls off during winter. - to keep us going to promote good health.

In a few occasions last year I was out of pocket.

Yours Sincerely
Doreen Carter

HEALTH, ENERGY & VITALITY



CHI DYNAMICS can give you all of these

Learn an ancient Chinese Art of Breathing which can improve your health,, reduce your stress and increase your inner health and well being. it's so easy to help yourself to better health - do it TODAY!

Call Doreen on Tel. 9271 1580 for details

CHI Dynamics

DATE: Mondays

TIME: 7.30pm - 9.00pm

PLACE: Senior Citizens Centre, 936 Wanneroo Road, Wanneroo
next to Wanneroo Community Hall

CHI DYNAMICS CLASSES

SIFU ANTHONY WEE
MURDOCH PINES GOLF & REC. PARK
FOR CLASSES AND HEALING (BY APPOINTMENT)
Ph. 93103199 0402108602 (ROBYN)

IRENE HILL
COTTESLOE & PALMYRA
Ph. 93395782

GLENYS & ERIC BROWN
WILLETTON
Ph. 94570502

SHANE FRANCIS
MELVILLE, KALAMUNDA, INNALOO,
WILLAGEE. (also WU MEI KUNG FU)
HEALING AND PRIVATE LESSONS
Ph. 0417175303 93373664

GILL NUNN
SCARBOROUGH, KALAMUNDA,
INNALOO, WILLAGEE.(inc. TAI CHI)
Ph. 0407470678 93373664

ALEX LIM
BOORAGOON, NTH. FREMANTLE,
MAYLANDS, BENTLEY, KENSINGTON.
Ph. 0418913838

VERA PEARCE
SCARBOROUGH, WILLAGEE.
(inc. TAI CHI)
Ph. 94572478

ROBYN HUDSON
SIR CHARLES GARDINER HOSPITAL,
MURDOCH PINES.
Ph. 0402108602

DOREEN CARTER
WANAROO, EMBELTON.
Ph. 92711580

LYN FINLAY
TRINITY SCHOOL FOR SENIORS
Ph. 93313086

GLEN TOURNAY
MANDURAH
Ph. 95351236

CANDY GORDON
KALAMUNDA
Ph. 92931207

TERRY TAYLOR
PRIVATE CLASSES AND HEALING
MANDURAH
Ph. 95818440 0417184726

WEB SITE : healingchi.org
EMAIL : sifu@healingchi.org

THIS LIST OF AUTHORISED INSTRUCTORS CURRENTLY TEACHING IS
UPDATED REGULARLY. FOR CHANGES TO CLASSES OR NEW CLASSES
CONTACT THE INSTRUCTOR OR THE CHI DYNAMICS ACADEMY / HEALING
CHI ASSOCIATION HEADQUARTERS AT MURDOCH PINES GOLF AND
RECREATION PARK AT 24 BAKER CT. NORTH LAKE, OR P.O.2156 KARDINYA
6163, tel. 93103199.



Australian Medical Procedures Research Foundation

Research and Development City of Warreroo Medical Procedures

<input type="checkbox"/>	Note
<input checked="" type="checkbox"/>	Act
<input checked="" type="checkbox"/>	Att

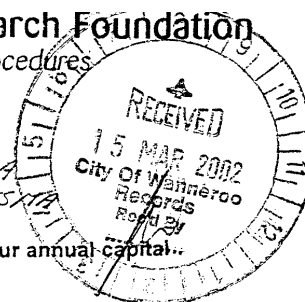
DOCUMENT REGISTRATION S

File Ref 08032

Folio No 120644

Officer HOPE LEDESMA

ENV SENT H-LEDESMA



Dear Sir or Madam

I am writing to ask you for your financial support to help us meet our annual capital repayment for the Northam Rehabilitation Campus.

We have approximately sixty families who have made annual donations of \$1000 to \$5000 which enabled us to purchase the Old Northam Hospital and Nurses Quarters two years ago. Our next re-payment of \$100,000 is due in late March 2002 and our final payment of \$100,000 is due in March 2003.

Please return the enclosed form with the addressed envelope to indicate the budget you can make to us this year, so we can plan our budgeting by 20th March 2002 (All donations are tax deductible).

Thank you for your continued support
Yours sincerely

Dr George O'Neil

SUMMARY OF PROGRESS- Perth Naltrexone Clinic

- 5th year of service to West Australians
- >3000 patients presenting for Naltrexone
- Oral Naltrexone licensed and available by the West Australian Government
- Deaths from heroin have changed from 90p.a. in 1997 to approximately 30 p.a. in 2001
- We have successfully used implantable Naltrexone for the past 18 months. (Designed by us in Perth). This has changed the success rate for those giving up heroin from 5% for a single detox to 98% heroin free at 6 months.
- Our treatment is now useful to Australians and is also being trialled overseas (UK)
- The Northam Rehabilitation Campus has been accepting patients since June 2001.

PROGRESS REPORT – Northam Rehabilitation Campus

- 18 patients in residence (open eight months) (All treated for heroin addiction with implantable Naltrexone)

Current Support Staff

Dr Tony Zdravko	Trained as a Psychiatrist	Mr David Stewart	Engineer
Mr Peter White	House Parent	Mrs Gloria White	House Parent
Mr Keith Hornung	Chaplain Perth	Mr Peter Mitchell	House Manager
Trainee Staff	Five recovered ex – patients		

All donations \$2 and over are tax deductible (Licence No. DGR 900444501)

Medical Procedures Research Pty Ltd ABN 96 812 187 521 as trustee for Australian Medical Procedures Research Foundation (AMPRF)
65 Townshend Road Subiaco 6008 Western Australia Phone (08) 9381 6960 Fax (08) 9388 7073 email: amprf@global.net.au
Charitable Collections Licence No. 20345

**CAPITAL REPAYMENT 2002
NORTHAM REHABILITATION CAMPUS**

This is to confirm I am making a donation before 31st March 2002 for:
Please tick amount.

- \$100
- \$200
- \$1000
- \$2000
- OTHER

▪ Attached is my cheque for -----

▪ My credit Card details are :

Card Type -----

Account Number-----

Expiry Date-----

Cardholder's Name-----

Signature-----

I hereby authorise the following monthly payment from my credit card
Rather than a single payment this year.

MONTHLY PAYMENT-----

No of Payments-----

If unable to make a donation before 31st March 2002, I expect to send a
cheque by

Date----- Value-----

SIGNATURE-----

Chief Executive Office

Mayor and Elected Members

CE01-04/02 Report of the Strategic Review – Second Stage Response

File Ref:	01139/62506
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachments:	1

Issue

Consideration of recommendations contained in the Report of the Strategic Review into the City of Wanneroo, prepared by the Department of Local Government and Regional Development.

Background

At the Ordinary Council Meeting of 27 November 2001, a Report was presented on the administrative recommendations resulting from the final Report of the Strategic Review Panel into the City of Wanneroo (**Refer to Attachment 1**).

Council resolved to:

- "1 Note the Recommendations contained in the Report of the City of Wanneroo Strategic Review, and note that copies have been made available for viewing at Council libraries and at the Administrative Centre.*
- 2 Endorse the administrative recommendations as detailed in Attachment 1, as a response to the issues raised in the Strategic Review.*
- 3. Agree to consideration of a second stage response to the Strategic Review to be undertaken in the context of the review of the Code of Conduct at the Policy Forum in February 2002."*

Detail/Comment

At the Policy Forum dated 26 March 2002, the Chief Executive Officer facilitated discussions on the second-stage response towards the recommendations raised in the Report of the Strategic Review. The presentation to the Policy Forum had been delayed until March because of the need to prioritise other issues for discussion at the February Policy Forum.

The comments of Council Administration on the outstanding issues in the Strategic Review Report are set out as follows:

Panel Recommendation	Comment
1. Elected Members accept there are personality differences, the negative impacts of which need to be minimised by professional conduct and behaviour.	The issue is addressed in Council's Code of Conduct, which is being reviewed and is subject to a separate report to Council.
2. All Members must adhere strictly to the Standing Orders when in Council	The Standing Orders Local Law requires that all Council meetings be governed by it. This is the established practice of Council.
4 Council undertakes a team building exercise to strengthen relationships.	<p>The strategic planning process, which included several workshops and the drafting of a set of corporate values, has helped develop a more general sense of teamwork.</p> <p>Elected Members and staff have also undertaken a variety of social and organisational activities which have indicated that Council is more generally operating as a team.</p>
5. That in addition to regular briefings to Councillors on the functions and strategic direction of each Directorate, specific strategic workshops be conducted for the Community Development Directorate to provide Councillors with a comprehensive understanding of diversity and nature of its services and functions and personnel.	Through the development of Council's strategic plan, Council sets the direction for each directorate. Directorate business plans including Community Development have been presented to Council and this process will continue through the presentation of Directorate budgets.
6. Council undertake an intensive review of the Code of Conduct to incorporate local attitudes and so enhance elected member ownership of the code. Guidelines to the Code should be developed as of this review.	<p>Council is reviewing of the Code of Conduct in a separate report to Council. The proposed Code of Conduct includes a variety of new provisions.</p> <p>The establishment of appropriate values in the strategic plan will also assist this review.</p>
7. Council puts in place a disciplinary committee consisting of three independent people which would consider allegations of breaches of the code of conduct.	<p>A disciplinary committee is not considered to be necessary if the Code of Conduct is applied. There are also other means of investigation such as through the Department of Local Government.</p> <p>Local governments with few exceptions do not have in place any disciplinary mechanism in their Code of Conducts.</p>
8. Council adopt the format for staff reports as outlined in the package: Agendas and Minutes: Support Documents for Western Australian Local Government (Version 2)	<p>Documentation for Agendas and Minutes reviewed during development and implementation of the Romark Reporting System.</p> <p>Council Minutes and Agendas now exceed the requirements of the Department of Local Government.</p>

Panel Recommendation	Comment
<p>9. Council undertake a three-months trial during which time a set period of perhaps two hours in the day before the ordinary meeting of Council would be set aside by the Directors to answer councillor's questions regarding issues in the agenda.</p>	<p>The CEO and Directors are available to meet Elected Members between 4 – 6.00pm every Monday prior to the Council Briefing.</p> <p>This initiative commenced from Monday, 17 September 2001.</p>
<p>10. The CEO gives a high priority to overcoming the electronic communication problems being experienced by some elected members.</p>	<p>A further review of elected member computing needs has been undertaken.</p> <p>Administration has now introduced a Councillors Home-page on the City's Web-site. Elected Members are now offered the option of the City meeting the cost of an ISP address.</p>
<p>11. Some issues regarding Public Question Time to be reviewed.</p>	<p>Public Question Time appears to be operating well and is well supported by the community.</p>
<p>12. Councillors Question Time to be removed from the agenda.</p>	<p>A recommendation in support of this proposal was adopted by Council at its meeting on 19 March 2002.</p> <p>An amendment to Standing Orders to remove Councillors Question Time will be subject to Public Submissions.</p>
<p>13. Councillors be required to stand when speaking to a motion or addressing the Chair.</p>	<p>It is not considered necessary that Councillors stand. Standing Order 11.3 provides that they shall be heard without disturbance and the microphone light indicates which councillor is speaking.</p> <p>It should also be noted that the current sound system in the Chamber would not suit Councillors standing.</p>
<p>14. Council develops a policy for the acceptance of late amendments to recommendations.</p>	<p>It is difficult to further develop Council current policy in this regard without restricting Elected Members ability to be able to respond to information raised during the debate on an item which may give rise to the need to pose an amendment.</p> <p>Administration has amended the current procedure to when possible provide copies of amendments/ alternative motions to the public.</p>
<p>15. That the Deputy Mayor be seated with the rest of the Councillors instead of alongside the Mayor.</p>	<p>Deputy Mayor Salpietro has moved to sit with other Councillors.</p>
<p>16. Councillors undertake training in meeting procedure, including the effective use of Standing Orders.</p>	<p>An Interactive Workshop has been scheduled for Elected Members on the Monday 6th May 2002.</p>
<p>17. That a projection screen be provided so that</p>	<p>A large screen has now been installed which increases</p>

Panel Recommendation	Comment
all participants in a council meeting are informed about the motion that is subject to a vote.	clarity of projection. Listed for consideration in the draft 2002/03 Budget is the provision of two large screen televisions to further assist the gallery read the motion that is subject to the vote.
18. That Council develops a training strategy and provides adequate funding in Budget.	Policy on Elected Member Conference and Training adopted at Council Meeting on 5 November 2001.
19. That Councillors continue to avail themselves of all opportunities to undertake training to ensure they are adequately prepared for their role.	Several Elected Members have attended a variety of training courses including the WALGA Elected Members Training Modules.
20. A more formal meeting process is adopted for the policy forum sessions, particularly in relation to identifying and prioritising the issues and topics to be included in the Agenda. Simple notes from the sessions should be compiled and distributed to all.	Status report of Projects and Policies presented to Council at the Policy Forum. Policy Forum notes have been improved to provide more detail.
21. A more flexible process be adopted for the briefing sessions to allow councillors the opportunity to provide comment and seek clarification on issues.	Briefing Sessions seem to be operating well, Elected Members are highlighting items at briefing sessions that require further information. Council to provide comment
22. Council undertakes a complete review of the CEO performance appraisal process.	CEO contract provides clear performance targets and method of conducting performance appraisal. CEO's performance linked to the strategic plan and is reviewed by Council.
23. Provision for councillor input be included in the performance appraisal process for senior staff.	Directors performance reviews now include a provision for Elected Member feedback. Elected Members are not involved in performance appraisals of Managers as they are not designated as Senior staff under the provisions of the Local Government Act.
24. Council request the local newspaper to document the facilities provided for elected members and give the community the opportunity to pass judgement.	Improvements to the elected members area have been carried out. No benefit is seen in the documentation of the facilities for the media. Members of the public can always be provided with a tour of these improvements if a request is made.

In summary it is considered that all of the listed recommendations in the Report of the Strategic Review have been addressed. The Report contains a number of other comments and suggestions from the Panel. Individual Elected Members may wish to raise these at the Council meeting.

Consultation

Elected Members comments on the consolidated recommendations were provided at the Policy Forum dated 26 March 2002.

Statutory Compliance

Statutory provisions exist under the Local Government Act (1995) for issues relating to Council standards and meeting practices.

Strategic Implications

The implementation of the recommendations of the Strategic Review Report support the fourth goal of Council's Strategic Plan, which is to *"create a culture that is committed to corporate learning, evaluation and proper management....."*

Policy Implications

Relates to the review of the Code of Conduct.

Financial Implications

Current financial year NIL.

Voting Requirements

Simple Majority

Recommendation

That Council

- 1. AGREES that Councils response to the Strategic Review Report is now complete and that its twenty-four (24) consolidated Recommendations have been, or are being, resolved to the satisfaction of Council;**
- 2. WRITES to the Members of the Strategic Review Panel and the Department of Local Government advising of Councils response to the recommendations and thanking them for their participation in the Review.**

Report of the Strategic Review – Recommendations

File Ref: 01139/62506
Responsible Officer: Chief Executive Officer
Disclosure of Interest: Nil

Issue

Consideration of the Recommendations of the final Report of the Strategic Review Panel into the City of Wanneroo.

Background

Early in 2001 the City of Wanneroo requested a Strategic Review Program to review the operations of Council. This was considered essential for any organisation, but particularly for a comparatively new organisation, seeking continuous improvement in its business practices and standards.

The peer review panel members were: Mr Stephen Cole, Chairman (Department of Local Government); Mayor Peter Passeri (City of Belmont); Mr Bob Smillie (Local Government consultant, & former CEO, Town of Kwinana); and Mr Darrell Forrest, Department of Local Government, Executive Officer.

The Terms of Reference of the Review Panel was to review the operations of Council, with particular reference to the –

- 1 Effectiveness of communication to the community re Council operations and decision-making process.
- 2 Nature and effectiveness of the working relationship between elected members.
- 3 Nature and effectiveness of the working relationships between senior staff and elected members.
- 4 Appropriateness and operation of the code of Conduct.
- 5 Quality of information and advice to elected members.
- 6 The conduct of council meetings and operation of Standing Orders.
- 7 Training and induction for elected members.
- 8 Effectiveness of decision-making structures.
- 9 Any other matters which may arise during the course of the review.

The final Report of the Strategic Review Panel was distributed to elected members on 2 November 2001, together with a memorandum from Mayor Jon Kelly and the Acting Chief Executive Officer noting that a report on the administrative aspects of the review would be presented to Council on 27 November 2001.

Detail

The procedure adopted for the Review was:

- An initial meeting with the Mayor, CEO and Chairman of the Review Panel to clarify the process of the review and develop the Terms of Reference;
- Confidential feedback forms were distributed to all councillors and senior officers for completion;
- The Chairman attended an ordinary meeting of Council on 27 February 2001;
- During visits to the City from 6-9 March 2001 –
 - a joint interview was conducted with the Mayor and the CEO;
 - individual interviews were conducted with 15 councillors and six senior officers;
 - the Review Panel observed the proceedings of a Policy Forum Session on 6 March 2001.
- A draft report was prepared for discussion in April 2001.
- Elected members and senior staff were given the opportunity for further meetings with the Panel after the release of the draft report.
- The final Report was prepared and released on 2 November 2001.

Section 7 of the Report details outcomes of assessment against each of the Terms of Reference, and includes Recommendations to enhance the policies, procedures and practices of Council. A table of all the Recommendations is included at Appendix 1.

This Report outlines the progression of the administrative recommendations. It is suggested that all other aspects of the Recommendations are reviewed at a later date as part of the Code of Conduct.

Consultation

The Peer Review Panel consulted with the Mayor, elected members, the CEO and senior staff. Although public comment was not sought, individuals took the opportunity of discussing the Terms of Reference with the Chief Executive Officer.

Comment

It was acknowledged in the Report of the Strategic Review (1(4)), that it is a weakness in the local government sector that reviews of the overall performance of a Council and its administration have not been a high priority. The City of Wanneroo was commended for its action in being prepared to participate in a review.

Overall the Panel acknowledged the achievements and performance of the City in a period of learning and growth. The Report does highlight a number of areas where Council and Administration can work together to improve its reporting, standards and practices.

The expectation of the review was that it would highlight areas where Council is performing well, and identify areas to be addressed. Whilst the administrative aspects of the Report can be considered immediately, other aspects are best considered in the context of Council's Code of Conduct Review planned for February 2002.

It is recommended that copies of the Final report are made available to the public at Council Libraries and at the Council Administration Centre.

Statutory Compliance

Statutory provisions exist under the Local Government Act (1995) for issues relating to Council standards and meeting practices.

Strategic Implications

It is recommended that a Training Strategy for elected members is included in the Strategic Plan.

Policy Implications

Code of Conduct & Standing Orders to be reviewed.

Financial Implications

Current financial year – Nil. Increase in training budget may be required in the future.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTE the Recommendations contained in the Report of the City of Wanneroo Strategic Review, and note that copies have been made available for viewing at Council libraries and at the Administrative Centre.**
- 2. ENDORSE the administrative recommendations as detailed in Attachment 1, as a response to the issues raised in the Strategic Review.**
- 3. AGREE to consideration of a second stage response to the Strategic Review to be undertaken in the context of the review of the Code of Conduct at the Policy Forum in February 2002.**

(Attachment 1 Referred to in Recommendation 2)

Recommendation				Proposed Action	Responsibility
ToR		Council	Administration		
2	1. Elected Members accept there are personality differences, the negative impacts of which need to be minimised by professional conduct and behaviour.	✓			Council.
	2. All Members must adhere strictly to the Standing Orders when in Council	✓			Council
	4 Council undertake a team building exercise to strengthen relationships.	✓		A focus group established as part of the strategic planning process to develop corporate values. Other actions to be considered in context of Code of Conduct Review.	Council
3	5. That in addition to regular briefings to councillors on the functions and strategic direction of each Directorate, specific strategic workshops be conducted for the Community Development Directorate to provide councillors with a comprehensive understanding of diversity and nature of its services and functions and personnel.		✓	Following the appointment of a new Director, Community Development, a request will be made that this action is undertaken as part of an overall review of the role and functions of the Directorate. Through the development of Council's strategic plan, Council will set the direction for Community Development.	CEO/Community Development
4	6. Council undertake an intensive review of the Code of Conduct to incorporate local attitudes and so enhance elected member ownership of the code. Guidelines to the Code should be developed as of this review.	✓		Intensive review of the Code of Conduct, after the Strategic Planning Cycle is finalised. Scheduled for February 2002. The establishment of appropriate values in the strategic plan will assist this review.	Council/Governance

Recommendation		Proposed Action		Responsibility
ToR		Council	Administration	
	7. Council puts in place a disciplinary committee consisting of three independent people which would consider allegations of breaches of the code of conduct.	✓		To be discussed during the review of the Code of Conduct by Council Council
5	8. Council adopt the format for staff reports as outlined in the package: Agendas and Minutes: Support Documents for Western Australian Local Government (Version 2)		✓	Documentation for Agendas and Minutes reviewed during development and implementation of the Romark Reporting System. Minutes are currently under review with a view of completion by 18 December 2001. Governance.
	9. Council undertake a three-months trial during which time a set period of perhaps two hours in the day before the ordinary meeting of Council would be set aside by the Directors to answer councillor's questions regarding issues in the agenda.		✓	A two hour meeting session for the Monday immediately before a Briefing Session. The initiative commenced from Monday, 17 September 2001. A Memorandum detailing the initiative was sent to elected members on 7 September 2001. Review in December 2001. Acting CEO.
	10. The CEO give a high priority to overcoming the electronic communication problems being experienced by some elected members.		✓	Seek direction from Council on whether to incorporate a session prior to the Ordinary Meeting of Council. A further review of elected member computing needs is being undertaken. A questionnaire has been circulated to elected members on the subject by the Director of Corporate Services. Corporate Services
6	11. Some issues regarding Public Question Time to be reviewed.	✓		Council
	12. Councillor Question Time to be removed from the agenda.	✓		Council

ToR	Recommendation			Proposed Action	Responsibility
		Council	Administration		
	13. Councillors be required to stand when speaking to a motion or addressing the Chair.	✓			Council
	14. Council develop a policy for the acceptance of late amendments to recommendations.		✓	Policy/Procedure to be developed.	Council/Governance
	15. That the Deputy Mayor be seated with the rest of the councillors instead of alongside the Mayor.	✓		Deputy Mayor Salpietro has moved to sit with other councillors.	Complete.
	16. Councillors undertake training in meeting procedure, including the effective use of Standing Orders.	✓		Training Program to be offered to elected members.	Council/Governance
	17. That a projection screen be provided so that all participants in a council meeting are informed about the motion that is subject to a vote.		✓	Implemented. System to be reviewed.	Governance
7	18. That Council develops a training strategy and provide adequate funding in Budget.	✓	✓	Policy on Elected Member Conference and Training adopted at Council Meeting on 5 November 2001.	Complete.
	19. That councillors continue to avail themselves of all opportunities to undertake training to ensure they are adequately prepared for their role.	✓			Council
8	20. A more formal meeting process is adopted for the policy forum sessions, particularly in relation to identifying and prioritising the issues and topics to be included in the Agenda. Simple notes from the sessions should be compiled and distributed to all.		✓	For Review. Work programs are being presented to the Policy forum which help establish work principles. Basic notes distributed highlighting changes to Agenda Items arising out of the Briefing..	Governance.

Recommendation				Proposed Action	Responsibility
ToR		Council	Administration		
	21. A more flexible process be adopted for the briefing sessions to allow councillors the opportunity to provide comment and seek clarification on issues.	✓		Flexibility introduced. Guidelines to be reviewed after distribution of findings by the Department of Local Government and Regional Development on the role of Council Briefing Sessions..	Council/Governance.
9	22. Council undertake a complete review of the CEO performance appraisal process.	✓		In conjunction with appointment of CEO and finalisation of contract.	Council
	23. Provision for councillor input be included in the performance appraisal process for senior staff.		✓	Performance Appraisal process for Directors to be reviewed to include a provision for Council feedback and clear links to the strategic plan.	CEO
	24. Council request the local newspaper to document the facilities provided for elected members and give the community the opportunity to pass judgement.	✓		Recent alterations to the elected members area include: - refurbishment of the Council's reading room. - Office for the Deputy Mayor - refurbishment of the entry area.	Council

General

CE02-04/02 Code of Conduct Review and Adoption

File Ref: 7878
 Responsible Officer: Chief Executive Officer
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

To consider the adoption of a new Code of Conduct for Elected Members and Officers of the City of Wanneroo

Background

Council adopted the current Code of Conduct in June 2000. In accordance with the requirement of the Local Government Act 1995 and the Department of Local Government Strategic Review into the City of Wanneroo, Council has decided to review its current Code of Conduct.

Detail

Council conducted a workshop on development of a new Code of Conduct as part of the agenda for the Policy Forum meeting held on the 26th March 2002. Prior to this workshop Council's Mayor Jon Kelly circulated a discussion paper on subject of the Code of Conduct and requested submissions from Elected Members.

As a result of the workshop the proposed Code of Conduct as detailed in the Officers Recommendation be presented to Council for adoption.

The following table summarises the suggested changes:

Clause	Summary of Changes
Clause 1 Introduction	New introduction to include the new Corporate Values of the Strategic Plan.
Clause 2 Role and Function of Council	Expanded sub-clauses defining the role of the Council, Councillors, Mayor and Officers and a Commitment to Good Governance
Clause 3 Conflict of Interest	No significant changes from previous Code
Clause 4 Personal Benefit	Change in value of token gifts from a gift of more than \$20 or less than \$200 to a gift of more than \$50 or less than \$500.
Clause 5 Conduct of Councillors and Officers	New wording to sub-clauses relating to Personal Behaviour, Honesty and integrity, Members and Officers

	Relations & Teamwork and Cooperation. Additional sub-clause introduced relating to attendance at meetings.
Clause 6 Use of Council Property	New sub-clause introduced relating to Travelling and other expenses.
Clause 7 Corporate Information	New sub-clause introduced relating to confidential information and acknowledging Councils commitment to the development of successful partnerships with the community through community consultation. Introduction of a new sub-clause relating to Councillor Requests, Councillor Accessibility & Familiarisation with Issues.
Clause 8	New clause relating to Organisational Arrangements and Decision Making

Comment

The Code of Conduct meets all statutory obligations under the Local Government Act 1995 as well as incorporating the values of City's Strategic Plan.

As part of the workshop conducted with Elected Members amendments have been made to assist both the Elected Members and Administration ensure that the City of Wanneroo is an accountable role model of governance within the community.

Statutory Compliance

The Local Government Act 1995, Section 5.103 requires every local government to prepare and adopt a Code of Conduct and once adopted to review the Code 12 months after every ordinary election day. The Local Government Act also allows for regulations to be made to prescribe what should be included in the Code.

The Code of Conduct listed meets all legislative requirements.

Strategic Implications

The Code of Conduct is the primary tool that will be used by the organisation to bring to life the values of the organisation as expressed in the Strategic Plan.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council ADOPT the new Code of Conduct for Elected Members and Officers as detailed below:

CODE OF CONDUCT FOR ELECTED MEMBERS AND OFFICERS

1. Introduction

This Code of Conduct sets out the principles of good conduct and standards of behaviour, which are expected of Elected members and officers. Elected members and officers of the City of Wanneroo are expected to behave in a way, which conforms, to the highest standards of integrity, responsibility and fair dealing in the workplace, the Council, and in relations with the community and one another.

The Code establishes a guide to best practice for Elected Members and officers in the performance of their duties and responsibilities and prescribes conduct for Elected Members and officers to deliver the high ethical and moral standards in government expected by the Wanneroo community.

The Code is intended to assist Elected members and officers when the question arises “what is the right thing to do?”.

This behaviour should be consistent with Council’s values, which are:

Commitment and Proactive Approach:- We listen, understand and support each other.

Innovative and Creative Thinking:- We encourage a culture where our input and ideas are valued.

Courtesy, Honest and Respect:- We have respect and empathy for clients issues.

Quality Service:- We recognise and respond to the diversity that exists within our community.

The Code does not override or effect any legislation applicable to local government. The Local Government Act 1995 and its regulations generally leave it open to individual local governments to determine what matter should be covered by such a code. The following requirements are exceptions to this and all codes must specify:-

- A council member, committee member or employee cannot accept any gift, other than a token gift, from a person who undertakes, or is likely to undertake, business that requires any authorisation from the local government; a contract with the local government; or provision of a service to the local government.

- All chief executive officers of local governments are to keep a register of token gifts in which council members, committee members and employees must record details of any such gifts. (This does not include gifts: from relatives; dealt with under the Local Government (Elections) Regulations 1997; nor any gifts of hospitality specified by the local government as being unnecessary to record.
- Council members, committee members and employees must disclose any interest that would give rise to a reasonable belief that their impartiality would be adversely affected. This is in addition to the requirements of the Act with regard to financial and proximity interests. The requirements with regard to interests affecting impartiality applies to matters discussed at council or committee meetings which are attended by a party with such an interest, or to which such a party provides advice.

2. Role and Function of Council

2.1 The Council

The Council is the elected body responsible for the good government and strategic leadership in accordance with the Local Government Act 1995 (“the Act”). Council shall carry out its duties and responsibilities in the best interests of the community and ensure that services and facilities are provided equitably and in an efficient and effective manner. Elected Members and officers must at all times comply with the requirements of the Act.

The Council is responsible for formulating the vision and strategic directions of the City, policy making, setting Council’s priorities and objectives and performance review.

The community is entitled to expect that:

- the business of the Council is open and accountable, is conducted with efficiency and integrity and is committed to customer service;
- members and employees will accord with the spirit and letter of the law and act in accordance with all relevant legislation; and
- Council’s duty to the community will always be given absolute priority over the private interests of members and employees

2.2 The Role Of Elected Members

Elected Members have four primary roles:

- Represents the interest of electors, ratepayers and residents of the district;
- Provides leadership and guidance to the community in the district;
- Facilitates communication between the community and council;
- Participates in the local government’s decision-making processes at council meetings.

2.3 The Role Of The Mayor

The role of the Mayor encompasses leadership, representation and advocacy and ceremonial responsibilities. The Mayor represents the collective leadership of the Council and provides a symbol of democracy to the community. The Mayor provides an interface between the elected and appointed Chief Executive Officer of the Council.

Mayoral duties and responsibilities can be expressed as follows:

- Presides at meetings in accordance with this Act;
- Provides leadership and guidance to the community in the district;
- Carries out civic and ceremonial duties on behalf of the local government;
- Speaks on behalf of the local government;
- Performs such other functions as are given to the Mayor by this Act or any other written law; and
- Liaises with the CEO on the local government's affairs and the performance of its functions.

2.4 The Role Of Officers

The role of officers is:

- to implement policies and directives;
- to provide advice and professional expertise;
- to undertake the administrative and operational functions of Council; and
- to stimulate innovation and creative thinking in the service delivery to the community.

2.5 Commitment To Good Governance

Elected Members and staff shall at all times be mindful of their responsibility to maintain full and accurate records in the performance of their duties and unless confidentiality is essential ensure administrative and management practices are open and accountable is reliant upon:

- effective decision making processes;
- effective communication and information sharing with the community;
- a strong and consistent commitment to the establishment of effective consultation processes;
- accountable and transparent practices and behaviour;
- the development and nurturing of a professional relationship between the Council and its administration, which is based on mutual trust and open communication where different roles and responsibilities are recognised and respected; and
- demonstrated high standard of ethical conduct from Elected Members and officers.

3. Conflict and Disclosure of Interest

3.1 Conflict Of Interest

- a) Elected Members will ensure that there is no actual or perceived conflict or incompatibility between their personal interests and the impartial fulfilment of their public or professional duties, and either their personal interests or those of close associated persons."
- b) Employees will not engage in private work without the consent of the Chief Executive Officer.
- c) Members and employees will lodge written notice with the Chief Executive Officer describing an intention to undertake a dealing in land within the local government or which may otherwise be in conflict with the Local Government's functions (other than purchasing the principal place of residence). Annual returns shall be lodged with the Chief Executive Officer within 30 days of the 30 June each year.
- d) Employees who exercise any discretionary function must disclose the possibility of a conflict before exercising such discretion when dealing with immediate relatives or close friends.

Whenever possible, or if there is any doubt about an employee's ability to deal with a particular matter impartially, an employee in this situation will not deal with the matter. Disclosures will be made to the employee's Director, or to the CEO, when applicable, and the CEO will make disclosures to the Mayor.

- e) Employees and members will comply with the tender provisions of the Local Government (Functions and General) Regulations 1996 if tendering for a contract to be let by the City.

3.2 Disclosure Of Interest

Members and nominated officers:-

- a) Must disclose in a written return or at the relevant meeting, the nature of any interest, which may be in conflict with their public or professional duties.
- b) Will at all times declare an interest and refrain from participating in the decision-making process when dealing with matters on which the Council will make a decision or when preparing recommendations or motions for consideration by the Council.
- c) Whenever disclosure is required by legislation, recommended in this Code, or otherwise seems appropriate, it shall be made promptly, fully and in writing to the Chief Executive Officer prior to the meeting. In cases of urgency, disclosure of an interest should be made orally at the start of the meeting and confirmed in writing.

4. Personal Benefit

4.1 Use Of Confidential Information

Council is committed to open government and fairness in all its deliberations. In accordance with this commitment, Council shall consider all matters publicly, subject to a council report.

- a) Members and employees will not use confidential information to gain improper advantage for themselves or for any other person or body, in ways in which are inconsistent with their obligation to act impartially, or to improperly cause harm or detriment to any person or organisation including the council.
- b) Information of a confidential nature will not be communicated until it is no longer regarded as confidential. Confidential matters are defined as those listed under Section 5.23 (2) of the Local Government Act 1995.
- c) Members and employees shall always have regard to the above mentioned legislation and Council policies in respect to confidential information.

4.2 Improper Or Undue Influence

Members and employees shall not take advantage of their position to improperly influence other members or officers in the performance of their duties or functions, in order to gain undue or improper (direct or indirect) advantage or gain perculinary or otherwise for themselves or for any other person or body.

4.3 Intellectual Property

The title to intellectual property in all duties relating to contracts of employment will be assigned to the Local Government upon its creation unless otherwise agreed by separate contract.

4.4 Gifts & Bribery

Fee and reward is deemed to mean any financial gain, gift, act of hospitality or any other benefit.

- a) Elected Members and officers shall not seek or accept (directly or indirectly) from any person or body any immediate or future gift, reward, inducement or benefit, for themselves or any other person or body relating to their status with the Council, or their performance of any duty or work relating to the Council if:-
 - i) the fee or reward is offered in an attempt to interfere with any act, matter or thing to be done or performed by the Council aimed at a particular outcome by the person or body making the offer; or
 - ii) they feel that they may be compromised (either at the time of the offer or in the future) in the proper performance of their duties under the Act or any other statute.

- b) Gifts of a token kind or moderate acts of hospitality for themselves or for other persons or bodies may be accepted in appropriate circumstances.
 - i) “a token gift” means a gift of more than \$50.00 or less than \$500 in value; any token gift that is accepted must be recorded in the register of token gifts maintained by the Chief Executive Officer.
 - ii) “appropriate circumstances” shall not include hospitality or token gifts, which specifically relate to any tender, quotation or application for approval.
- c) Employees, other than the Chief Executive Officer or Directors, shall not accept moderate acts of hospitality without prior approval of the Chief Executive Officer or Director as appropriate.
- d) Patron memberships, honorary memberships or Board memberships which have a monetary value shall be declared in the Elected Members Annual Return.
- e) If any gift, reward or benefit is offered, disclosure will be made in a prompt and full manner to the Chief Executive Officer or Mayor in writing, which is to be placed in the appropriate register. This does not include any presentations received on behalf of the City of Wanneroo, which become the property of the City.
- f) Elected Members are to provide details of any disclosure of interest stating both the nature and extent of a non-financial matter that could possibly be subject to a claim of having had the impartiality of their judgement affected.

4.5 Electoral Candidates

- a) In accordance with the Local Government (Elections) Amendment Regulations 1998, Part 5A, Regulations 30A – 30J, all current Elected Members standing for re-election will ensure the full disclosure of gifts during the Election period into the City of Wanneroo Gifts Register.
- b) No member shall use the City’s resources, either human or physical, including photocopying, stationery or other physical resources during any part of an election campaign for a purpose, which may be construed as electioneering.

5. Conduct of Elected Members and Officers

5.1 Personal Behaviour

- a) Members and employees:
 - i. act, and be seen to act, properly and in accordance with the requirements of the law and the terms of this Code;
 - ii. perform their duties impartially and in the best interests of Local Government and the community, uninfluenced by fear or favour;
 - iii. act in good faith (i.e. honestly, for the proper purpose and without exceeding their powers) in the interests of the Local Government and the community;

- iv. make no allegations or public comments which are improper or derogatory (unless true, in the public interest), and refrain from any form of conduct, in the performance of their official or professional duties, which may cause any reasonable person unwarranted offence or embarrassment; and
- v. Always act in accordance with their obligation to the council and not publicly reflect adversely upon any decision of council or the Executive;
- b) Members shall represent and promote the interests of the community as a whole, while recognising their special duty to their constituents.
- c) Members will act and be seen to act, at all times when in Council buildings and properties, in a manner that will not bring the City into disrepute.

5.2 Honesty And Integrity

Members and employees will:

- a) Observe the highest standards of honesty and integrity, and avoid conduct which might suggest any departure from these standards;
- b) Bring to the notice of the Mayor or the Chief Executive Officer any dishonesty or possibly dishonesty on the part of any other Elected Member or employee."
- c) Be frank and honest in their official dealing with each other.

5.3 Member And Officer Relations

- a) Elected Members and officers shall demonstrate mutual respect and understanding in relation to their respective roles, functions and responsibilities. Members should:
 - i. acknowledge and accept their role as community representatives, providers of vision and leadership; and responsibility for policy making and performance review;
 - ii. acknowledge that the Chief Executive Officer is responsible for staffing and resources and all matters relating to the operational management of the City;
 - iii. acknowledge that members have no place or authority to individually direct officers to carry out particular functions and duties and therefore, all matters relating to Council officers must be referred directly to the Chief Executive Officer;
 - iv. refrain from using their position to improperly influence officers in their duties or functions or to gain an advantage for themselves or others; and
 - v. refrain from criticising an officer in a manner that may discredit that officer's professional competence and reputation.
 - vi. Elected Members may however, exercise their rights as private residents of the City to approach Council staff in the same way that any other residents may, and

will receive the same level of service. Requests by Elected Members for action to be taken or for information over and above that which is available to the general public must be made through the Chief Executive Officer, relevant Director or Manager.

- b) Officers, being cognisant of their role and the role and responsibilities of elected members shall:
 - i. accept and respect the rights and obligations vested in members under the representative system of local government;
 - ii. at all times conduct themselves professionally in all dealings with Elected Members;
 - iii. ensure that all issues are addressed with the highest level of proficiency and loyalty to the organisation; and
 - iv. ensure that they operate within the limitations of the delegations and authorities vested in them.
 - v. refrain from criticising the Mayor or an Elected Member in a manner that may discredit that Elected Member's professional competence and reputation.
- c) Elected Members and officers shall recognise that the collegiate nature of decision making under the existing system of local government means that a member's decision making function may only be exercised in properly constituted forums and collectively by Council resolution. Decisions made by the Council shall at all times be accorded their legitimacy and authority.
- d) The Chief Executive Officer shall not be fettered or impeded from carrying out the responsibilities conferred by section 5.41 of the Act to the best of his or her ability. The role of the elected member does not extend to the management of staff, which is the role of the Chief Executive Officer and senior management. Members should recognise they do not have an "as of right" authority to give directions to officers.

Officers are accountable to the Council through the Chief Executive Officer and therefore, it is imperative that all requests for any action be directed through the Chief Executive Officer.

5.4 Teamwork And Cooperation

- a) Elected Members and officers shall demonstrate a team approach towards the Corporate Management Team, other members and other staff, recognising the political role of the Council and the importance of supporting the corporate structure of the executive administration.
- b) Officers shall demonstrate loyalty and commit to the unconditional acceptance and support of all decisions made by the Council and the Corporate Management Team. Officers shall at all times respect and maintain confidentiality when being privy to confidential information in the performance of their duties.

- c) Elected Members and officers shall recognise the importance of maintaining positive relations and adopt a partnership approach towards the common visions and objectives of the organisation. In particular, it is essential, and in the best interests of the community, that Elected Members and officers work together to resolve problems.

5.5 Performance Of Duties

Whilst on duty, officers shall give their whole time and attention to Council business and ensure that their work is carried out efficiently, economically and effectively, and that their standard of work reflects favourably both on them and on the Local Government.

Elected Members will :-

- a) Attend all meetings of Council and committees to which they are appointed, unless they have previously been granted leave of absence by resolution of Council, or for reasons of illness tender an apology. In the event of a delegate being unable to attend any committee or council responsibility, they shall inform the deputy delegate in time to attend.
- b) With the exception of a convenience break, an Elected Member shall not withdraw from a duly constituted meeting prior to its closure without first seeking the leave of the presiding member.
- c) Acknowledge there is an expectation that Elected Members will remain until the completion of committee or ordinary council meetings.
- d) Elected Members at all times exercise reasonable care and diligence in the performance of their duties, being consistent in their decision making but treating all matters on individual merits. They shall ensure they are well informed on all matters before council by reading all agendas and reports provided.
- e) Elected Members and staff shall at all times be mindful of their responsibility to maintain full and accurate records in the performance of their duties and unless confidentiality is essential ensure administrative and management practices are open and accountable

5.6 Administrative And Management Practices, Compliance With Lawful Orders

- a) Members and employees shall ensure compliance with proper and reasonable administrative practices and conduct, professional and responsible management practices.
- b) Employees will comply with any lawful order given by any person having authority to make or give such an order, with any doubts as to the propriety of any such order being taken up with the superior of the person who gave the order and, if resolution cannot be achieved, with the Chief Executive Officer.
- c) Employees will give effect to the lawful policies, procedures and local laws of the Local Government, whether or not they agree with or approve of them.

5.7 Protection Of Officers And Members

- a) Any complaint by members concerning the ability, character or integrity of any officer or employee of the City is a matter to be dealt with administratively by the Chief Executive Officer. Such a complaint shall be in writing and signed by the person or persons making the complaint and shall be addressed to the Chief Executive Officer who shall investigate the complaint and take appropriate action.
- b) Any complaint about the Chief Executive Officer shall be in writing and signed by the person or persons making the complaint and shall be addressed to the Mayor, with a copy to the Chief Executive Officer and will be dealt with as part of the performance review of the Chief Executive Officer, or as agreed by the Mayor and the Chief Executive Officer.
- c) No member or officer shall criticise a member or officer or make a verbal complaint concerning the ability, character or integrity of any person during a council meeting or through the media.
- d) A copy of any correspondence to the Mayor or Chief Executive Officer naming or making allegations about an Elected Member, should be given to the Member concerned, unless it is deemed to be such a serious nature requiring investigation by the Local Government or by criminal investigations.

6. Use of Council Property

6.1 Use Of Council Facilities, Funds, Employees And Equipment

Members and officers shall:

- a. be scrupulously honest in their use of Local Government resources and shall not misuse them or permit their misuse (or appearance of misuse) by any other person or body. Resources is defined, for the purpose of this clause, as being funds, facilities, employees and equipment.
- b. use the Local Government resources entrusted to them effectively and economically in the course of their duties; and
- c. not use the Local Government's resources (including the services of the Council employees) for private purposes (other than when supplied as part of a contract of employment), unless properly authorised to do so, and appropriate payments are made (as determined by the Chief Executive Officer or the Council).

6.2 Travelling And Other Expenses

Members and officers shall only claim travelling, sustenance and out of pocket expenses arising directly out of matters which have a direct bearing on the services, policies or business of the Council, or which relate to the appointment of a member to a particular organisation and in accordance with the Council's policies, Local Government Act and regulations.

6.3 Communication Aids

All communication aids and support equipment provided to members shall be restricted to Council business use only.

7. Corporate Communication

7.1 Access To Information

- a) The Chief Executive Officer will ensure that Members are given access to all information necessary for them to properly perform their functions and fulfil their responsibilities as members.
- b) Members should, when receiving approaches from constituents, encourage them to use the formal channels of access to information through either direct contact with Council officers or via freedom of information legislation.
- c) Elected Members may access any information which is considered to be required to assist them in the decision making process. In addition, but subject to clearance by the Chief Executive Officer, Elected Members may access any confidential information that is relevant to a matter that is currently before Council. Information obtained in the course of Council business must not be used for any other purpose. This means that great care must be taken with information that Elected Members access in the course of Council business. Some information is highly confidential and should be discussed only with those who need to have such information.

7.2 Communications And Consultation With The City Of Wanneroo Community

- a) Members and officers shall ensure that effective and accurate information is communicated to all sections of the community and appropriate mechanisms are implemented to facilitate proper access to and dissemination of information regarding Council business activities to achieve proper accountability and responsibility
- b) Council is committed to the principle of building a sustainable and successful partnership with the community, of which community consultation is an integral component.
- c) Members and officers will respect the decision making process of the Council and ensure their effective implementation.

7.3 Communication And Public Relations

- a) All aspects of communication by employees (including verbal, written or personal), involving Local Government activities should reflect the status and objectives of the Council. Communications should be accurate, polite and professional.
- b) In accordance with the Local Government Act 1995, the spokespersons for Council are the Mayor and with the Mayor's authorisation, the Chief Executive Officer, either of whom may delegate their authority to the appropriate Director to make a statement on behalf of the City.

- c) Members and officers will refrain from making personal statements to the media without clearly prefacing such remarks that they are personal views and not those of Council.
- d) This shall not prejudice an individual member's right to express a personal opinion on issues of public interest.

7.4 Councillor Requests

The City of Wanneroo's Councillor Enquiry System is the preferred mechanism for raising issues on behalf of residents and ratepayers and actions with Council Administration.

Members are encouraged to utilise the Councillor Enquiry System for the administration of requests (refer to the Management Procedure: Elected Member Enquiries), however this does not preclude direct contact with officers.

The Strategic & Executive Services Unit shall be the central point of contact in regard to the processing of councillor enquiries

Requests will be prioritised and wherever possible, action initiated within seven working days of receipt of the request. Members requests shall be monitored and a status report will be provided in the Elected Members Clipboard on a weekly basis.

7.5 Councillor Accessibility

Elected Members shall ensure that they make themselves accessible to the City of Wanneroo community through publication of at least one of the following. Selection of the following will be at the discretion of the Elected Member:

- private address or PO Box and telephone number;
- business telephone number;
- mobile telephone number;
- facsimile number; and
- email address.

Elected Members contact details will be published in a range of Council communications (eg: Council publications, community notice boards, community directory and the City of Wanneroo website).

7.6 Councillor And Officer Electronic Communication

Council is committed to utilising electronic communication technology for the purpose of routine communication and information sharing. To this end, elected members and officers shall be provided with relevant links to enable efficient and responsive communication flow. All members shall be assigned, wherever appropriate, a City of Wanneroo email address for internal and external communications. Members may also use other internet provider email addresses for this purpose.

7.7 Familiarisation With Issues

In order to fulfil their obligations, Member shall ensure they familiarise themselves with matters to be discussed at Council, Committee and other meetings.

In particular, they shall arrange to receive, or personally collect, the relevant agenda and associated papers prior to the meeting and ensure that they are familiar with the content prior to the meeting.

8. Organisational Arrangements and Decision Making

8.1 Council And Committee Meetings

At Council and Committee meetings, whether making statements or answering questions, officers shall not engage in debate of issues with members or dispute statements made by members or other officers unless correcting a false or misleading statement with factual information. Should an error on the part of an officer be exposed at a meeting, it shall be promptly acknowledged and redressed.

It is recognised that matters relating to meeting procedures and protocols are governed by Council's Standing Order's Local Law and enforcement is the responsibility of the Mayor or relevant Chairperson and the Chief Executive Officer.

If any conflict arises between a member and an officer at a meeting, every endeavour shall be made to resolve the conflict discreetly and promptly.

Officers shall accept that the Mayor or relevant Chairperson and the Chief Executive Officer retain the right to answer any question arising in the first instance, and an officer is responsible for assisting with a response when called upon to do so.

Members and officers in respecting the demands on each others time, will use their best endeavours to arrive at meetings on time and advise the Chief Executive Officer in circumstances of an inability to attend a designated Council or Committee meeting.

8.2 Council's Decision Making Process

Council's decision making is undertaken in several ways. Firstly, through Council's meeting cycle and secondly, through delegated authority to Council officers.

Council operates a three weekly meeting cycle. An Elected Members Briefing Session is held a week prior to the Council meeting and provides an opportunity for elected members to ask questions and clarify issues relevant to the specific agenda items before Council. The briefing is not a decision-making forum and Council has no power to make decisions.

In addition Elected Members attend a Policy Forum on a monthly basis where issues of corporate, financial, strategic and policy matters associated with the governance of the City are discussed.

8.3 Health, Well Being And Safety

Members and employees shall ensure that the Local Government premises are adequate to ensure the health, safety and well being of their employees and members of the public.

8.4 Professional Advice

Members shall ensure that no restrictions are placed on the ability of employees to give professional advice to the Council.

8.5 Entrepreneurial Activities

Members and employees should ensure that the Local Government impartially and properly assesses its own proposals for entrepreneurial activities, consistent with the scope and standard of the normal assessment of private subdivision, development and/or building applications.

8.6 Enforcement Of The Code

The Code of Conduct shall be self-regulated by the Council. Elected Members and officers shall be cognisant of their obligations under this Code and endeavour to carry out their duties and responsibilities to the highest ethical standards.

CE03-04/02 Community Consultation - Principal Activity Plan

File Ref:	6655
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil

Issue

To approve the Principal Activity Plan for public comment.

Background

Council's strategic plan represents a number of action plans designed to attain the objectives set by Council over a period of time. The budget quantifies those action plans towards the attainment of those objectives. The budget provides the short term financial planning and the Principal Activity Plan supports the long term financial planning of the strategic plan.

Council's current Principal Activity Plan was linked to Council's previous Strategic Plan, the plan contained in this report is a new report, which is linked to Council's new Strategic Plan.

Detail

Detailed in the Officers recommendation is the Principal Activity Plan proposed for the next four years.

The Principal Activity Plan must contain the following details –

1. The principal activities that are proposed to be commenced or contained in each year.
2. The objectives of each
3. Estimated costs of, and the proposed means of funding
4. How the performance is to be assessed
5. Estimated income and expenditure
6. Other matters as prescribed

Public notice of the plan is to be given with 42 days allowed for submissions that are to be considered by Council prior to acceptance of the plan.

The Principal Activity Plan has been formed around the four goals of the Strategic Plan.

Consultation

Council will be inviting the community to comment on the Principal Activity Plan for a period of 42 days. The community has also been heavily involved in the preparation of the Strategic Plan.

Comment

The Principal Activity Plan will be further developed next year as we further align ourselves to the strategic plan. The Plan does however detail all principal activities against the four strategic goals of the strategic plan.

Council has approved several principal activities detailed in the Principal Activity Plan in the previous financial years.

Statutory Compliance

Section 5.56 of the Local Government Act 1995 states:

- “(1) Each financial year, a local government is to prepare a plan for the next 4 or more financial years.*
- (2) The plan is to contain details of –*
 - (a) the principal activities that are proposed to be commenced or to be contained or to be contained in each financial year affected by the plan;*
 - (b) the objectives of each principal activity;*
 - (c) the estimated cost of, and proposed means of funding, each principal activity;*
 - (d) how the local government proposes to assess its performance in relation to each principal activity;*
 - (e) the estimated income and expenditure for each financial year affected by the plan; and*
 - (f) such other matters as may be prescribed.”*

Section 5.57 requires that 42 days local public notice of the plan to the community and that Council considers all submissions on the plan prior to adoption.

Strategic Implications

The Principal Activity Plan provides the forward financial plan for the strategic plan for the next four years.

Policy Implications

Nil

Financial Implications

As detailed in the Principal Activity Plan.

Voting Requirements

Simple Majority

Recommendation

That Council ENDORSE the City of Wanneroo Principal Activity Plan for the period commencing on the 1st July 2002 to the 30th June 2006 as detailed below.



**DRAFT
PRINCIPAL ACTIVITIES PLAN**

FOR THE PERIOD

JULY 2002 – JUNE 2006

Invitation to Lodge Submissions

The residents and landowners of the City of Wanneroo are invited to lodge submissions in relation to the draft Principal Activity Plan. Submissions may be lodged to:-

Charles Johnson
Chief Executive Officer
City of Wanneroo,
Locked Bag 1
Wanneroo WA 6946

The Council in accordance with Section 5.58 of the Local Government Act 1995 will consider all submission received by the CEO on or before Monday 17 June 2002.

Once the Council has considered submissions, the Principal Activity Plan (with or without modification) will be adopted by the Council and will be available for public inspection at the City's Administration Centre and City Libraries during normal business hours. A copy of the plan will also be available on the City's website:- www.wanneroo.wa.gov.au.

Should you require any further information regarding this Plan, please contact Daniel Simms, Manager Strategic & Executive Services, on telephone 9405 5029.

Message From the Mayor

Welcome to the new City of Wanneroo's Draft Principal Activities Plan. This plan brings to life the Strategic Plan for the City of Wanneroo. I was pleased to see the extensive community involvement in the development of the Strategic Plan both at the initial stage of the plan when Council undertook an extensive market research campaign to the final stage when both Elected Members and staff went out into the community to discuss one-on-one with the community about the proposed plan.

The plan aims to provide our residents and ratepayers with an overview of the major activities and undertakings we, your elected council, anticipate providing the City.

We welcome your input and ideas, particularly in areas related to capital works and infrastructure development for our rapidly growing City.

Using as its base our Strategic Plan, the Principal Activities Plan is divided into 4 broad areas. Accompanying each section is a brief narrative, which describes our strategic objective, the anticipated expenditure and major projects, both capital and operational, and the measures we will use to determine whether our objectives have been achieved.

It is important to note that this is a draft and may be modified following a six-week public consultation period, in line with both your feedback and our financial constraints.

As part of the consultative process, your Councillors and the City's Administration are available to discuss your issues and ideas.

I encourage you to consider it and provide us with your valued feedback.

Jon Kelly
Mayor, City of Wanneroo

INTRODUCTION

The City of Wanneroo is pleased to present this Principal Activity Plan to residents and landowners for review and comment. The Plan covers the four-year period from 2002/2003 to 2005/2006. The Plan is updated annually and is made available to residents and landowners for comment each year.

The City of Wanneroo is one of the fastest growing local government areas in Australia. Located 22 km north of Perth, the City covers an area of 687 km² and boasts a coastline of 32 km running from Two Rocks in the north to Mindarie in the south. The City of Wanneroo is a blend of rural and residential developments consisting of 310 km² rural and 40 km² residential and on average provides 25% of the residential lots in Perth, a trend that will result in a population growth from 83,000 residents to around 130,000 people over the next ten years,

Council recently undertook an extensive market research campaign to develop an understanding of our communities concerns and aspirations for the future of Wanneroo. Based on this research Council will focus on four key areas being:

- Environmental Sustainability
- Healthy Communities
- Economic Development
- Corporate Management

Our Principal Activity Plan incorporates projects, which support these core areas.

What is a Principal Activities Plan?

Under the Local Government Act 1995, each year the Local Government is required to prepare a plan of its principal activities for the next four or more years. The plan must be developed in conjunction with the community and, when finalised, will be taken into consideration with the adoption of the annual budget for the City.

The plan is an overview of the significant programs and activities proposed by the Council over the next four years. Its objectives are:

- To provide the community with information relation to the proposed principal activities; and
- To offer the community the opportunity to lodge submissions in relation to the proposals for consideration by the Council.

The Plan contains:

- A description of the principal activities proposed to be commenced or continued during the next four years;
- An explanation of why they are being carried out, the expected costs, how they are expected to be funded and how their performance will be measured; and
- An estimate of the total income and expenditure for each of the four years.

The Plan is revised and made available for public comment annually, prior to the finalisation and adoption of the annual budget. This enables the opportunity to:

- Update income and expenditure estimates;
- Change priorities to reflect changing circumstances;
- Add, modify or delete according to needs; and
- Respond appropriately to changes of community needs and perceptions, as expressed through submissions lodged each year and issues which may arise during the course of each year.

Reporting on the Plan:

Each year, within the City's Annual Report, the performance measures identified against each principal activity will be reported on. This may take the form of statistics, dialogue or figures and may be quantitative or qualitative, depending on the measure.

What are Principal Activities?

The Local Government Act 1995 describes principal activities as:

- Major capital works projects;
- Major services;
- A program for the replacement of major assets;
- Major land transactions; and major trading undertakings.

It is up to each local government to examine its existing and proposed activities to determine which are appropriate for inclusion in the Principal Activities Plan. For the purposes of this Plan, the Council has decided to consider the five Directorates of Council for principal activities being the Office of the Chief Executive Officer, Community Development, Planning & Development, Technical Services and Corporate Services:

The five Directorships of the City of Wanneroo focus on the following four strategic goals.

a) Environmental Sustainability

To value, protect and enhance our natural environment in harmony with the growth and progress of our city.

- Conserve and enhance environmental assets
- Develop sustainable waste management options
- Support efficient use of water, energy and other resources
- Foster a culture of environmental awareness, ownership and action within the community and the organisation.

b) Healthy Communities

To foster an identity that promotes lifestyle choice and provision of quality services and infrastructure .

- Achieve an understanding of our community's needs – present and future
- Provide a cohesive system of integrated land use planning
- Support and encourage the delivery of a safe and effective transport network
- Support safe and secure communities
- Foster a community that finds strength in its diversity
- Provide and manage infrastructure to meet the needs of our community
- Provide community focussed services and lifestyle opportunities

c) Economic Development

To maximise opportunities for balanced economic growth and development within the City.

- Create an economic development strategy
- Identify, support and respond to the needs of existing and new industries
- Encourage employment growth within the community
- Support a viable rural industry
- Develop the tourism industry
- Develop a Wanneroo Brand

d) 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.

- Review and develop policies covering governance and management of our city
- Create harmony and unity through open communication, participation and ownership
- Establish an organisation that is open, accountable and committed to customer service

Basis for Financial Estimates:

Within this document, all income and expenditure figures are estimates based upon the information available to the City at the time of preparation. They are expressed in current dollar terms. Consequently, some revision of estimates can be expected in response to inflation and other price variations beyond the control of the local government. The preliminary figures and the sources of funding will be further reviewed in the overall budget process. The Capital Works Projects will be reviewed following development of the budget.

Terminology:

“general purpose funding” means the sum total of current year rates levied, grants received from the Western Australian Local Government Grants Commission and any other funding which is not tied to a specific purpose.

“reserves” means monies set aside for future use on specific activities;

“tied funding” means any monies received for a specific purpose which must be expended on that purpose alone.

MAJOR NEW CAPITAL WORKS PLANNED FOR 2002/03

The Capital Works program will provide for the development of high quality facilities to support the quality of life of our community as well as maintain and improve current infrastructure to across the City to provide equality to all.

In line with the City’s Strategic Plan, major capital works for the coming year are grouped under our four strategic goals as follows:

Environmental Sustainability

Conservation of Reserves

Council proposes to invest \$ \$100,000 on rehabilitation including activities at Yellagonga Regional Park and Montrose Park.

Foreshore and Coastal Management

Over 1.3 million dollars is to be considered in the budget for the conservation and enchantment of our beautiful coastal environments.. Major works proposed include the seawall construction and sand renourishment program at Quinns Beach at an estimated cost of \$1.23 million dollars with proposed grant funding of \$700,000.

Stormwater Management

With the sensitive wetland and coastal environments within the City Of Wanneroo, the appropriate management of storm water is an important issue for the City. It is proposed to invest \$300,000 in storm water management this year.

Healthy Communities

Parks and Sporting Facilities

Wanneroo is a community which values the wide variety of parks and sporting facilities within the City. Council proposes the following activities in this area:

- \$280,000 towards park furniture including an upgrade of junior playground equipment in over seven parks
- \$335,000 towards the enhancement of Council’s passive parks including \$250,000 towards landscaping of dry parks.
- Council has excellent sporting facilities with the Kingsway Sporting Facility being the centre piece with over 1 million dollars being planned for car park and other improvements this year. In addition Council proposes to spend over \$618,000 towards sport facilities improvements including \$300,000 for Irrigation, turf and landscaping.

Transport

Road & Traffic

Management of Council's road and traffic network together with the constructions and expansion of the network is a major component of the City's expenditure each year. This year Council intends to invest in excess of \$6.1million dollars. Significant projects include works at Hester Avenue (Marmion Ave to Hidden Retreat) and Hepburn Ave (The Avenue to Alexander Drive). Council estimates receiving \$1.06 million of government funding.

The built environment forms a significant component of the visual environment of a community. To reduce the visual impact of major roads within the City Council proposes to spend over \$210,000 in landscaping works in this area.

Footpath and Bicycle

Being a mobile community that is conscious of the need to conserve natural resources and being environmentally aware, Council has made a strong commitment to the provision of high quality bicycle and pedestrian access ways. Over \$600,000 has been proposed for expenditure in this area. Significant projects include the construction of a dual use pathway in Yellagonga National Park, a dual use path along Wanneroo Road (west side from Woodvale Drive to Scenic Drive).

Security and Urban Renewal

Community safety is a major area of focus for the City. Community Safety can be improved by improvements in the following areas:

Security

Through an extensive community consultation program, the community have indicated that they support the continuation of the Safer Citizens project for the City of Wanneroo. Council is proposing to review the current Safer Citizens program and consider the impact of providing an additional \$500,000 to further enhance this program. This represents a possible investment in the Safer Citizen program of 2 million dollars.

Street Lighting

It is proposed to spend \$250,000 on street lighting which will improve traffic safety and encourage our community to interact with their neighbours.

Urban Environment

Over \$515,000 is proposed to be spent in renewing communities including \$480,000 towards the New North Redevelopment in association with the Ministry of Housing who have been requested to assist in jointly funding this project (\$240,000).

Communities

Facilities that bring our community together are important aspects of the facilities provided by the City of Wanneroo. Council proposes to invest over 4.1 million dollars on Community Facilities including:

- The finalisation of projects such as the Clarkson Library (Project Cost 3 million dollars with funding from this financial year of 1.6 million), Hainsworth Community and Liesure Centre (funded over two years with \$672,000 being funded this year) and the Alexander Heights Community Centre (funded over two years with \$800,000 being funded this year).
- Completion of Stage One of the Quinns Rock/ Mindarie Surf Life Saving Club facility at an estimated cost of \$1.1 million dollars of which Council's contribution is estimated at \$600,000

Council has a variety of strategies and activities to address the strategic goals relating to Economic Development and Corporate Management and Development. Council has a separate Economic Development Unit which forms part of the Planning and Development Directorate which has several economic development programs planned for the coming year.

All five Directorates will address the Corporate Management and Development strategic goals as part of their operating budgets.

MAJOR NEW CAPITAL WORKS PLANNED FOR THE FUTURE YEARS

Council has recently developed a new Strategic Plan for the City of Wanneroo which will provide for significant changes over the coming years.

As part of delivering to the Community the strategies proposed under the Strategic Plan, Council is currently preparing a variety of planning documents including:

- Strategic Asset Management Plan
- Human Services Plan

These documents will determine the capital works program for the next 5 years and will form the basis of Council's 4 year forward budget.

PRINCIPAL ACTIVITIES PLAN					
Capital Revenue and Expenditure					
		2002/03	2003/04	2004/05	2005/06
Revenue					
Grants/Contributions from Developers		5,640,000	5,809,200	5,983,476	6,162,980
Security Levy		700,000	721,000	742,630	764,909
Total Revenue		6,340,000	6,530,200	6,726,106	6,927,889
Expenditure					
Bicycle Facilities		270,000	278,100	286,443	295,036
Black Spot Projects		603,900	622,017	640,678	659,898
Coastal Management		1,017,900	1,048,437	1,079,890	1,112,287
Community Facilities		3,754,800	3,867,444	3,983,467	4,102,971
Conservation Reserves		90,000	92,700	95,481	98,345
Footpaths New		180,000	185,400	190,962	196,691
Footpaths Replacement		90,000	92,700	95,481	98,345
Foreshore Management		90,000	92,700	95,481	98,345
Golf Course Improvements		45,000	46,350	47,741	49,173
Landscaping Works		189,000	194,670	200,510	206,525
Parking Facilities		900,000	927,000	954,810	983,454
Parks Furniture		90,000	92,700	95,481	98,345
Passive Parks Development		301,500	310,545	319,861	329,457
Plant and Fleet Replacement		3,107,065	4,769,800	2,510,255	2,580,230
Road Construction		4,140,000	4,264,200	4,392,126	4,523,890
Road Preservation		1,395,000	1,436,850	1,479,956	1,524,354
Safer Citizens Program		2,000,000	2,060,000	2,121,800	2,185,454
Sports Facilities		1,440,000	1,483,200	1,527,696	1,573,527
Stormwater Drainage Upgrade		270,000	278,100	286,443	295,036
Street Lighting		225,000	231,750	238,703	245,864
Traffic Management		900,000	927,000	954,810	983,454
Urban Enhancement		463,500	477,405	491,727	506,479
Total Expenditure		21,562,665	23,779,068	22,089,801	22,747,162
Net Cost to Council		15,922,665	17,969,868	16,106,325	16,584,182
Reserve Funds - Vehicle and Plant Replacement		3,107,065	4,769,800	2,510,255	2,580,230
Municipal Fund		12,815,600	13,200,068	13,596,070	14,003,952
		15,922,665	17,969,868	16,106,325	16,584,182

PRINCIPAL ACTIVITIES PLAN					
Operating Revenue and Expenditure					
		2002/03	2003/04	2004/05	2005/06
Operating Revenue					
General Purpose Funding		25,547,544	26,313,970	27,103,389	27,916,491
Office of the CEO		0	0	0	0
Elected Member Costs		1,030	1,061	1,093	1,126
Corporate Services		3,003,480	3,093,584	3,186,392	3,281,984
Planning and Development		4,787,955	4,931,594	5,079,541	5,231,928
Technical Services		30,608,137	31,526,381	32,472,173	33,446,338
Community Development		6,741,350	6,943,591	7,151,898	7,366,455
Total Operating Revenue		70,689,496	72,810,181	74,994,486	77,244,321
Operating Expenditure					
General Purpose Funding		0	0	0	0
Office of the CEO		1,681,568	1,732,015	1,783,975	1,837,494
Elected Member Costs		769,410	792,492	816,267	840,755
Corporate Services		8,281,928	8,530,386	8,786,298	9,049,887
Planning and Development		3,844,618	3,959,957	4,078,755	4,201,118
Technical Services		28,342,801	29,193,086	30,068,878	30,970,944
Community Development		14,580,535	15,017,951	15,468,489	15,932,544
Total Operating Expenditure		57,500,860	59,225,886	61,002,663	62,832,743
Operating Result		13,188,635	13,584,294	13,991,823	14,411,578
Amounts to fund Principal Activities		12,815,600	13,200,068	13,596,070	14,003,952
Surplus		373,035	384,226	395,753	407,626

Financial Summary				
	2002/03	2003/04	2004/05	2005/06
Funding Sources				
General Purpose Funding				
Rates Income	23,244,063	23,941,385	24,659,627	25,399,415
General Purpose Grants	1,296,789	1,335,693	1,375,763	1,417,036
Road Grants	1,006,692	1,036,892	1,067,999	1,100,039
Other General Purpose Income	0	0	0	0
Total General Purpose Income	25,547,544	26,313,970	27,103,389	27,916,491
Principal Activities				
Fines, Penalties, User and Other Income	700,000	721,000	742,630	764,909
Government Grants and Contributions	5,640,000	5,809,200	5,983,476	6,162,980
Fund Transfer from Reserve	3,107,065	4,769,800	2,510,255	3,679,329
Total Principal Activities	9,447,065	11,300,000	9,236,361	10,607,218
Non Principal Activities				
Government Grants and Contributions	5,234,413	5,391,445	5,553,189	5,719,784
Fines, Penalties, User and Other Income	24,572,249	25,309,416	26,068,699	26,850,760
Interest on Investments	1,327,410	1,367,232	1,408,249	1,450,497
Proceeds from Disposal of Assets	301,221	310,258	319,565	329,152
Other Income		0	0	0
Total Non Principal Activities	31,435,293	32,378,352	33,349,702	34,350,193
Total Funds Available	66,429,902	69,992,322	69,689,452	72,873,902

COMMUNITY DEVELOPMENT

Statement of Purpose

The Community Development Directorate is the public face of the City, who:

- Facilitates community growth and development
- Plans for future community infrastructure and facilities based on community needs and aspirations
- Provides spaces, places and services to enhance lifestyle options
- Protects, enhances and celebrates our heritage and culture
- Supports our community's safety and security needs
- Ensures compliance with statutory requirements for the benefit of the wider community

Services and Products we provide

These are the services and products we provide to our customers within the organisation and the community

Community Services

Community Services provide a range of products and services that support;

- Planning for future communities and the renewal of existing suburbs
- The growth, development and promotion of young people
- Lifestyle choices for older people and people with a disability
- The financial self sufficiency of families in need
- Options for the professional care and development of children
- Community involvement in their local area

Leisure and Cultural Services

Leisure and Cultural Services provide a range of products and services that support;

- Planning for future communities and the renewal of existing suburbs
- The development of recreation, sporting and community organisations
- The development and use of community and recreational facilities
- Passive and active recreational options for the community
- The celebration of our culture through community events and arts
- Community safety along our coastline

Library and Heritage Services

Library and Heritage Services provide a range of products and services that support:

- Planning for future communities and the renewal of existing suburbs
- The lifelong learning needs of the community
- The information needs of the community
- The maintenance of a record of our history and culture
- The protection of our heritage for future generations
- Recreational reading and development

Ranger Services

Ranger Services provide a range of products and services that support;

- Planning for future communities and the renewal of existing suburbs
- Community education regarding relevant legislation
- Compliance with State and Local Government laws in relation to;
 - Responsible dog and livestock ownership and control
 - Litter
 - Parking, abandoned vehicles and off road vehicular activity
 - Signage
- The emergency service needs of the community through bushfire management and funding support to other services
- The safety and security of the community

Key Performance Measures

Key Success Factor	Measure	Indicator	Current State	2002 Target	2003 Target	2004 Target
Environment	Responsible Pet Ownership	Level of dog registrations	10 780	Increase in number of dogs egistered	Increase in number of dogs registered	Increase in number of dogs registered
		▪ Dogs impounded as a percentage of total dog registrations	Base line data being developed	Decrease percentage of registered dogs impounded	Decrease percentage of registered dogs impounded	Decrease percentage of registered dogs impounded
		▪ Percentage of registered vs non registered dogs impounded	Base line data being developed	Increase percentage of dogs impounded versus decrease in registered dogs impounded 30% dogs euthanised	Increase percentage of dogs impounded versus decrease in registered dogs impounded	Increase percentage of dogs impounded versus decrease in registered dogs impounded
		▪ Number of dogs euthanised vs rehomed	33% euthanised down from 39% in 2000/2001		Reduction of dogs euthanised	Reduction of dogs euthanised

	Fire Services	<p>- Fire break infringements</p> <p>- Level of community awareness regarding fire preparedness in rural areas</p> <p>- Preparation of fire management plans for new rural estates as part of structure planning process</p>	<p>267 in 2001/2002</p> <p>205 in 2000/2001</p> <p>No base line data</p> <p>Developing consultation framework for fire management plans in rural estates</p>	<p>250 in 2002/03</p> <p>Increased compliance to fire break installation</p> <p>Base line data to be developed</p> <p>Development of fire management plans for existing rural estates</p>	<p>Decrease number of infringements</p> <p>Increased compliance to fire break installation</p> <p>Introduction of rural education program</p> <p>Review of fire management plans</p>	<p>Decrease number of infringements</p> <p>Increased compliance to fire break installation</p> <p>Increase in fire preparedness for rural areas</p>
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Community	Community Events	<p>- Participation rates at community events</p> <p>- Customer satisfaction with community events</p> <p>- Value for money Investment versus participation for major COW events</p>	<p>33% of residents have attended a COW event (Hides Consulting Group)</p> <p>70% of respondents are satisfied with events held in the City</p>	<p>45% of residents attending a COW event.</p> <p>80% of residents are satisfied with events held in the City.</p> <p>Council endorsement Of 2002/2003 events program</p> <p>Development of broader events concept framework and themes</p>		
	Community Consultation	Level of community consultation and input in decision making	No community consultation policy	<p>Development of base line data</p> <p>Community Consultation Policy developed/ implemented and reviewed</p>	Ongoing review	Ongoing review

Community Facility Operation and Management	<ul style="list-style-type: none"> - Occupancy rates of community facilities - Usage rates of community facilities (numbers of people using) - Types of use of community facilities - Revenue from community facilities 	No data currently collected	Collect baseline data to assess performance Develop pricing policy for community infrastructure		
Provision of community information	Level of community awareness of Community Development services, facilities, programs and events	No awareness data currently collected	Develop or incorporate awareness data collection	Develop marketing and communication strategy for Directorate	
Partnerships	Levels of external funding for projects, services and activities Development of strategic alliances/accords to provide/improve Community Development services	2001/2002 financial year – no existing database	Development of database Number of strategic alliances/agreements held with external agencies	Increase in number of non-recurrent funding agreements	
Community Services	- Maintenance of lifestyle choices for aged residents and people with a disability who wish to remain living at home	Limited waiting lists for services	Increase in performance	No waiting lists for aged and disabled services	

Library Services	Level of satisfaction with library services	Performance measures in Auspoll survey leading to a customer satisfaction index (CSI) of 63.	Increase in CSI to 65	Increase in CSI.	Increase in CSI.
		Limited base line data	Development of base line data collection framework	Development of base line data collection framework	Development of base line data collection framework
		27 444 as at 30/6/01	Increase in library membership to 29 000 as at 30/6/02	Increase in library membership	Increase in library membership
		25 640 as at 30/6/00			
Community Infrastructure	Level of user satisfaction with new or refurbished community infrastructure	No community consultation policy formalised	Infrastructure Assessment Policy developed		
	Level of community consultation and input in the feasibility , design and construction of community facilities				

Economic Development	Safety and Security of the community	Perceived levels of safety and security in the community Level of community awareness of City safety and security program	Currently 68% of City of Wanneroo residents feel fairly safe (50%) or very safe (18%) living in the City of Wanneroo	Maintenance of existing levels of safety and security	An increase in the percentage of residents feeling fairly or very safe living in the City of Wanneroo	Maintenance of increased levels of safety and security
	Childcare options	Maintenance of lifestyle choices for families through the provision of childcare options	Current waiting list for child placements	Increase number of carers Decrease waiting lists Provide 15 EFT within home care program	Increase number of carers Decrease waiting lists Maintain EFT levels	Increase number of carers Decrease waiting lists Maintain EFT levels

Organisational Management	Customer Services	Customer Satisfaction Surveys – Internal	Not measured	Develop measurement tool and develop baseline data		
		Attitude of employees Succession planning Training and development Mentoring	No baseline data	Exit interviews to be undertaken Development of survey tools and implementation development of base line data	Increase in levels of satisfaction	
	Workplace Safety	Loss of time due to injuries	Data not compiled at Directorate level	Meet targets set by Safety Committee		
		Completion of OSH Audits	Varying levels of audits undertaken across Directorate	Achieve 40% completion rate	Achieve 100% completion rate.	

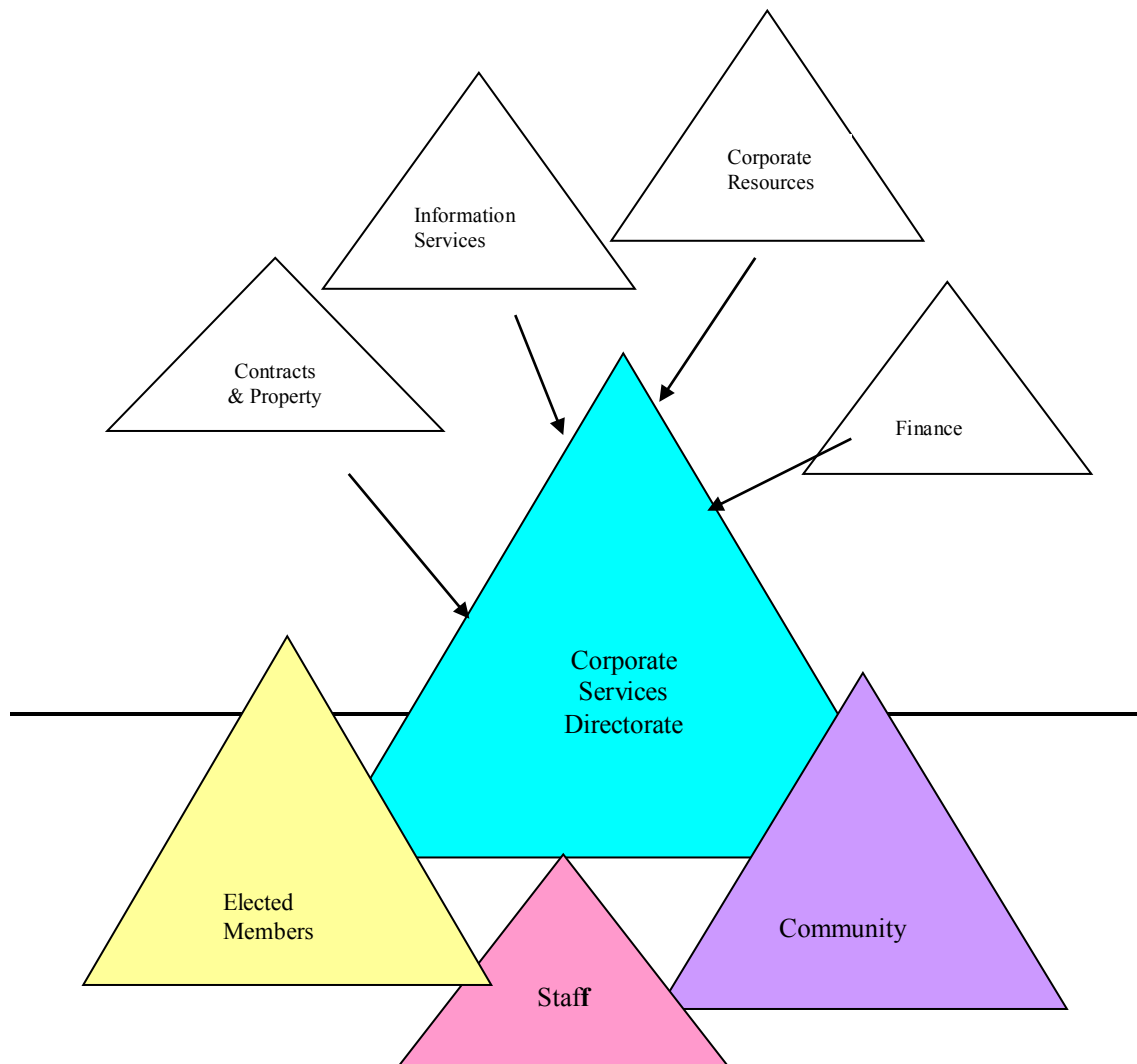
COMMUNITY DEVELOPMENT				
	2002/03	2003/04	2004/05	2005/06
Expenditure				
Operating Expenditure	16,580,535	17,077,951	17,590,289	18,117,998
Capital Expenditure	5,813,550	5,987,957	6,167,595	6,352,623
Total Expenditure	22,394,085	23,065,907	23,757,885	24,470,621
Less Non Cash Expenditure	2,644,829	2,724,174	2,805,899	2,890,076
Total Cash Expenditure	19,749,256	20,341,734	20,951,986	21,580,545
Funding Source				
Government Grants, Subsidies	2,193,647	2,259,456	2,327,240	2,397,057
Fines, Penalties, User and Other Income	4,547,703	4,684,134	4,824,658	4,969,398
Proceeds from Disposal Asset	0	0	0	0
City Funded	13,007,906	13,398,143	13,800,087	14,214,090
Total Funds Available	19,749,256	20,341,734	20,951,986	21,580,545
Capital Expenditure Summary				
Acquisition and replacement of plant and fleet	573,750	506,350	689,350	656,850
Building improvements/construction and land acquisition	5,239,800	5,396,994	5,558,904	5,725,671
Total Capital Expenditure	5,813,550	5,903,344	6,248,254	6,382,521

Corporate Services

Statement of Purpose – Corporate Services Directorate

In partnership with the Community and Elected Members of the Council, the Corporate Services Directorate, in conjunction with all staff strive to create a culture of -

- Strong financial and information management
- Appropriate corporate information systems
- Strong strategic support services
- Innovative policies and initiatives
- Accountability
- Value for money



Services and Products we provide

These are the services and products we provide to our customers within the organisation and the community:-

- The Contracts & Property unit seeks to minimise risk and to achieve best value for the City in the procurement of goods and services. The unit also manages the City's leasehold property portfolio and administers all general insurances and associated risk management issues.
- The Finance unit comprises the area of accounting services, budget preparation, funds management and rates management. The unit aims to provide a timely and meaningful reporting service to other units and Directorates.
- The Information Services unit is focused on delivering reliable desktop services over a complex and sophisticated network infrastructure. The activities of this unit are centred around the Helpdesk which acts as the collection point for all requests for services. The unit also manages the City's other communications networks.
- The Corporate Resources unit provides a professional staff management support service to the City to actively and effectively contribute to the Council's strategic goals relating to the people and the organisation. In addition, the unit is responsible for the provision of records management services.

Key Performance Measures

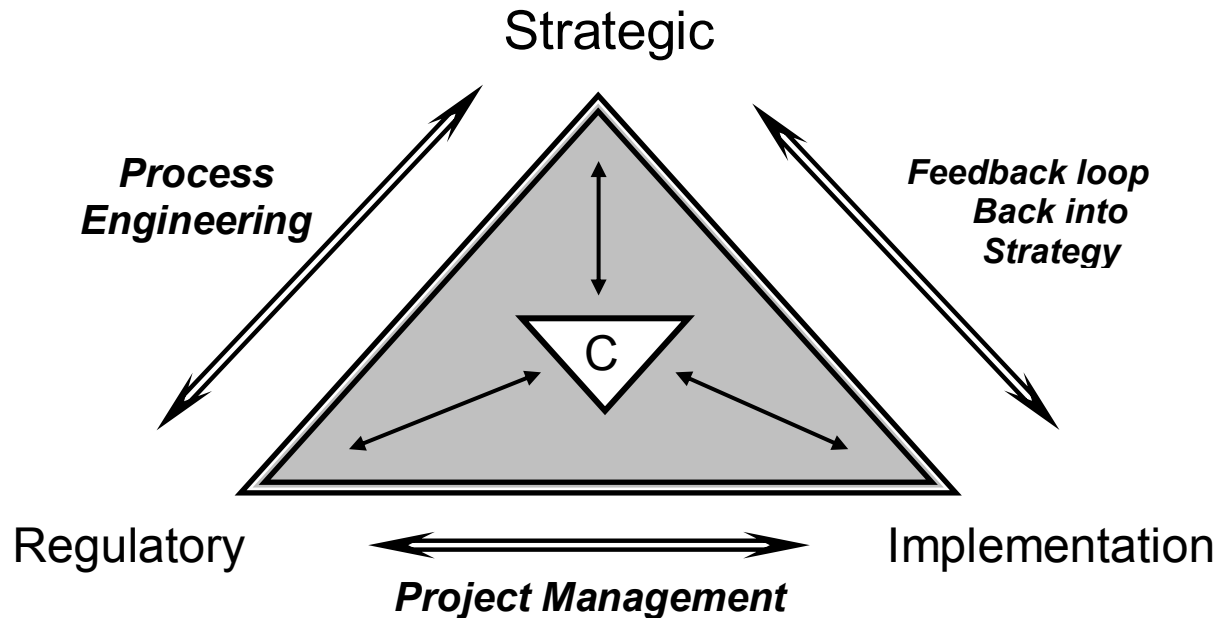
Key Success Factor	Measure	Indicator	Current State	2002 Target	2003 Target	2004 Target
Organisational Management	Adoption of the Budget in July 2002	Adoption by Council by 31 August – in line with Statutory Requirement.	Met – 10 August 2001	14 July 2002	17 July 2003	17 July 2004
Organisational Management	Annual Financial Statements	Delivery to Auditors by 30 September each year.	Met – 30 September 2001	Mid-Sept. 2002	Mid-September 2003	Mid-September 2004
Organisational Management	Obtaining Unqualified Audit Report	Unqualified Audit Report received.	Target met 2000/2001 (October 2001)	October 2002	October 2003	October 2004
Organisational Management	Proper monitoring of contracts	Six monthly contract performance monitoring and timely notification to clients of contract expiry and renewal.	85% of contracts to have contractor performance reports completed every six months	85% of contracts to have contractor performance reports completed every six months	90% of contracts to have contractor performance reports completed every six months	90% of contracts to have contractor performance reports completed every six months
Organisational Management	Purchasing and Stores	Distribute a purchasing survey to ascertain clients' needs in relation to implementing a centralised system of obtaining quotations.	De-centralised purchasing	Implement survey recommendations with a view to begin purchasing centralisation	Begin purchasing centralisation	Centralised purchasing
Organisational Management	Property Services – Effective property management	Establish a database of lessees and lessors obligations and timely lease renewal.	No centralised matrix of rent reviews and insurance renewals for lessees obligations	90% compliance of lessees obligations	95% compliance of lessees obligations	100% compliance of lessees obligations
Organisational Management	General Insurance	Timely co-ordination and monitoring of insurance claims	Claims sent to insurer and acknowledgement	90% of claims sent to	95% of claims sent to insurer	100% of claims sent to

		and inquires by regular reporting.	to the claimant with 48 hours of receipt	insurer and acknowledge ment to the claimant with 48 hours of receipt	and acknowledgeme nt to the claimant with 48 hours of receipt	insurer and acknowledge ment to the claimant with 48 hours of receipt
Organisational Management	Percentage of helpdesk calls reduced through the provision of training	Reduction in the percentage of helpdesk calls as a result of lack of training.	40%	Reduce by 5% per year	Reduce by 5% per year	Reduce by 5% per year
Organisational Management	Increase utilisation of corporate records reporting	Volume of electronic documents stored and number of users.	5% of potential user base actually use present system	50% users	80% users	95% users
Organisational Management	Number of Loss Time Injuries as a percentage of hours worked		31 loss time accidents per million hrs worked for 2000/01	28	20	10
Organisational Management	Monthly Reports to Managers on up-coming Performance Reviews	By end of each month.	100%	100%	100%	100%
Organisational Management	Quarterly Reports on Recruitment Lead Times (date from resignation to date of appointment letter)		10 weeks	8 weeks	6 weeks	6 weeks
Organisational Management	Quarterly Reports on Percentage of training actively aligned to strategic goals		Unknown	70%	80%	98%

CORPORATE SERVICES				
	2002/03	2003/04	2004/05	2005/06
Expenditure				
Operating Expenditure	8,281,928	8,530,386	8,786,298	9,049,887
Capital Expenditure	-	-	110,000	18,000
Total Expenditure	8,281,928	8,530,386	8,896,298	9,067,887
Less Non Cash Expenditure	2,173,383	2,238,585	2,305,742	2,374,915
Total Cash Expenditure	6,108,545	6,291,801	6,590,555	6,692,972
Funding Source				
Government Grants, Subsidies	33,990	35,010	36,060	37,142
Fines, Penalties, User and Other Income	447,793	461,226	475,063	489,315
Proceeds from Disposal Asset	301,221	310,258	319,566	329,153
City Funded	5,325,541	5,485,307	5,759,866	5,837,362
Total Funds Available	6,108,545	6,291,801	6,590,555	6,692,972
Capital Expenditure Summary				
Acquisition and replacement of plant and fleet	-	-	110,000	18,000
Building improvements/construction and land acquisition	-	-	-	-
Total Capital Expenditure	0	0	110,000	18,000

PLANNING AND DEVELOPMENT

Statement of Purpose – Planning and Development Directorate



Note to figure: "C" equals Customer

We work with Council to lead the organisation in order to meet our strategic objectives through:

- Strong strategic leadership
- Promoting and building the reputation and identity of the organisation
- Linking the elected members and employees to foster team that works
- Innovative Management policies, procedures and initiatives
- Accountability, open and effective decision making processes.

Services and Products We Provide

The Planning and Development Directorate provides

- Strategic land use planning
- Various regulatory and compliance functions
- Implementation of strategies and plans
- Environmental planning
- Economic development

The delivery of these major services is significant as they lead to:

- Protecting and enhancing the natural, built and social environment
- Creating a healthy and safe environment

- Building community
- Providing a coordinated framework for land use planning to guide growth and development
- Enhance local commerce and employment opportunities
- Aiming/recognising sustainability

The specific services and products we provide to our customers within the organisation and the community at the unit level are:

Approval Services

- building approvals
- planning approvals and enforcement
- environmental health
- private swimming pool inspections
- provision of information
- development of policies

Planning Services

- manage sub division applications
- management of district planning schemes
- pedestrian accessways
- policy development and structure plans
- coordinating and managing development schemes
- administration and management of public land
- environmental assessment
- cartographic services and property information
- demographic information

Economic Development

- project management
- presentations, seminars, leading workshops
- economic modelling and forecasting
- provision of small business information and research
- lead investigation for existing and potential businesses

Key Performance Measures

Key Success Factor	Key Performance Measure	Key Performance Indicator	Current State	2002 Target	2003 Target	2004 Target
Environment	Implementation of key environmental objectives	Completion of various strategies and stakeholder feedback	No overall strategy relating to the environment in place	Draft Local Environment Strategy to be finalised Agreed actions commenced	Agreed actions completed	Agreed actions completed –
Community	Community consultation	Level of community feedback in decision making process	No Community Consultation Policy	Community Consultation Policy adopted and resourced		
	Land Development Unit (LDU) stakeholder participation	Level of stakeholder attendance at Land Development Unit meetings and feedback				
Economic Development	Partnerships and alliances with Stakeholders	Stakeholder satisfaction	No Economic Development Strategy	Economic Development Plan and Employment Policy completed		
Organisational Management	Customer Service	Increase trend in Customer Satisfaction	No Customer Service Charter	Adopt Customer Service Charter	Increase level of Customer satisfaction	Increase level of Customer satisfaction

PLANNING AND DEVELOPMENT				
	2002/03	2003/04	2004/05	2005/06
Expenditure				
Operating Expenditure	3,844,618	3,959,957	4,078,755	4,201,118
Capital Expenditure	7,700	7,931	8,169	8,414
Total Expenditure	3,852,318	3,967,888	4,086,924	4,209,532
Less Non Cash Expenditure	229,687	236,578	243,675	250,985
Total Cash Expenditure	3,622,631	3,731,310	3,843,250	3,958,547
Funding Source				
Government Grants, Subsidies	2,060	2,122	2,185	2,251
Fines, Penalties, User and Other Income	4,785,895	4,929,472	5,077,356	5,229,677
Proceeds from Disposal Asset	0	0	0	0
City Funded	-1,165,324	-1,200,283	-1,236,292	-1,273,381
Total Funds Available	3,622,631	3,731,310	3,843,250	3,958,547
Capital Expenditure Summary				
Acquisition and replacement of plant and fleet	7,700			
Building improvements/construction and land acquisition				
Total Capital Expenditure	7,700	0	0	0

TECHNICAL SERVICES

Statement of Purpose – Technical Services Directorate

To interpret trends and provide responsive customer focused infrastructure, natural systems, building, fleet and waste management services to meet the community's needs and to establish a strong foundation for future development in an environmentally responsible manner.

Services and Products we provide

These are the services and products we provide to our customers within the organisation and the community:

Building and Fleet Services manages and provides a range of services for the maintenance, repair, security, graffiti removal and cleaning of the City's building and fleet assets. The Unit continues to provide fleet maintenance services to the City of Joondalup and has had Quality Assurance Certification since June 1999.

Environmental Waste Services provides rubbish collection services to the residents of City of Wanneroo and similar services to the City of Joondalup under contract. The Unit has a strong recycling focus and operates a joint Material Handling Facility with the Cities of Joondalup and Swan. It also provides a competitive rubbish service to commercial businesses and has had Quality Assurance Certification since 1997.

Operational Services is responsible, through the Engineering sub-unit, for the construction and maintenance of the City's roads, drains, pathways, parking areas, signs and special street lighting. The Parks sub-unit provides a range of services programmed to enhance the recreational value and safety of parks, sportsgrounds, conservation areas, natural systems and streetscape works.

Infrastructure Services develops and manages the City's infrastructure assets. The focus of the Unit is on building projects, land development, landscape design, civil design and infrastructure assets management.

Key Performance Measures

These are the performance measures for each of the above Key Success Factors that are of importance of our Directorate

Key Success Factor	Measure	Indicator	Current State	2002 Target	2003 Target	2004 Target
Environment	Implementation of Local Environmental Strategy	Number of recommendations progressed and/or implemented	No action or priority list	Prepare implementation program and develop priority list	Implement approved priorities	Implement approved priorities
	Environmental Monitoring	Monitoring completed in time	No Program	Develop monitoring program	95% monitoring program completed on time	95% monitoring program completed on time
	Public awareness of waste minimisation	Percentage of survey group aware of main issues	No Program	Measure current awareness	Increase awareness by 5%	Increase awareness by 5%
	Water Use monitoring	Irrigated park water use	No audit information and no annual benchmark litres/m ² target	Audit water use at each irrigated park and develop target annual litres/m ² benchmark	80% of irrigated parks to have an annual water use of $\pm 15\%$ of benchmark litres/m ² target	90% of irrigated parks to have an annual water use of $\pm 10\%$ of benchmark litres/m ² target
	Coordinate friends and school groups involvement in conservation areas	Number of hours worked by volunteers	No hours recorded	Establish volunteer hours	+200 hours	+200 hours
Community	Infrastructure Capital Works Program	Final expenditure result in comparison with budget for projects completed	Not measured	$\pm 15\%$	$\pm 10\%$	$\pm 10\%$
	Infrastructure Capital Works Program	Percentage of projects completed	Not measured	85%	90%	90%
	Appropriate standards, specifications and procedures in place for the development of infrastructure	Documents reviewed in accordance with schedule	Only some areas documented	Review all existing documents, identify and schedule	Scheduled review and progress new documentation per schedule	Scheduled review and progress new documentation per schedule

				required documentation		
	Minor Building Works Program	Percentage of projects completed	Not measured	90%	95%	100%
	Federal and State funding initiatives	sions prepared and submitted on time	Annual submissions prepared or are being prepared	Submissions prepared and submitted on time	Submissions prepared and submitted on time	Submissions prepared and submitted on time
	City building asset inspections	Annual maintenance inspections carried out of all City operated and leased building assets	90% completed	90% completed	95% completed	100% completed
	Graffiti Removal	Removal of Graffiti within a 24-48hour timeframe	95% attended to within specified priority	95% attended to within specified priority	95% attended to within specified priority	95% attended to within specified priority
	Road Safety Awareness and Accident Prevention	Traffic Safety Management Plans	Traffic Safety Management Plans are developed for each Engineering Construction Project	Measure number of, and severity of accidents on works sites based on insurance claims received	Achieve 5% less traffic accidents on work sites (no per annual program value)	Achieve 5% less traffic accidents on work sites (no per annual program value)
Organisational Development	Quality Assurance	Quality Assured Certification to ISO 9002	Currently B&FS and EWS certified	Continued Quality Assured Certification	Continued Quality Assured Certification	Continued Quality Assured Certification
	Ratings and feedback from internal and external customers via customer surveys	Customer Satisfaction with services provided	Limited surveys undertaken	80% of survey group satisfied with service	80% of survey group satisfied with service	80% of survey group satisfied with service
	Performance management	Complete reviews within four weeks of due date	unknown	90%	95%	100%

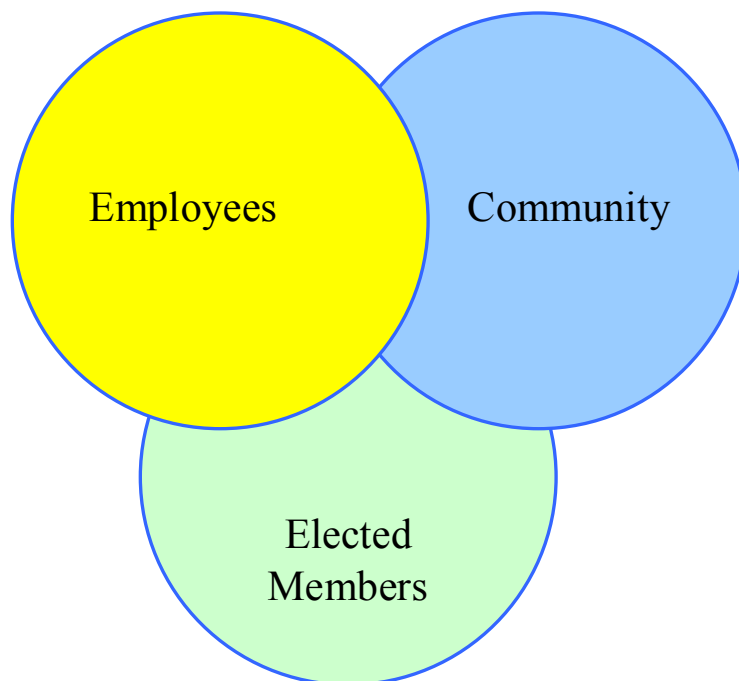
TECHNICAL SERVICES				
	2002/03	2003/04	2004/05	2005/06
Expenditure				
Operating Expenditure	28,342,801	29,193,086	30,068,878	30,970,944
Capital Expenditure	13,741,415	15,815,724	13,609,747	14,161,187
Total Expenditure	42,084,216	45,008,810	43,678,625	45,132,132
Less Non Cash Expenditure	8,630,622	8,889,541	9,156,227	9,430,914
Total Cash Expenditure	33,453,594	36,119,269	34,522,398	35,701,218
Funding Source				
Government Grants, Subsidies	3,006,776	3,096,979	3,189,889	3,285,585
Fines, Penalties, User and Other Income	16,117,238	16,600,755	17,098,778	17,611,741
Proceeds from Disposal Asset	0	0	0	0
City Funded	14,329,580	16,421,534	14,233,731	14,803,891
Total Funds Available	33,453,594	36,119,269	34,522,398	35,701,218
Capital Expenditure Summary				
Acquisition and replacement of plant and fleet	2,525,615	4,263,450	1,710,905	1,905,380
Building improvements/construction and land acquisition	11,215,800	11,552,274	11,898,842	12,255,807
Total Capital Expenditure	13,741,415	15,815,724	13,609,747	14,161,187

OFFICE OF THE CHIEF EXECUTIVE OFFICER

Statement of Purpose – CEO’s Directorate

1. The CEO is committed to promoting personal communication strategies.
2. Kangaroo Paw as a regular tool to communicate the values.
3. Each business unit within the directorate becomes a champion for a value per quarter and led the discussion on its implementation.
4. Staff and managers to meet and work together to provide examples of the values in action for their business units.
5. Use the “What’s Happening” to profile a value each quarter.
6. Include in the assessment for the Employee of the Month a criterion that relates to the promoting of the corporate values.

►► *Statement of why we exist / purpose*



Services and Products We Provide

►► The Office of the CEO provides the following services:

Strategic & Executive Services

- ✓ Administrative support to the Mayor and Councillor’s
- ✓ Preparation of Council Minutes and Agenda’s
- ✓ Co-ordinate the development and evaluation of the Strategic Plan
- ✓ Oversee Statutory Compliance within the Organisation
- ✓ Develop Corporate Policies and Procedures
- ✓ Customer Service
- ✓ Corporate Market Research linked to the Strategic Plan and Customer Service

Marketing Services

Preparation of Marketing & Communication plans for significant campaigns:

- Corporate Communications & publications
- Target specific Market Research
- Media Management, media releases, statements & all media enquiries
- Civic Functions, hospitality & protocol
- Public Relations, publicity & promotion
- Graphic Design
- Branding & Corporate Identity
- Corporate photography
- Public Relations Mayor and Elected Members
- Internet development

Key Performance Measures

Key Success Factor	Key Performance Measure	Indicator	Current State	2002 Target	2003 Target	2004 Target
Environment						
Community	Civic Functions & Hospitality	Attendance levels & satisfaction of attendees at Civic Functions & Corporate Hospitality Events	Baseline not available. Ad hoc letters of thanks.			
Economic Management						
Organisational Management	Meeting all statutory obligations	Level of Compliance in Annual Compliance Return Unqualified internal and external auditors report.				
	Local Government knowledge in organisation	<p>Number of staff attending in-house training session on issues relating to Local Government</p> <p>Number of Information sheets provided to the organisation explaining legislative changes</p> <p>Information contained on Intranet on management policies and procedures.</p> <p>Number of workshop opportunities made available to elected members</p>	<p>Baseline not available</p> <p>Work commenced</p> <p>3 conducted</p>	<p>CEO, All Directorate policies & procedures of intranet</p> <p>schedule development</p>	<p>50% on Intranet</p> <p>6 workshop opportunities offered</p>	<p>100% on Intranet</p> <p>6 workshop opportunities offered</p>
	Streamlined Agenda and Minutes system	Compliance with legislative requirements	Currently Exceed best practice	Currently Exceed best practice	Currently Exceed best practice	Currently Exceed best practice

Key Success Factor	Key Performance Measure	Indicator	Current State	2002 Target	2003 Target	2004 Target
		Development of a series of standard report formats All Committees agendas and minutes run on ROMARK Councillors satisfaction on quality and timeliness of	Basic report framework Audit Committee Unknown	3 new standard reports Face Committee High	3 new standard reports High	3 new standard reports High
	Customer Satisfaction	Development of Total Quality Customer Plan Customer satisfaction levels as expressed in a variety of feedback mechanisms	Nil Satisfaction Auspoll – 58.5% Hides – 45% Vgood/Good; 36% Adequate;	Framework Development Increase trend	Training commence Increase trend	Accreditation obtained Increase trend
	Awareness of the community on services provided by the City	Participation in Community events Awareness of council services and facilities in specific target groups as expressed in the Customer Survey	Hides 32% attendance Awareness baseline not available; Provision of service info, Hides p95 More info on events 72%; services/facilities 45%	Increase trend Include awareness measures in mkt research. Collect baseline. Link research to marketing plans	Increase trend Increase trend	Increase trend Increase trend
	Organisational knowledge of the strategic plan	Random discussions with staff on knowledge of council's strategic direction and how they may contribute	Sound level of staff involvement in plan	Establishment of steering group	Employee attitude survey increase trend	Employee attitude survey increase

Key Success Factor	Key Performance Measure	Indicator	Current State	2002 Target	2003 Target	2004 Target
						trend
	Communication	Development of high personal contact recorded over other forms. Measured in Employee/ Elected Members Attitude Surveys of most used method of communication.	Current focus on written communication	Observation by Mayor and CEO	Observation by Mayor and CEO	Observation by Mayor and CEO
	Communications (internal publications)	Satisfaction of staff & elected members of the quality and frequency of corporate communications (public relations newsletters, promotions & initiatives eg: Kangaroo Paw, Councillor's Clipboard)	No baseline (employees) Cr Survey, 50% response rate. 81%	Collect baseline – Employee/ Councillor Satisfaction Survey	Increase trend	Increase trend
	Corporate Communications	Satisfaction of residents in the quality and frequency of corporate communications (Newsletters, brochures, advertising, radio)	No quality or frequency measure. Quantity of information: measures: Hides p94 67% Auspoll 63%	Increase trend	Increase trend	Increase trend

OFFICE OF THE CHIEF EXECUTIVE OFFICER				
	2002/03	2003/04	2004/05	2005/06
Expenditure				
Operating Expenditure	1,681,568	1,732,015	1,783,975	1,837,494
Capital Expenditure	-	-	-	-
Total Expenditure	1,681,568	1,732,015	1,783,975	1,837,494
Less Non Cash Expenditure	98,696	101,656	104,706	107,847
Total Cash Expenditure	1,582,872	1,630,358	1,679,269	1,729,647
Funding Source				
Government Grants, Subsidies	-	-	-	-
Fines, Penalties, User and Other Income	-	-	-	-
Proceeds from Disposal Asset	-	-	-	-
City Funded	1,582,872	1,630,358	1,679,269	1,729,647
Total Funds Available	1,582,872	1,630,358	1,679,269	1,729,647
Capital Expenditure Summary				
Acquisition and replacement of plant and fleet	-	-	-	-
Building improvements/construction and land acquisition	-	-	-	-
Total Capital Expenditure	0	0	0	0
ELECTED MEMBER COSTS				
	2002/03	2003/04	2004/05	2005/06
Expenditure				
Operating Expenditure	769,410	792,492	816,267	840,755
Capital Expenditure	-	-	-	-
Total Expenditure	769,410	792,492	816,267	840,755
Less Non Cash Expenditure	110,494	113,809	117,223	120,740
Total Cash Expenditure	658,916	678,683	699,044	720,015
Funding Source				
Government Grants, Subsidies				
Fines, Penalties, User and Other Income	1,030	1,061	1,093	1,126
Proceeds from Disposal Asset				
City Funded	657,886	677,622	697,951	718,889

Total Funds Available	658,916	678,683	699,044	720,015
Capital Expenditure Summary				
Acquisition and replacement of plant and fleet	-	-	-	-
Building improvements/construction and land acquisition	-	-	-	-
Total Capital Expenditure	0	0	0	0

Item 8 Motions on Notice**Item 9 Urgent Business****Item 10 Confidential****Item 11 Date of Next Meeting – 23 April 2002**

The next Briefing Session Meeting will be held on Tuesday 23 April 2002 and the Ordinary Council Meeting on Tuesday 30 April 2002 at 7.00pm, Council Administration Centre, 23 Dundobar Road, Wanneroo.

Item 12 Closure