



City of  
Wanneroo

**BRIEFING PAPERS  
FOR ELECTED MEMBERS'  
BRIEFING SESSION**

**Draft Only**

to be held at  
the Wanneroo Administration Centre, Dundobar Road, Wanneroo  
on Wednesday 19 June, 2002, commencing at 8.30am.

## **PROCEDURE FOR FULL COUNCIL BRIEFING**

### **PRINCIPLES**

The full council briefing which occurs a week prior to the Council meeting 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 the Council has no power to make decisions. The briefing session will not be used, except in an emergency, as a venue or forum through which to invoke the requirements of the Local Government Act 1995 and call a special meeting of council.

In order to ensure full transparency the meetings will be open to the public to observe the process. Where matters are of a confidential nature, they will be deferred to the conclusion of the briefing and at that point the briefing session closed to the public. The reports provided are the officers' professional opinions. While it is acknowledged that members may raise issues that have not been considered in the formulation of the report and recommendation, it is a basic principle that as part of the briefing sessions elected members cannot direct officers to change their reports or recommendations.

### **PROCESS**

The briefing session will commence at 7.00 pm every third Tuesday. It will be chaired by the Mayor or in his/her absence the deputy mayor. In the absence of both, councillors will elect a chairperson from amongst those present. In general, Standing Orders will apply, EXCEPT THAT members may speak more than once on any item, there is no moving or seconding items, officers will address the members and the order of business will be as follows:-

Members of the public present may observe the process and there is an opportunity at the beginning of the briefing for a public question time where members may ask questions (no statements) relating only to the business on the agenda.

- Attendance and Apologies;
- Public Question Time
- Declarations of Interest;
- Reports for discussion;
- Tabled Items;
- Closure.

Where an interest is involved in relation to an item, the same procedure which applies to Full Council meetings will apply. It is a breach of the City's Code of Conduct for an interest to not be declared. The briefing will consider items on the agenda only and proceed to deal with each item as they appear. The process will be for the mayor to call each item number in sequence and ask for questions. Where there are no questions regarding the item, the briefing will proceed to the next item.

### **AGENDA CONTENTS**

While every endeavour is made to ensure that all items to be presented to Council at the formal council meeting are included in the briefing papers, it should be noted that there will be occasions when, due to necessity, items will not be ready in time for the briefing session and will go straight to the Full Council agenda as a matter for decision. Further, there will be occasions when items are TABLED at the briefing rather than the full report being provided in advance. In these instances, staff will endeavour to include the item on the agenda as a late item, noting that a report will be tabled at the agenda briefing session.

### **AGENDA DISTRIBUTION**

The briefing agenda will be distributed to elected members on the FRIDAY prior to the briefing session. Copies will be made available to the libraries and the Internet for interested members of the public. Spare briefing papers will be available at the briefing session for interested members of the public.

### **DEPUTATIONS**

Deputations will generally not be heard prior to the agenda briefing session. These will be reserved for either the Policy forum sessions held the week following the Full Council meeting or as is currently the case, prior to the Full Council meeting.

### **RECORD OF BRIEFING**

The formal record of the briefing session will be limited to notes regarding any agreed action to be taken by staff or elected members. No recommendations will be included and the notes will be retained for reference and not generally distributed to elected members or the public except on request.

### **LOCATION**

The briefing session will take place in the Council Chamber in the new Civic Centre.

## **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**

#### ***Recording of Proceedings***

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

#### ***Access to Recorded Tapes***

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

#### ***Retention of Tapes***

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

#### ***Disclosure of Policy***

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



## Briefing Papers for 19 June, 2002

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## A G E N D A

### Item 1 Attendance

### Item 2 Apologies and Leave of Absence

### Item 3 Reports

#### Planning and Development

#### Town Planning Schemes and Structure Plans

#### 1. Adoption of Local Structure Plan for Lot 16 Connolly Drive, Clarkson

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File Ref:	66897
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	2

#### Issue

To consider the adoption of a Local Structure Plan for Lot 16 Connolly Drive, Clarkson.

<b>Applicant</b>	Taylor Burrell
<b>Owner</b>	Landstart and Urban Pacific
<b>Location</b>	Lot 16 Connolly Drive, Clarkson
<b>Site Area</b>	Approx 120 hectares
<b>MRS Zoning</b>	Urban
<b>DPS 2 Zoning</b>	Urban Development

#### Background

Lot 16 is located on the eastern side of the Connolly Drive road reserve, south of the existing Clarkson High School and established Clarkson residential area (refer **Attachment 1**).

At its meeting of 6 November 2001 (item PD01-11/01), Council considered a draft Local Structure Plan for this area and resolved inter alia, to advertise it for public comment, subject to minor modifications being made to the linear open space design within the application area, a vegetation assessment being undertaken, and the Part 1 provisions of the Structure Plan being modified to address the design requirements of District Planning Scheme No. 2 (DPS2).

Council also identified a number of issues requiring additional information/consideration prior to final adoption of the Structure Plan. The issues were:

1. Finalisation and incorporation of an 'Economic and Employment Initiatives Report';
2. The applicant demonstrating the provision of mechanisms through which infrastructure will be developed and maintained in an equitable, cost sharing method;
3. An ethnographic and archaeological survey of the site being undertaken;
4. Assessment of the local heritage significance of the Mindarie Pastoral Company homestead;
5. Future changes to the Connolly Drive road reserve.

## **Detail**

A copy of the revised Structure Plan, which was advertised for public comment, and incorporates the changes to the public open space design is shown in **Attachment 2**. The key features of the plan are as follows:

- Residential and Small Lot Residential Zones, being the predominant land use within the application area, with a projected population of about 3,735 people.
- Transit and Mixed Use Zones, which are intended to accommodate a diverse mixture of land uses near the proposed Clarkson Railway Station, with the predominant uses being residential (with a mix of R40 and R80 codings), office, retail and entertainment.
- Public open space, which makes up some 11.2% of the application area.

A full copy of the revised Structure Plan document has been placed in the Elected Members Reading Room.

## **Consultation**

The application has been advertised for public comment for a period of 42 days in accordance with the Council resolution. Advertising was carried out by means of three on-site signs, an advertisement placed in the Wanneroo Times newspaper, and abutting landowners being informed by mail. The submission period closed on 6 May 2002. The City received no public submissions.

## **Comment**

The issues that Council required further consideration of prior to final consideration of the structure plan are outlined below, as well as a comment on each.

### Economic and Employment Initiatives Report

The applicant engaged consultants SGS to prepare an 'Employment and Community Development Strategy' for the Lot 16 area. The suggested economic development strategies show a level of commitment to local employment generation, and the recommended actions within the report are generally supported. A number of employment generating initiatives have been put forward in the Strategy, these being:

1. The provision of access for all residents to broadband telecommunications infrastructure, improving the feasibility of telecommuting / home-based employment and locally based business. The developers have committed themselves to provide broadband access to all new lots within the application area, and this cost has been incorporated into their project feasibility budget.
2. The applicants propose to develop a 'Distributed Business Incubator' (DBI), which will provide online business support services for new residents within the application area, who are interested in establishing or expanding a home or locally based business. To facilitate this initiative, the Strategy recommends that the developer provide a one-off grant for the preparation of a business plan for the DBI.
3. The Strategy recommends that a Two Envelope Tendering System be developed for subdivisional and development work within Lot 16. Tenders for civil works would require tenderers to submit their price (first envelope) and their proposals to employ local workers or assist local business formation (second envelope).
4. The Strategy acknowledges the potential development of employment intensive land uses adjacent to the proposed Clarkson Railway Station, and recommends that a high-density commercial development be planned for in this locality (possibly in the form of a strata-titled office block). The Strategy also acknowledges however, that demand for such office space in the northern suburbs is currently relatively low, and commercial developments at centres such as Whitfords, Joondalup and Ocean Keys currently struggle to attract tenants. The Strategy recommends that flexibility be incorporated into the LSP, to enable such development to be facilitated should this demand increase in the future.

To facilitate these employment initiatives, the Strategy proposes that a 'Community Development Fund' be set up, through which the developer contributes a portion to the fund, from the proceeds of each lot sold within the development. The Strategy puts forward a nominal figure of \$300 per lot, which would ultimately generate around \$360,000, assuming a total lot yield of 1200.

Clarification is however needed on who will manage the funds, the uses that the funds can be put, the timing of the release of the funds and how much would be allocated to economic development projects. The strategy places a strong expectation on the developer to 'seed' many ventures, but clarification is required as to the ongoing commitment in the long run from the developer as a partner. Short to medium term management responsibility falls to the City and other groups to continue once the 'seeding' is complete, and ongoing operational costs often burden resources.

The initiatives put forward in the strategy have significant merit, although it still needs to address some of the implementation issues raised above. This is the first economic and employment initiatives report that the City has received and the applicant has made a serious attempt to address the matter in the absence of any formal guiding policies from the City. On this basis it is considered that the structure plan could be finalised with reference in Part 1 of the structure plan requiring the finalisation of the economic and employment initiatives report prior to the submission of a subdivision application for the land as well as the implementation of the strategies arising from the final report.

### Collaborative Planning Model

The City previously undertook a project with the Butler Joint Venture to prepare a collaborative planning model for its estate.

This model was designed to provide a mechanism for the equitable provision and ongoing maintenance of infrastructure in newly developed areas. Council requested a similar model be developed for the Lot 16 development to test some of the model parameters.

The applicant has been involved with discussions with the City in regards to the preparation of a Collaborative Planning Model for its Clarkson landholding. The developer is still working towards identifying if any additional works are to be included within the project and the resulting management implications for the City.

A draft collaborative model has been prepared and presented to Council officers for discussion purposes. It is however considered that the structure plan can be adopted without this model being finalised, as the developer is still finalising the level of infrastructure to be developed within the application area. If additional infrastructure works are ultimately proposed then a requirement for the collaborative planning model can be imposed at the development application stage. This is consistent with the approach taken at Butler.

### Aboriginal Heritage

In the preliminary assessment of the Structure Plan, the Department of Aboriginal Affairs provided correspondence advising that the site did not contain any registered sites, however also indicated that the role of the Department is not to give clearances and that further survey work should be undertaken to ensure that no sites exist within the application area. The Aboriginal Heritage Act is administered by the Department of Aboriginal Affairs and places an obligation on the owner/developer (rather than the City) to ensure that this issue is addressed. In this case as no significant sites on this land have been registered to date, as the site has been largely cleared of vegetation and as further assessment work rarely identifies any additional significant sites it is considered that any remaining survey work should be undertaken to the satisfaction of the Department of Aboriginal Affairs, separate to the structure plan process. The applicant has been made aware of the process requirements for satisfying the provisions of the Aboriginal Heritage Act.

There is one registered Native Title claim over the land, which was registered on 12 May 1999 and was lodged on behalf of the Combined Metropolitan Working Group. However, under the Native Titles Act any rights to claim are extinguished by the grant of a freehold estate (other than to the Crown or to a statutory authority). The application area was converted to freehold and granted to a private company, Mindarie Property Company Limited in July 1978 and as such, there are no valid Native Title issues associated with Lot 16.

### Heritage significance of the Mindarie Pastoral Company homestead

The Mindarie Pastoral Company is listed on Council's current Municipal Inventory as being located on Lot 16. Council required that, prior to adoption of the Structure Plan, further consideration should be given to the significance of the homestead, and possible actions put forward that could maintain its heritage significance, prior to development of the site.

Site visits undertaken by Council officers and the developers have concluded that the Mindarie Pastoral Company homestead no longer exists on Lot 16, although there is anecdotal evidence which suggests that the foundations of the former 1950s home may still exist on-site. In recognition of the former homestead, the applicants propose to implement the following initiatives:

- Naming the main northern entry from Connolly Drive into the application area after the homestead (eg Homestead Drive / Pastoral Drive etc.);
- Naming the nearest park to the former location of the Homestead in recognition of the building (eg Mindarie Homestead Park)
- Installation of a plaque in the park in recognition of the former Homestead;
- The applicants have stated their intention to work with any local historical groups who wish to participate in the naming or wording of the plaque and road.

It is considered that the initiatives put forward by the applicant are acceptable and these requirements should be introduced into Part 1 of the Structure plan document to ensure that they are implemented.

#### Future changes to the Connolly Drive road reserve

Connolly Drive has a reserve width of 60 metres, and various subdivisional roads within the structure plan area are proposed to encroach into the reserve. Council required that prior to formal adoption of the Structure Plan, more detail be provided outlining the extent of these encroachments. Whilst there is no objection to the principle of local road reserves encroaching into the Connolly Drive road reserve, in discussing this matter further with the City's Technical Services Directorate, it is considered that these details are more appropriately received at the subdivision stage. The structure plan documents should therefore be amended to ensure that the appropriate detail and justification is provided to the City prior to a subdivision application being received.

#### Modification of Part 1 Provisions

Prior to the structure plan being advertised, the Part 1 structure plan provisions were to be modified in respect to the design guidelines for the various zones and precincts. Administration are however currently reviewing the matter of design guidelines within structure plans on an overall basis to ensure they are producing quality centres. On this basis, it was seen that the guidelines for this area would most appropriately be deferred until this review was complete. The applicant has agreed to incorporate a requirement that there be no development within the application area until such design guidelines have been incorporated in the structure plan.

### **Statutory Compliance**

The Structure Plan has been assessed in accordance with Clause 9.6 of DPS2.

## **Strategic Implications**

The adoption of this structure plan is consistent with the goal of providing Healthy Communities under the City's Strategic Plan, and in particular Strategy 2.2 of the Planning and Development Directorate Strategic Plan which seeks to provide a cohesive system of integrated land use planning.

## **Policy Implications**

Nil.

## **Financial Implications**

Nil.

## **Voting Requirements**

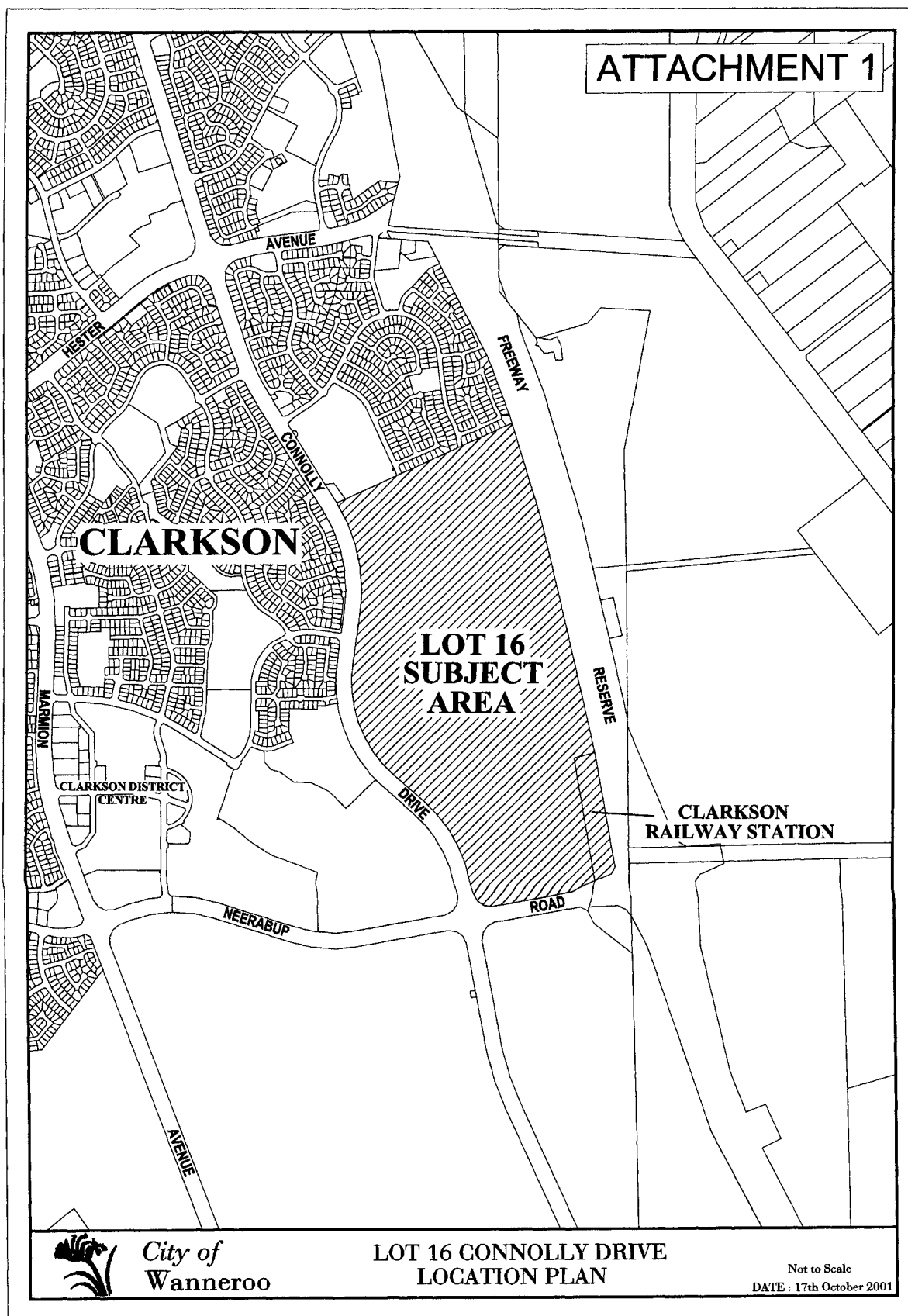
Simple Majority.

## **Recommendation**

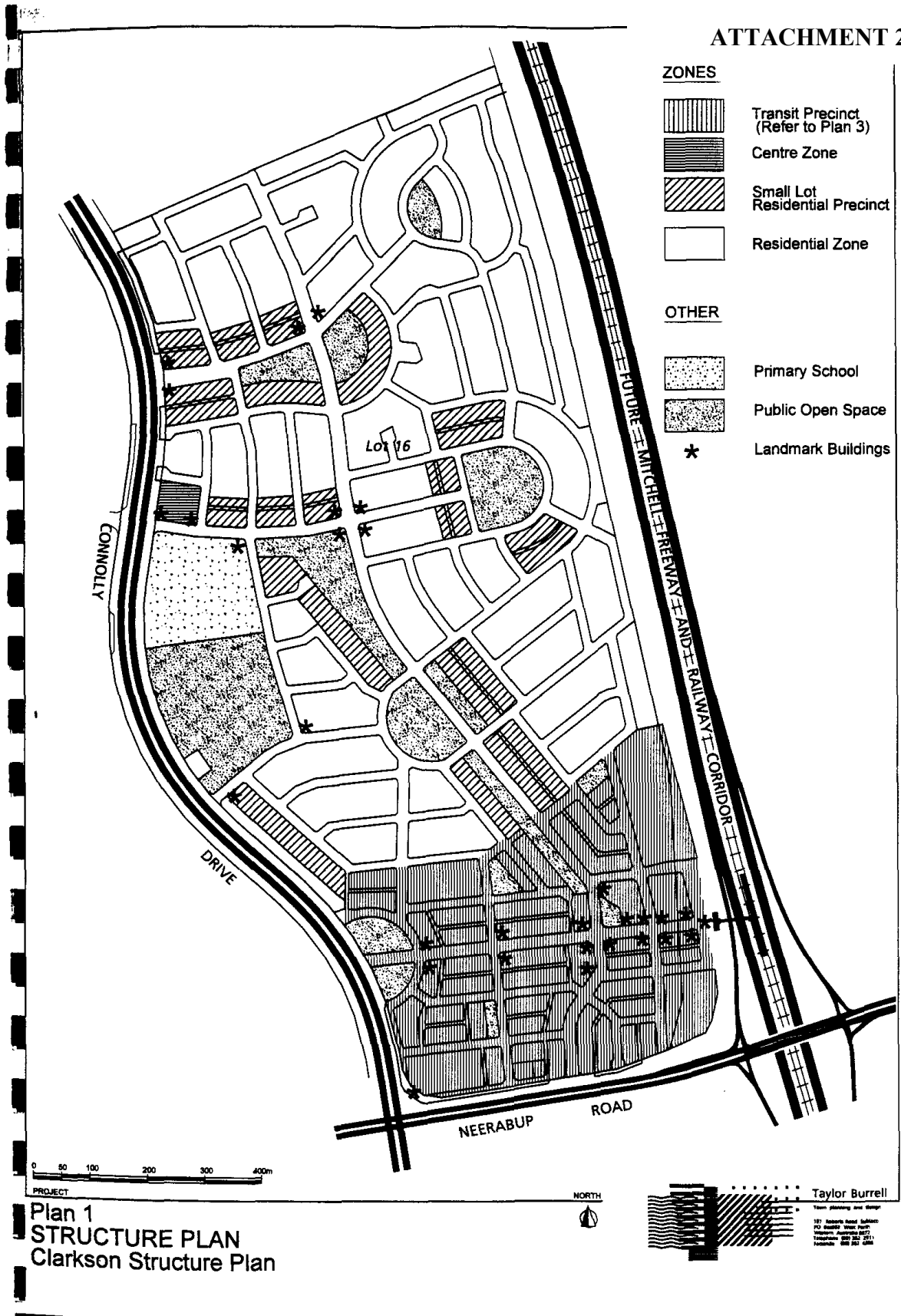
**That Council:-**

1. **RESOLVES** that the modified Structure Plan for Lot 16 Connolly Drive, Clarkson, as submitted by Taylor Burrell on behalf of Urban Pacific and Landstart is **SATISFACTORY**, subject to clauses being inserted into the Part 1 text to address the following:
  - a) **The finalisation of the economic and employment initiatives report prior to the submission of a subdivision application for the land as well as the implementation of the strategies arising from the final report.**
  - b) **A requirement to ensure that the initiatives put forward by the applicant to recognise the heritage significance of the Mindarie Pastoral Company homestead are implemented.**
  - c) **Details sufficient to justify any encroachment of subdivisional roads into the Connolly Drive road reserve be provided at the subdivision stage.**
  - d) **There being no development of the land until revised design guidelines for the various zones and precincts have been introduced into the structure plan.**
2. **Upon receipt of the documents modified in accordance with 1 above, ADOPTS, SIGNS and SEALS the Local Structure Plan and FORWARDS it to the Western Australian Planning Commission for its adoption and certification;**





## ATTACHMENT 2



## 2. Amendment To Clarkson District Centre Agreed Structure Plan

File Ref: 71199  
 Responsible Officer: Director, Planning and Development  
 Disclosure of Interest: Nil  
 Attachments: 5

### Issue

Consideration of an amendment to the Clarkson District Centre Agreed Structure Plan.

<b>Applicant</b>	Chappell & Lambert Pty Ltd
<b>Owner</b>	LandCorp
<b>Location</b>	Clarkson District Centre
<b>Site Area</b>	Approximately 41.0 hectares
<b>DPS2 Zoning</b>	Centre
<b>MRS Zoning</b>	Urban

### Background

The Council of the former Shire of Wanneroo, at its meeting of 25 August 1998 resolved to adopt the Clarkson District Centre Local Structure Plan (LSP) bounded by Marmion Avenue in the west, Belleville Gardens in the north, Neerabup Road in the south and the proposed Lower Keys Drive in the east (refer **Attachment 1**). In October 1998, the Western Australian Planning Commission (WAPC) adopted the LSP as an Agreed Structure Plan (ASP) (refer **Attachment 2**).

The first stage of the Centre was subdivided in 1999. This stage generally included the land south of Ocean Keys Boulevard, as well as the area to the north of Ocean Keys Boulevard, which is situated west of Pensacola Terrace. Most of this first stage has now been developed and includes the Ocean Keys Shopping Centre, Bunnings Warehouse and Council Youth Centre, a police station, service station, takeaway food outlets and various commercial units.

A subdivision application for the second stage of the Centre, being that land to the north of Ocean Keys Boulevard, between Pensacola Terrace and Key Largo Drive, has been lodged with the WAPC. The application conforms with the zonings under the existing ASP and was therefore supported by the City. The application is yet to be determined by the WAPC (refer **Attachment 3**).

### Detail

The ASP was prepared under the provisions of the City's previous Town Planning Scheme No.1 (TPS1) and depicts Commercial Core Precinct, Mixed Business Precinct, Residential Mixed Use Precinct, and Residential Precinct. The general provisions of these precincts were the same as those of Commercial, Mixed Business, Residential Mixed Use and Residential zones respectively of the former TPS1 with some additional provisions.

The ASP also:

1. Specifies a retail floorspace for the Centre of 28800 m<sup>2</sup> gross leasable area;
2. Applies residential density codes (R-codes) to the entire Centre;
3. Nominates landmark building sites which have special design requirements to draw attention to the particular site;
4. Designates a “mainstreet” where special development requirements apply to provide nil street setbacks and active building frontages.

The City’s current District Planning Scheme No. 2 (DPS2) introduced a number of new zones and terminologies that now conflict with those specified under the ASP. Therefore the applicant seeks to modify the ASP to reflect the zones and terminologies under DPS2. In addition, the application proposes some rationalisation to the extent of the various zoning and residential density codes, the extent of the mainstreet and landmark sites and to confine retail floorspace to the commercial zone. The main changes are described in detail in the comment section of this report.

### ***Consultation***

Under clause 9.7 of DPS2, public identification of a proposed amendment to an ASP can be waived if the amendment is considered to be of a minor nature which does not materially alter the intent of the structure plan.

Whilst the proposed changes are considered relatively minor in nature and not considered to materially alter the intent of the structure plan, the first stage of the Centre has been subdivided and the lots on sold. Some of the proposed changes may alter some of the landowners’ development expectations for the area and it would therefore still be prudent to undertake a consultation period. Given the relatively minor nature of the changes, a 28 day period is recommended.

### **Comment**

#### ***Zoning Changes***

The applicant proposes to rename the zones under the ASP from Commercial Core, Mixed Business, Residential Mixed Use and Residential to the corresponding zones under the City’s new DPS2. These zones are Commercial, Business, Mixed Use and Residential. In addition, the applicant proposes to rationalise a number of the zones in the undeveloped portion of the District Centre to better reflect its future development intentions.

The proposed zoning plan is shown on **Attachment 4**. The proportions of the various zones have not changed significantly and these changes are therefore supported. It should be noted that Council’s current library site on the north eastern corner of Ocean Keys Boulevard and Key Largo Drive is proposed to be zoned Mixed Use in recognition of the proposal to relocate that site further west along Ocean Keys Boulevard.

This does not alter Council's ownership of this lot in any way and if the relocation plans do not proceed, the library can still be accommodated under the Mixed Use zone. The library can similarly be accommodated in the Commercial Zone which is proposed to cover the alternative site.

### *Additional Uses*

The ASP currently provides that, in addition to the range of permissible uses in the various zones as outlined in the Scheme, a number of additional uses are also permissible. Given that the majority of these additional uses will be able to be accommodated under the new zones, most of these additional uses can be deleted. The only exception is a shop with a floorspace not exceeding 100m<sup>2</sup> within the Mixed Use zone.

DPS2 does not currently permit a shop within the Mixed Use zone. There was however a specific intention to provide for such a use within the equivalent Residential Mixed Use zone of the current ASP and there is therefore no objection to this use being maintained.

In addition the applicant has requested that the use classes 'motor vehicle repairs' and 'hire service' be added as discretionary uses in the Business zone. These additions are considered acceptable on the following grounds:

1. The majority of the lots to the north of Ocean Keys Boulevard which front Marmion Avenue are intended to be developed as vehicle sales premises. Motor vehicle repair premises are a reasonable complementary use which cannot otherwise be accommodated in the Clarkson District Centre.
2. Smash repair functions are specifically excluded from the motor vehicle repairs use class and will therefore not be permitted in the Centre.
3. The use hire service was a use that could have been accommodated in this zone until DPS2 was introduced.
4. Most of the Business zone is well buffered from the Residential zones.
5. These uses will be classed as discretionary which would enable an individual assessment of the amenity impacts of each proposal before a decision is made to approve individual premises and then would include the possibility of consultation.

### *Residential Density Codings*

The current ASP codes the entire District Centre R60. The applicant proposes to recode a portion of the Centre adjacent to Belleville Gardens R30 (refer **Attachment 5**). This provides for a better transition with the low density residential area to the north of Belleville Gardens. This change to the density coding is therefore supported.

### *Retail Floorspace*

The applicant requests that the 28800m<sup>2</sup> retail floorspace allocated to this Centre be limited to the Commercial zone only and not to the overall Centre. This is however contrary to the provisions of DPS2 which places the limit on the overall Centre in this case.

A change of this nature should be considered in the context of the City's Centres Strategy, so that any implications arising from the change can be properly considered and a consistent approach taken for all Centres.

### ***Main Street and Landmark Sites***

The applicant proposes to rationalise the extent of the mainstreet so that it only applies to the priority area through the commercial core and the relevant lead in portions of adjacent roads. In addition it is proposed to delete the landmark site which was planned for the City's 'old' library site on the north east corner of Ocean Keys Boulevard and Keys Largo Drive.

The current proposed extent of the mainstreet and landmark sites is outlined on **Attachments 2 and 4**. There is no objection to the reduction in the extent of the mainstreet along the lead in roads, with the exceptions that the mainstreet should be extended:

1. around the future road which is proposed to insert the central commercial block on the northern side Ocean Keys Boulevard (as shown on **Attachment 3**);
2. along the western boundary of the Mixed Use site on the north east corner of Ocean Keys Boulevard and Key Largo Drive.

In addition, it is considered the mainstreet should be maintained along the entire length of Ocean Keys Boulevard, as should the landmark site on the north eastern corner of Ocean Keys Boulevard and Keys Largo Drive. Both of these requirements are included in the current ASP and are considered important to reinforce the character of the mainstreet.

### **Statutory Compliance**

The amendment to the ASP will follow the process required under Part 9 of DPS2.

### **Strategic Implications**

The proposal is consistent with the Healthy Communities goal of the City's Strategic Plan which seeks to provide a guide to development and co-ordinate the provision of services.

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

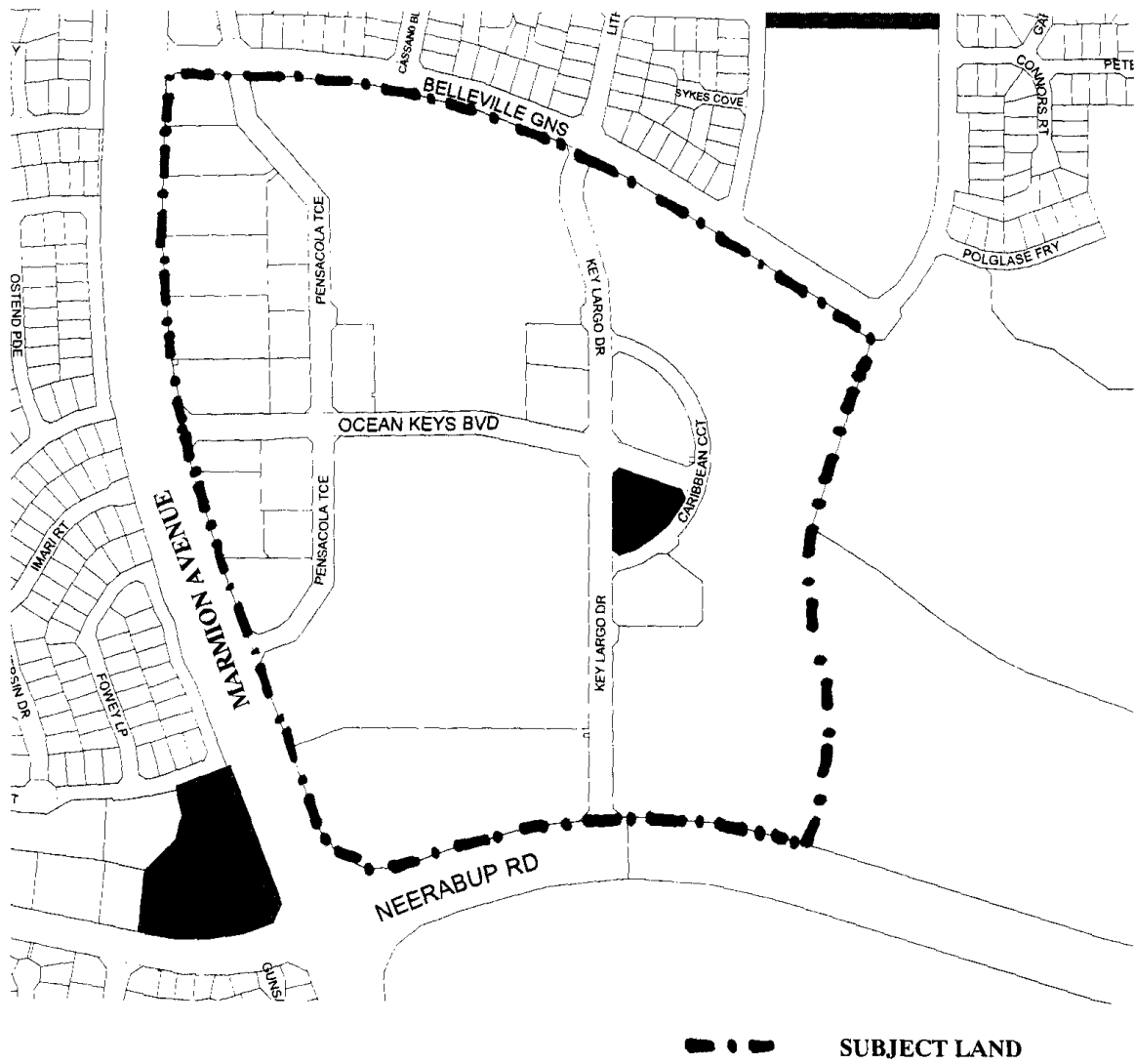
Simple Majority.

## **Recommendation**

### **That Council:**

- 1. Pursuant to Clause 9.4.1 of District Planning Scheme No. 2 DETERMINES that the modifications to the Clarkson District Centre Agreed Structure Plan proposed by Chappell & Lambert on behalf of LandCorp as indicated on Attachments 4 & 5 to this report should be advertised subject to the following changes first being made:**
  - a) to the structure plan text:**
    - i) reference to the commercial core, mixed business, residential mixed use and residential precincts being replaced with reference to the Commercial, Business, Mixed Use and Residential zones or precincts as relevant;**
    - ii) the inclusion of a statement to require landuses and development standards for each of the zones to be in accordance with the corresponding requirements of District Planning Scheme No. 2 with the exception that a shop with a net lettable area of up to 100m<sup>2</sup> is an additional discretionary use in the Mixed Use zone and motor vehicle repairs and hire service are additional discretionary uses in the Business zone.**
    - iii) modification to the general terms of the structure plan to make it consistent with District Planning Scheme No. 2.**
  - b) to the structure plan map:**
    - i) a landmark site being added to the mixed use site on the corner of Keys Largo Drive and Ocean Keys Boulevard**
    - ii) the mainstreet being extended along the overall length of Ocean Keys Boulevard (east of Pensacola Terrace), around the intersection of the proposed road within the central commercial blocks situated north of Ocean Keys Boulevard and along the western boundary of the mixed use site on the corner of Ocean Keys Boulevard and Keys Largo Drive.**
- 2. Once changes referred to in 1 above have been made, ADVERTISES the modifications under the provisions of clause 9.5 of District Planning Scheme No. 2 for a period of 28 days.**

## ATTACHMENT 1



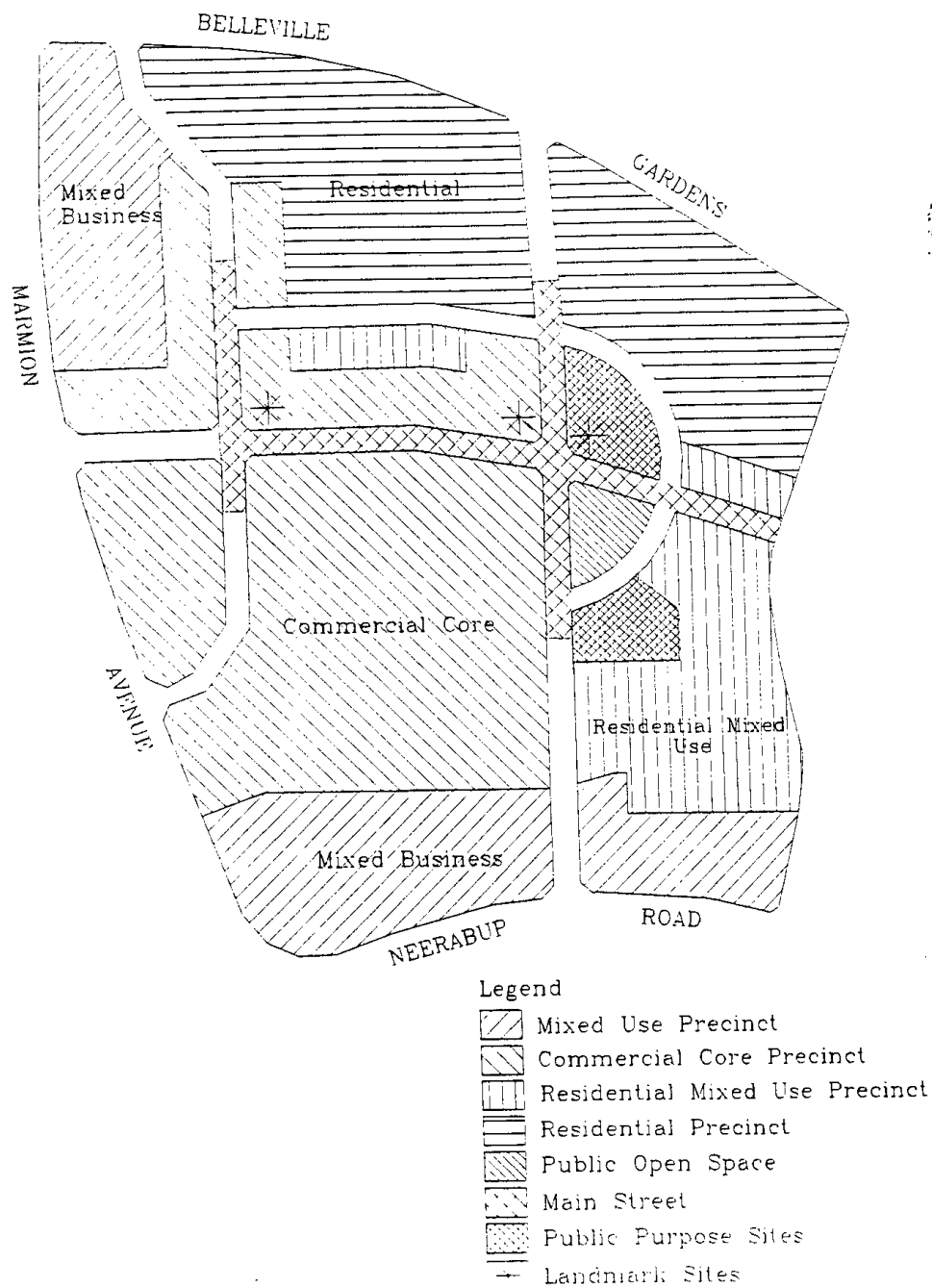
LOCALITY MAP



## ATTACHMENT 2 Page 1

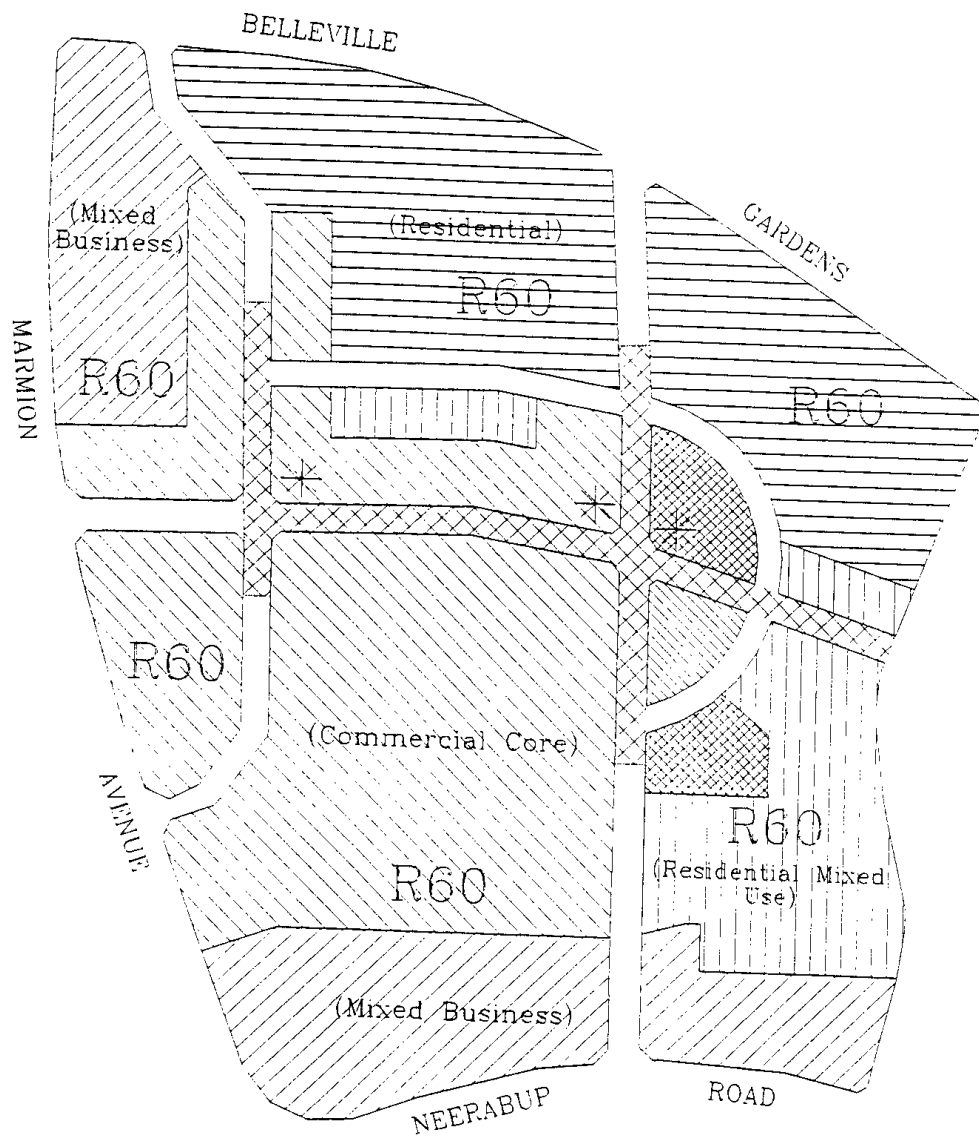
43

## PLAN 1 : STRUCTURE PLAN MAP

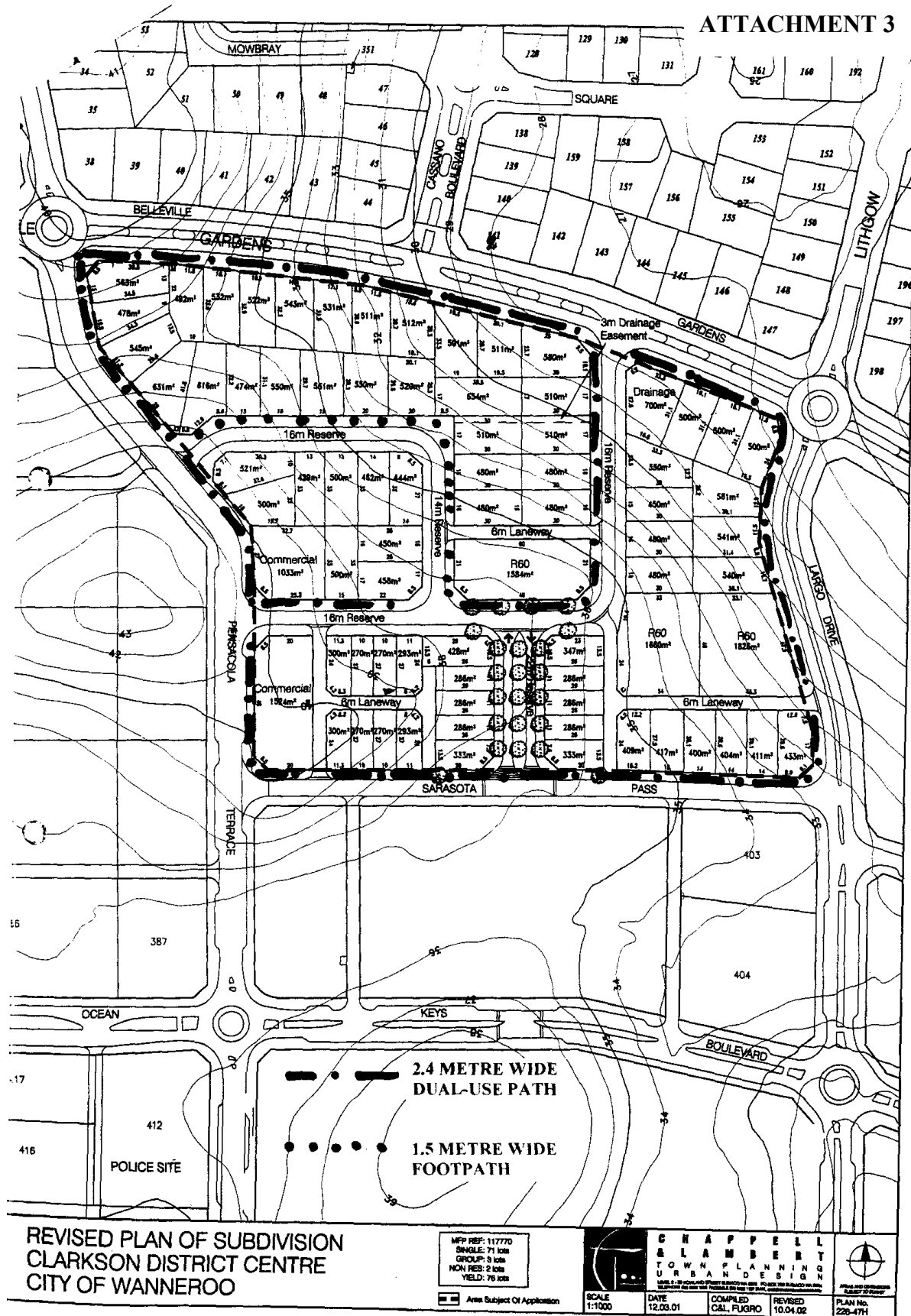


## ATTACHMENT 2 Page 2

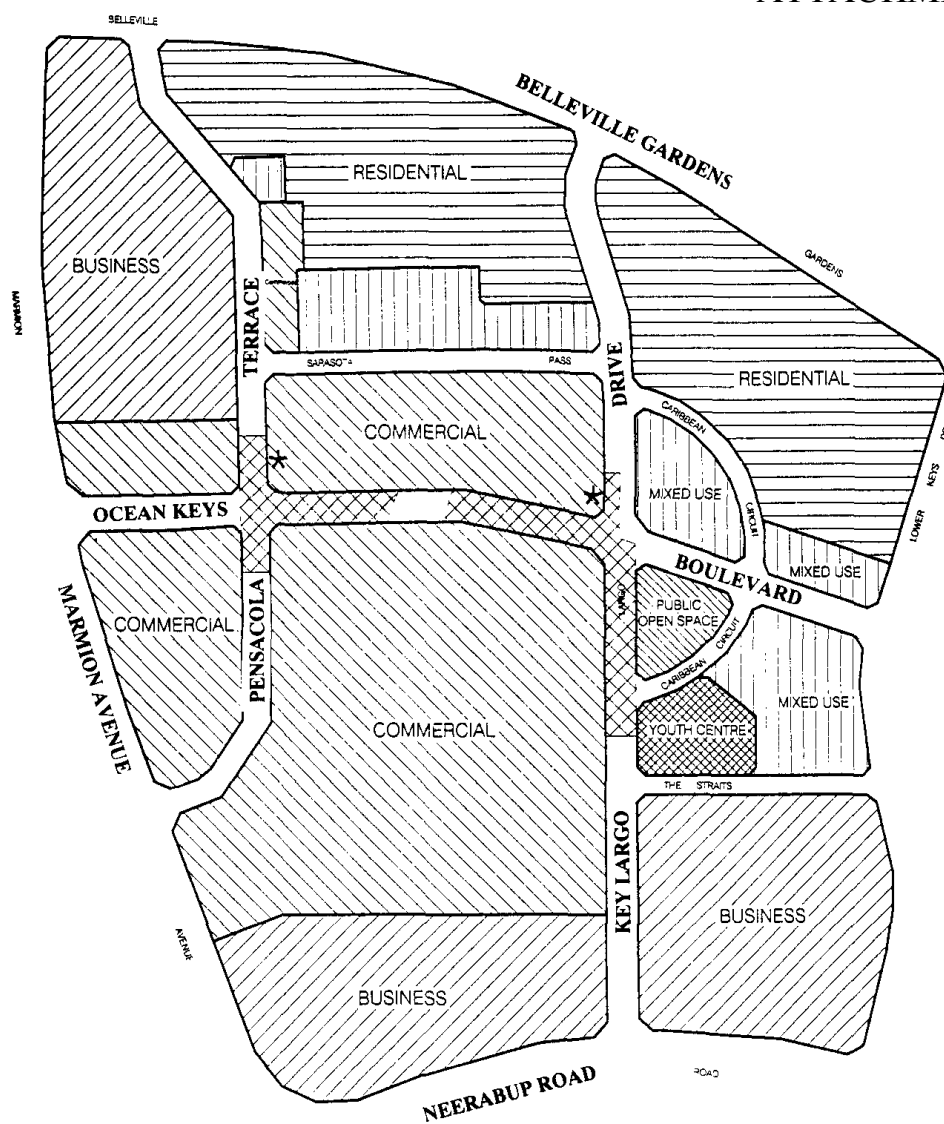
PLAN 2 : R-CODE MAP



## ATTACHMENT 3



## ATTACHMENT 4



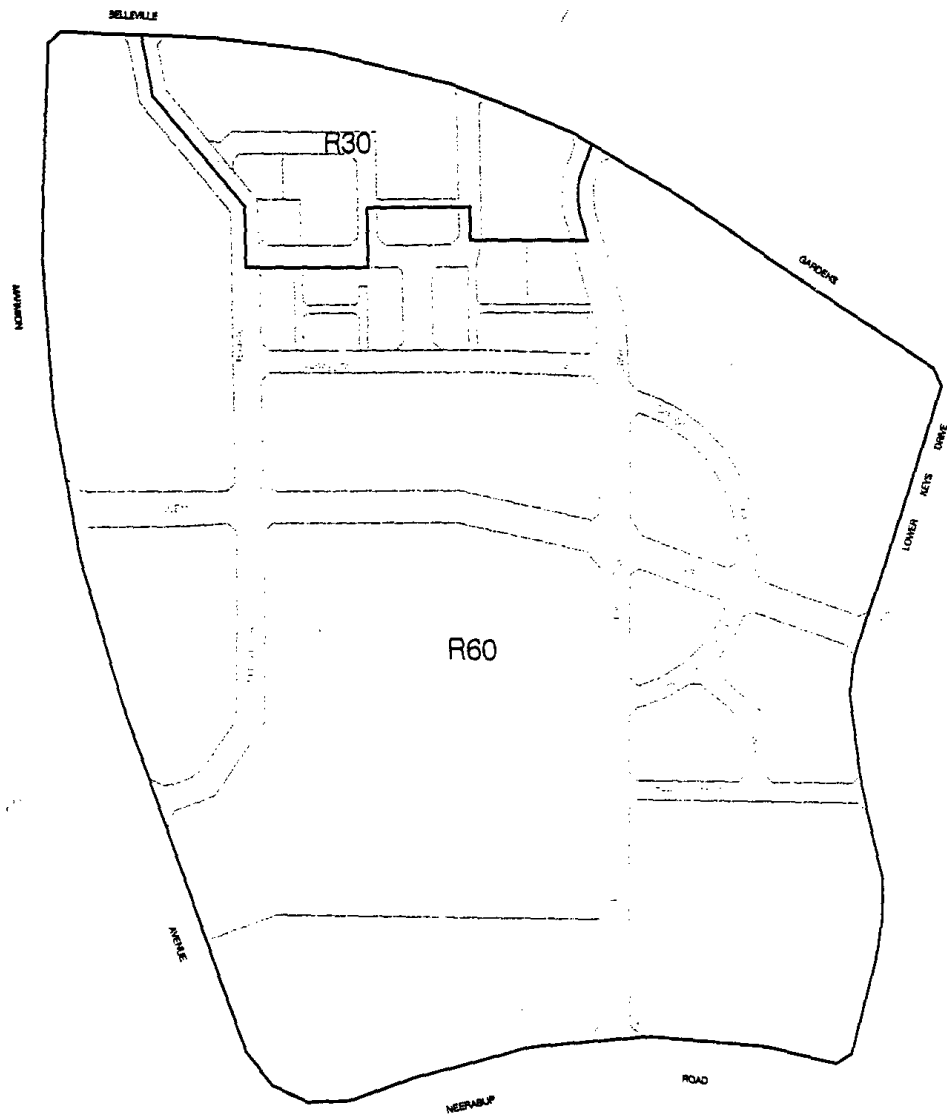
## LEGEND

	Business		Public Open Space
	Commercial		Main Street
	Mixed Use		Public Purpose
	Residential		Landmark Sites

**CLARKSON**  
PROPOSED STRUCTURE PLAN MAP

**CHAPPELL & LAMBERT**  
TOWN PLANNING  
URBAN DESIGN  
226-50 FIGURE 3

ATTACHMENT 5



CLARKSON  
R-CODE PLAN



CHAPPELL  
& LAMBERT  
TOWN PLANNING  
URBAN DESIGN  
228-51A FIGURE 8

### 3. Close Of Advertising - Amendment No. 5 To District Planning Scheme No. 2: Pt Lot 9004 Santa Barbara Parade, Quinns Rocks

File Ref: 45005  
Responsible Officer: Director, Planning and Development  
Disclosure of Interest: Nil  
Attachments: 2

#### Issue

To consider the results of advertising Amendment No. 5 to District Planning Scheme No. 2.

<b>Applicant</b>	ERM Australia Pty Ltd
<b>Owner</b>	Silverton Pty Ltd
<b>Location</b>	Part Lot 9004, Santa Barbara Parade, Quinns Rocks
<b>Site Area</b>	3.6408 hectares
<b>DPS 2 Zoning</b>	Centre
<b>MRS Zoning</b>	Urban

#### Background

Council at its meeting on 18 December 2001 (refer item PD03-12/01), resolved to prepare Amendment No. 5 to District Planning Scheme No. 2 to rezone Pt Lot 9004 Santa Barbara Parade from the Centre Zone to the Residential Zone. As part of the same item, Council also resolved to advertise a Local Structure Plan (LSP) for the subject area which proposed to subdivide the land into 51 residential lots, a 1509m<sup>2</sup> area of public open space and a 2567m<sup>2</sup> drainage site.

A location plan is shown on **Attachment 1** and a copy of the Structure Plan is shown on **Attachment 2**.

The draft LSP was subsequently advertised for a period of 42 days. Council considered the results of this advertising on 18 March 2002 and resolved that the draft LSP was satisfactory and should be forwarded to the Western Australian Planning Commission for adoption and certification (refer item PD02-03/02).

#### Detail

The Environmental Protection Authority advised the City on 29 January 2002 that Amendment No. 5 did not warrant an environmental assessment, thereby allowing the amendment to be advertised.

#### Consultation

A 42-day public advertising period was carried out between 19 March and 30 April 2002. This consultation involved:

- a) An on site sign;
- b) Advertisement in 'The Wanneroo Times' on 19<sup>th</sup> March 2002;
- c) Letters to adjoining Landowners.

At the close of advertising no submissions were received.

### **Comment**

As the City did not receive any submissions, it is considered that the amendment should proceed without modification.

### **Statutory Compliance**

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

### **Strategic Implications**

Nil.

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

Simple Majority.

### **Recommendation**

**That Council:**

- 1. Pursuant to Town Planning Regulation (17)2 ADOPTS, without modification, Amendment No. 5 to the City of Wanneroo District Planning Scheme No. 2, to:**
  - a) REZONE Part Lot 9004 Santa Barbara Parade, Quinns Rocks from Centre Zone to Residential Zone; and**
  - b) AMEND Schedule 3 of the District Planning Scheme No. 2 to delete reference to Quinns Rocks Neighbourhood Centre.**
- 2. Pursuant to Town Planning Regulations 22 and 25 (1) (g), AUTHORISES the affixing of the common seal to, and ENDORSES the signing of the Amendment documentation.**

## ATTACHMENT 1





## ATTACHMENT 2



#### 4. Modifications to Draft East Wanneroo Cell 1 Local Structure Plan - Ashby

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File Ref: SP/0002V01  
Responsible Officer: Director, Planning and Development  
Disclosure of Interest: Nil  
Attachments: 3

##### Issue

Consideration of a modification to the draft East Wanneroo Cell 1 Local Structure Plan.

<b>Applicant</b>	BSD Consultant
<b>Owner</b>	Satterley Wanneroo Pty Ltd
<b>Location</b>	East Wanneroo Cell 1
<b>DPS 2 Zoning</b>	Urban Development
<b>MRS Zoning</b>	Urban

##### Background

On 18 December 2001 Council endorsed the draft East Wanneroo Cell 1 Local Structure Plan (refer **Attachment 1** and item PD05-12/01). The Western Australian Planning Commission (WAPC) is still considering the draft LSP.

Satterley Wanneroo Pty Ltd own approximately 100 hectares of land in the southern portion of Cell 1. The WAPC has recently granted subdivision approval to stage 1 of this landholding. Construction works for this stage are currently underway.

A subdivision application for stage 2 of the Satterley landholding has also been lodged with the WAPC. The City has requested the application be deferred as the subdivision design did not conform to the LSP endorsed by Council.

The applicant has subsequently requested an amendment to the draft LSP.

##### Detail

The amendment area includes Stages 1 and 2 of the Satterley landholding, as well as adjacent land that provides a defined precinct. The applicant proposes to modify the road layout, the public open space (POS) and medium density sites (refer **Attachment 2**). In addition, the applicant has also requested several variations to the R-Code standards in respect of setbacks and the minimum open space requirements for smaller lots (refer **Attachment 3**).

##### Consultation

Under clause 9.7 of District Planning Scheme No. 2 (DPS2), public notification of a proposed amendment to a structure plan, can be waived if the amendment is considered to be of a minor nature which does not materially alter the intent of the structure plan.

In this case, the amendments are considered to be of a minor nature. The amendments have been requested by the principal landowner and supported by all other affected landowners. It is therefore recommended that public notification of this amendment be waived.

## **Comment**

The proposed modifications to the road network reflect the approved subdivision for stage 1 and the subdivision application for stage 2 of the applicant's landholding and integrates well with the remaining portion of the structure plan. The road design is considered acceptable as it provides permeability and easy access to the public open space areas, primary school site and the bus routes.

The existing structure plan depicts two areas of POS within the area subject to amendment. The WAPC, in granting subdivision approval to stage 1, imposed a condition requiring the deletion of the western area of POS. The proposed modification reflects this requirement. The eastern area of POS has only been slightly reconfigured and is considered acceptable.

The principle of providing medium density housing sites on lots adjacent to POS has been maintained, although the actual R-Code boundaries have been adjusted to reflect the new road layout. In view of the deletion of the western area of POS, only one of the medium density sites have been maintained in this area. This site has been maintained in order to provide some opportunity for a mix of housing type in the first stage of subdivision.

The R-code variations sought are principally the same as those that the Council has already agreed to for the Butler Agreed Structure Plan. The variations are discussed briefly below in respect of Cottage lots which are serviced by a laneway and Traditional lots not serviced by a laneway and less than 600m<sup>2</sup>.

### ***Cottage Lots***

#### ***Front Setback***

For 'Cottage' lots, which are medium density lots and generally located adjacent to areas of POS, the variation sought is a minimum 1.5 metre and average 3.0 metre front setback. As these variations relate to lots within discrete precincts and served by rear lanes so that carports and garages will not dominate the streetscape, they are supported.

#### ***Side Setbacks***

The applicant has proposed a minimum 2.0 metre side setback on the northern or easternmost boundary to habitable rooms with major openings facing north, to maximise solar access. This variation is supported.

The R-Codes currently allow a zero lot line in consultation with the adjoining lot owner. The applicant proposed to make this provision mandatory and not subject to the neighbour's consent. In this regard the applicant has advised that since the prospective purchaser would be advised of this provision, seeking neighbour's consent again would be unnecessary.

This is considered inappropriate, as it would not provide an opportunity for the City to assess the amenity impact of boundary walls on an individual basis. This aspect is therefore not supported.

### ***Minimum Open Space***

The R-Codes require a minimum 50% private open space for residential lots, the applicant has requested a minimum of 30% be provided for 'Cottage' lots, on the basis that performance criteria relating to the size, orientation, location and use of a courtyard area is provided. This variation is considered acceptable.

### ***Traditional Lots***

In regard to traditional lots not serviced by a laneway and less than 600 m<sup>2</sup>, the applicant has proposed a minimum 3 metre front setback with an average of 4.5 metres, as opposed to the 6.0 metre average, 3 metre minimum required under the R-Codes. A minimum 2.0 metre side setback on the northern or easternmost boundary to habitable rooms with major openings facing north, to maximise solar access is also proposed.

As indicated previously, the variations being sought are generally the same as those contained in the Butler Agreed Structure Plan. Whilst it is considered reasonable to support these variations for 'Cottage' lots (which are restricted to small precincts), it is not considered appropriate to support such variations for traditional lots. Lot sizes between 450 m<sup>2</sup> and 600 m<sup>2</sup> are commonplace in new subdivisions and consequently it is not considered appropriate to reduce the standards of the Residential Planning Codes for such lots as this would ultimately have the effect of eroding the standards of the R-Codes across the local authority.

Whilst the City has supported such variations in the Butler area (and in other similar estates), those areas have been characterised as unique developments and developed by the one owner. In Cell 1 (as with all East Wanneroo Cells), there is a multiplicity of land ownership and with the differing expectations and desires of landowners will similarly lead to different design standards.

In the interest of proper and orderly planning, it is considered appropriate that the same design standards are ultimately maintained in accordance with the Residential Planning Codes for traditional lots.

### **Statutory Compliance**

The structure plan amendment will follow the process outlined in Part 9 of DPS2.

### **Strategic Implications**

The proposal is consistent with the Healthy Communities goal under the City's Strategic Plan, which seeks to provide for quality services and infrastructure.

### **Policy Implications**

Nil.

## Financial Implications

Nil

## Voting Requirements

Simple Majority.

## Recommendation

**That Council:**

1. Pursuant to Clause 9.4.1 of District Planning Scheme No.2 DETERMINES that the amendments to East Wannon Cell 1 Local Structure Plan, as indicated in Attachment 2 to this report and as set out in the following table, are satisfactory.

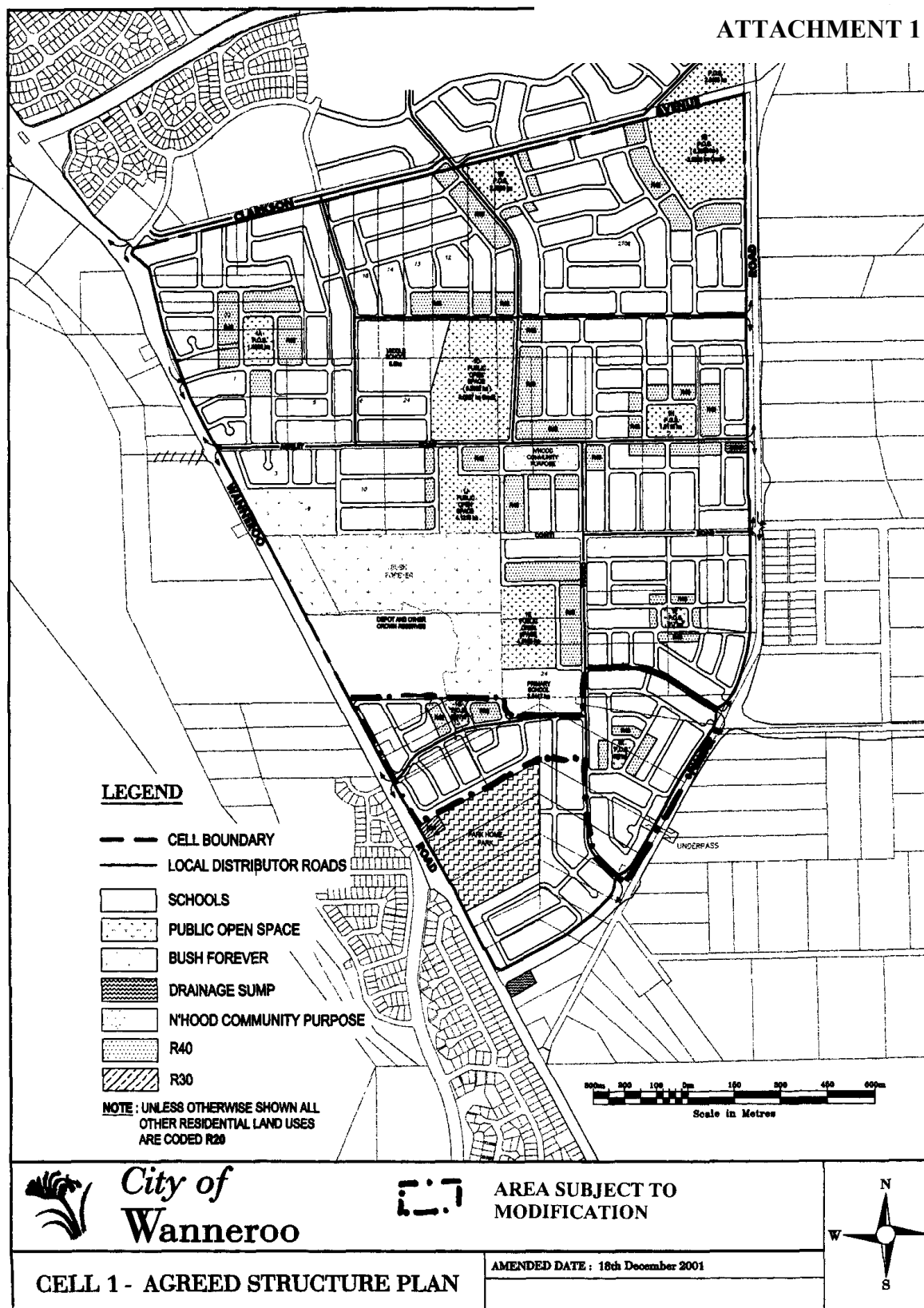
**R- CODE VARIATION TABLE**

Lot type	Front Setback	Side Setback	Open space (Minimum total percentage of site)
Cottage Lots (Lots serviced by a laneway)	1.5 metre minimum 3.0 metre average	Minimum 2.0 metre side boundary setback on the northern most or easternmost boundary to habitable rooms with major openings facing north	30% minimum open space requirement subject to the following criteria:  1.Provision of a courtyard area opening from an internal living area minimum 30 m2 and minimum width 4.0 metre on the northern boundary.  2. The courtyard not to be used for any services eg clothes drying facilities

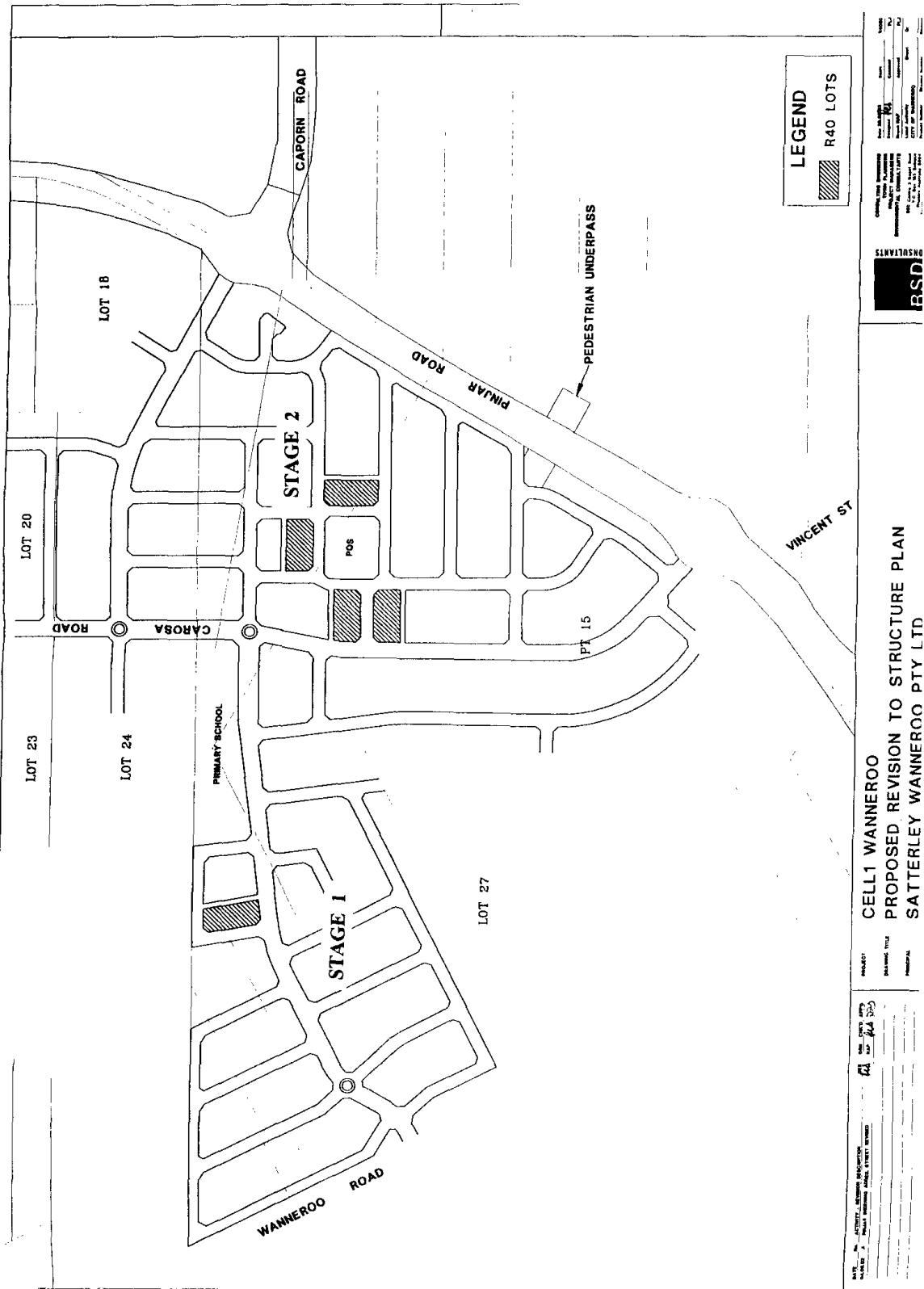
2. Pursuant to Clause 9.7 of District Planning Scheme No.2 **WAIVES** the public notification of the amendments to the local structure plan, as it considers them to be of a minor nature which do not materially alter the intent of the structure plan.
3. Pursuant to Clause 9.6 of District Planning Scheme No. 2 **ADOPTS, SIGNS and SEALS** the amended structure plan and **FORWARDS** it to the Western Australian Planning Commission for adoption and certification.

Draft

## ATTACHMENT 1



## ATTACHMENT 2





## ATTACHMENT 3

CELL 1, EAST WANNEROO – R CODE VARIATION TABLE

LOT TYPE (Characteristics)	FRONT SETBACK	SIDE SETBACK	OPEN SPACE (Minimum Total Percentage of Site)
COTTAGE LOTS (Lots serviced by a laneway)	<ul style="list-style-type: none"> <li>1.5 metre minimum</li> <li>3.0 metre average</li> </ul>	<p>Minimum 2.0 metre side boundary setback on the northern most or easternmost boundary to habitable rooms with major openings facing north.</p> <p>Development to the nominated zero lot line is mandatory (not subject to neighbour's consent)</p> <p>Development to the zero lot line is still subject to R-Code requirements with respect to matters such as, but not limited to, openings, wall length and wall height</p>	<p>30% minimum open space requirement subject to the following criteria:</p> <ol style="list-style-type: none"> <li>The dwelling is situated on the nominated zero lot line</li> <li>Provision of a quality courtyard area opening from an internal living area minimum 30m<sup>2</sup> and minimum width 4.0 metre on the northern boundary</li> <li>The courtyard not to be used for any services e.g. clothes drying facilities</li> </ol>
TRADITIONAL LOTS (Lots not serviced by a laneway up to 600m <sup>2</sup> )	<ul style="list-style-type: none"> <li>3.0 metre minimum</li> <li>4.5 metre average</li> </ul>	<p>Minimum 2.0 metre side boundary setback on the northern most or easternmost boundary to habitable rooms with major openings facing north.</p>	<p>Subject to standard R-Code requirements</p>

## 5. Rezoning of Lots 500 and 501 Wanneroo Road, Wanneroo: Proposed Amendment No. 15 to District Planning Scheme No. 2

File Ref: 73443  
 Responsible Officer: Director, Planning & Development  
 Disclosure of Interest: Nil  
 Attachments: 7

### Issue

To consider an application to amend City of Wanneroo District Planning Scheme No. 2 (DPS2) to rezone Lots 500 and 501 Wanneroo Road, Wanneroo from General Rural to Special Residential.

<b>Applicant</b>	J.J., B.M., P.D and M.J. Havel
<b>Owner</b>	J.J. & B.M. Havel (Lot 500); P.D. & M.H. Havel (Lot 501)
<b>Location</b>	Lots 500 and 501 Wanneroo Road, Wanneroo
<b>Site Area</b>	3.0917 ha
<b>DPS 2 Zoning</b>	General Rural
<b>MRS</b>	Rural

### Background

The location of the subject land is shown on **Attachment 1**. It is situated between Yellagonga Regional Park to its west and East Wanneroo Urban Cell No. 1 to its east (on the other side of Wanneroo Road).

The land is currently used for residential purposes with three homes existing on the 2 lots concerned. Portion of Lot 500 has been planted with fruit and nut trees however this use is not undertaken for commercial purposes.

Much of the subject land had been cleared for farming prior to acquisition of the land by the current owners in 1957. The land now has reasonably good tree cover due to regrowth which has occurred and tree planting which has been undertaken.

The owners applied for Special Residential zoning under former Town Planning Scheme No. 1 (TPS1) several years ago, however the application was never formally considered and was discontinued due to the imminent replacement (at that time) of TPS1 by DPS2.

### Detail

The application seeks Special Residential zoning of the subject land to facilitate future subdivision of each of the present lots into 3 lots (resulting in a total of 6 lots). This is mainly to enable the owner's children and their families to also be able to live on a property in this location.

The proposed Development Guide Plan is shown on **Attachment 2**. Although lot sizes are not shown, the applicants state that the proposed lots will range from 4000m<sup>2</sup> to 5800m<sup>2</sup> with an average of 5150m<sup>2</sup>.

The lot configuration on lot 500 accommodates a 1600m<sup>2</sup> area of land (lot 3) which was acquired several years ago from the owner by Main Roads WA for future drainage purposes.

The Special Provisions proposed by the applicant to be applied to the subject land under DPS2 are included in **Attachment 3**.

The applicant's submission includes a summary of the 'grounds of rezoning' which they consider justify the rezoning and this is included in **Attachment 4**.

A full copy of the rezoning submission has been placed in the Elected Members' Reading Room.

### ***Consultation***

The application has been assessed by Administration and has been referred for comment to key government agencies. The Yellagonga Regional Park Community Advisory Committee has also been briefed on the proposal. Should the application successfully reach the public advertising stage, opportunity for public comment will occur at that time.

### **Comment**

#### **1. Planning Context**

The current regional strategic plan applying to the North West Corridor ('North West Corridor Structure Plan': 1992) designates the various pockets of rural land (including the precinct at the northern end of Lake Joondalup which includes lots 500 and 501) situated between Wanneroo Road and Yellagonga Regional Park as 'Subject to City of Wanneroo Local Structure Planning'. Consequently, although the subject land is presently zoned General Rural, it has been excluded from consideration under the Draft Local Rural Strategy as it has long been intended to be dealt with through separate planning studies.

A draft strategy for these pockets of land was prepared in the early 1990's which proposed that this northern precinct be used for Special Residential purposes. This strategy was not finalised, however it did provide the basis for Administration in subsequent years to advise the owners of lots 500 and 501 that a rezoning proposal for Special Residential for their land should have reasonable prospects for success, provided it was consistent with a broader strategy prepared for all of that northern precinct.

The owners did indeed advise of their intentions to seek Special Residential zoning of their land, however were advised that they should wait until a strategy for the northern precinct had been prepared by the City. The preparation of the strategy has been continually deferred due to other priorities and still remains an outstanding project to be undertaken when resources are available.

To avoid having to continue to defer the Havel's proposal, they were advised that it may be possible to consider their proposal ahead of the preparation of a strategy for the total northern precinct on the basis that their land, together with Pt. lots 1 and 2 to the south of their land, forms a reasonably discrete area of land in its own right, being separated from the rural land to the north by a distinct low-lying area (marked as 'depression' on **Attachment 1**) situated immediately north of lot 500.

Although this depression is currently used for grazing of stock, it appears to be part of the Lake Joondalup wetland formation and was actually proposed for reservation for Parks and Recreation by the WA Planning Commission several years ago, although this proposal was not finalised by the Commission.

In a previous draft rezoning proposal, the applicants had included an indicative 'Local Area Structure Plan' for this 'sub-precinct' involving the land south from the depression, to the pine plantation to the south (refer **Attachment 5**).

Although this plan has no real status, it does demonstrate how the subdivision of lots 500 and 501 into 6 lots (albeit in a somewhat different pattern to that shown on this early draft plan) would not prejudice the future development of Pt. Lots 1 and 2 to the south, should those owners also wish to eventually develop their land for Special Residential purposes.

## **2. Comments by Government Agencies**

The following is a summary of comments on the proposal received from Government agencies, together with City Administration response to those comments.

### ***Main Roads WA (MRWA)***

MRWA advises that the proposal is acceptable to MRWA, subject to the following conditions being imposed:

- a) Vehicle access to Wanneroo Road is limited to 2 driveways as per the proposed Development Guide Plan.

Response: A Special Provision is proposed to impose this requirement.

- b) No earthworks to encroach onto the Wanneroo Road reserve.

Response: MRWA can ensure this occurs at subdivision application stage.

- c) No drainage to be discharged onto the Wanneroo Road reserve.

Response: Proposed Special Provision (3) addresses this.

### ***Water Corporation***

The Corporation advises that:

- a) Subdivision of lots less than 2 ha requires provision of reticulated water supply by the developer.

(The nearest reticulated water supply to serve the lots is currently located at the intersection of Wanneroo Road and Joondalup Drive, a distance of approximately 700m.)

- b) The developer is expected to provide all sewer reticulation and to contribute for headworks.

Response to a) and b) dealt with later in this report.

***Fire and Emergency Services Authority of WA (FESA)***

FESA Fire Services has no objection to the proposal however it would require that fire hydrants be installed at 400m centres.

Response: The applicant's submission advises that the owners will install necessary fire hydrants when reticulated water services are available to the site. It is recommended that a Special Provision be included to ensure implementation of this.

***Department of Conservation and Land Management (CALM)***

CALM advises that the proposal has addressed comments made by CALM on an earlier proposal forwarded to it.

***Department of Environmental Protection (DEP)***

DEP advises that:

- a) As the subject land is within a proposed Priority 3 Underground Water Pollution Control Area, lots less than 1ha in size are considered an incompatible land use (in respect to protection of public water supply) if they are not connected to deep sewerage. Deep sewer connection is also considered necessary in respect to protection of water quality in Lake Joondalup. DEP is concerned that this proposal may set a precedent for further similar proposals (which are not connected to deep sewer) in this area.

Response: This issue is dealt with later in this report.

- b) Future development should be planned to mitigate 'edge effects' in respect to nearby regionally significant vegetation in Yellagonga Regional Park (eg. weed invasion, spread of dieback and littering).

Response: The submission is considered to adequately address these issues, and in fact advises that the abutting public land which was resumed many years ago may already present these sort of management problems.

- c) With respect to Lake Joondalup, a dryland buffer of 50m or 1 metre AHD higher than the furthest extent of the wetland vegetation, whichever is the largest, should be established as a buffer to the wetland.

Response: The proposal would involve a dryland buffer of approximately 100m from the wetland vegetation located in Yellagonga Regional Park. In respect to height of the building envelopes above the height of the wetland vegetation, all envelopes are generally well above the 1m AHD separation recommended by DEP, except the north-western most building envelope on lot 500 which may be close to this separation.

Wetland mapping undertaken by the Environmental Protection Authority and former Water Authority of WA in 1993 gives some cause for confidence in this matter as this shows the recommended 50m boundary of the 'zone of critical influence' as falling to the west of the western boundary of the subject land, and therefore further west again from the actual building envelopes (refer **Attachment 6**).

It is worth noting in respect to buffer provision for this proposal that Lot 15 which is immediately to the west of lots 500 and 501 (refer **Attachment 1**) and is now within Yellagonga Regional Park, previously formed part of the owner's property and was reserved and acquired for addition to the Lake Joondalup Parks and Recreation reserve area.

- d) Measures should be put in place (eg. records on titles) to ensure that prospective purchasers are advised of the existence of a health risk due to mosquitoes, as well as the potential for midge to impact on the amenity on residents.

Response: Proposed Special Provision (7) addresses the midge issue.

#### ***Water and Rivers Commission (WRC)***

The WRC advises that it has no objection to the proposal however it offers the following advice:

- a) In Priority 3 groundwater protection areas, lots below 1ha in size should be connected to deep sewerage.

Response: Addressed later in this report.

- b) WRC will not support any residential development within a 50m buffer of wetland dependent vegetation.

Response: Addressed in c) of DEP comments above.

- c) Recommended that on-site effluent disposal should have a horizontal separation of 100m from Lake Joondalup.

Response: The building envelopes are at least 150m from the water body of Lake Joondalup, and at least 100m from the fringing vegetation belt associated with the main lake water body.

- d) There should be no direct discharge of stormwater or wastewater into Lake Joondalup.

Response: The proposed Special Provisions address this matter.

- e) Private bores will be required to be licensed.

Response: The rezoning submission acknowledges this and advises that it is intended to divide a current licensed allocation into smaller licenses.

### **3. Other Comments**

#### ***Waste Water Disposal***

As noted in 2. above, DEP and WRC have advised that the proposed lots should be connected to sewer, and the Water Corporation has advised that the landowners will be responsible for providing such sewer connection.

Clause 3.19.3 (b) of DPS2 (general provisions relating to Special Residential zones) provides that: "A reticulated deep sewerage system will be required if, in the opinion of the relevant authorities, the land is considered not suitable for the long term, efficient on-site disposal of effluent". It may be noted that this clause refers to the 'long term' on-site disposal of effluent, and in this regard, it is considered that DEP and WRC have not appreciated that the landowners do not propose such long term on-site disposal. Rather, they propose only short term disposal, and that once the sewer main is constructed past the subject land, the Special Provisions will require the landowners to connect to the sewer within two years. The applicants have advised in their submission that in their discussions with the Water Corporation, it has been indicated that the sewer main is likely to extend south of Clarkson Avenue within the next 5 years. Given this timing, and the fact that the proposal involves the addition of only 3 additional houses in this area, and the on-site systems shall be required to be of the biocycle type, it is considered unreasonable to refuse the proposal on this basis. This is particularly so when this proposal is compared (as the applicants do) to other recent residential subdivision developments adjacent to Lake Joondalup where the nutrients associated with fertilising of gardens would be far greater than that which would be caused by the addition of 3 houses (on biocycle systems) in this area.

#### ***Water Supply***

As noted in 2. above, the Water Corporation has advised that this proposal should require provision of reticulated water supply by the developer.

Clause 3.19.3 (c) of DPS2 (general provisions regarding Special Residential zones) provides that: "A reticulated water supply from the Water Corporation network shall be provided to each lot".

Similarly to the sewerage issue dealt with above, the applicants propose a Special Provision which will require landowners to connect to the water main within 2 years of it being constructed past the subject land. This approach is considered reasonable, and it should be noted that Clause 3.19.4 of DPS2 provides that Special Provisions override General Provisions in the case of any conflict.

### ***Development Guide Plan (DGP)***

The DGP, while on the face of it does propose some reasonably unusually shaped lots, does respond well to the site conditions and planning constraints. However, a number of minor modifications are recommended:

- a) proposed lot sizes and dimensions should be shown;
- b) future lot boundaries in the vicinity of the access points from Wanneroo Road need to be re-drawn to correctly show that each lot will have some lot frontage to Wanneroo Road at these points. Fencing and gate locations, and areas subject to reciprocal access rights should also be shown to ensure that these access points function satisfactorily in traffic engineering terms;
- c) it should be labelled 'Development Guide Plan';
- d) building envelopes for all proposed lots should be shown (it presently only shows envelopes for lots which currently do not have buildings on), including dimensions of each envelope and distances of each envelope from adjacent lot boundaries.

### ***Nearby Poultry Farm***

A poultry farm exists on lot 20 Wanneroo Road (refer **Attachment 1**). The distance between the nearest point of Lot 500 to the nearest poultry shed is approximately 200m.

WA Planning Commission Statement of Planning Policy No. 5 on poultry farms (which local governments are required to have regard to in considering rezoning proposals near to poultry farms) provides that where residential development is proposed within 500m of a poultry farm, or rural-residential development is proposed within 300m of a poultry farm, the local government may require that the applicant undertake an assessment to show that the poultry farm will not adversely affect the amenity of the future residents of the proposed development.

In this case, despite the fact that only 3 new dwellings would be involved, and although the proposal includes provision for notices to be put on the titles of the new lots to ensure that new residents are aware of possible impacts associated with the poultry farm, it is still considered appropriate to require such an assessment.

This will ensure that the City remains consistent in respect to how it has addressed this issue in the past, and has regard for advice previously provided by the City's legal advisors, which advise that the City must take due care on this issue. Such an assessment would be expected to take account of the fact that owners of properties surrounding this poultry farm are in the process of considering possibilities for facilitating the relocation of this farm to enable residential development of this portion of East Wanneroo Cell 1 to proceed.

### ***Water Table Height***

The rezoning submission includes a plan showing the existing contours of the land, and estimated maximum water table levels based on Water and Rivers Commission's groundwater atlas (refer **Attachment 7**).



It may be noted from this plan that if the water table ever actually reached the water table levels shown on this plan, the north west corner of lot 500 would be under a metre or so of water. The applicants advise that this portion of the land is indeed sometimes subject to inundation and becomes 'swampy', however it would not be flooded to the extent indicated by the water table levels shown on **Attachment 7**. This is not considered to present an accurate depiction of water table characteristics for this area, but rather the broad pattern of levels presented by the WRC atlas. For example, the maximum water level recorded for Lake Joondalup (in 1970) was approximately 18m, significantly less than the 20m water table contour shown passing through the centre of these lots.

A more accurate knowledge of the estimated water table levels for this area would be appropriate, particularly for assisting in the setting of appropriate building levels and determining design requirements for on-site effluent disposal systems. It is therefore recommended that a Special Provision be included, requiring that prior to a subdivision application being made, the landowner must submit to the City's satisfaction, a report by a suitably qualified person to provide detailed information on this matter.

### ***Proposed Special Provisions***

The proposed Special Provisions shown in Attachment No. 3 are considered to be generally satisfactory, however additional Special Provisions are recommended to deal with the following:

- a) Fire hydrant provision (see FESA's comments above);
- b) Giving effect to the building envelopes shown on the Development Guide Plan
- c) Provision of detailed information regarding estimated maximum water table heights (see previous section headed 'water table height');
- d) Construction of fire breaks on all lots prior to creation of the new lots (this entailing a modification of the applicant's proposed Special Provision (f) – last 'dot' point);
- e) Ensuring (through records on title) that landowners are aware that when Wanneroo Road is dualled, southward access onto Wanneroo Road will be restricted.

Proposed Special Provision (f) will also need modifying to ensure it is clear that when sewer and water services are constructed along Wanneroo Road past the subject land, all of the 6 lots shall require connection within 2 years to these mains (and not just the lots which presently do not have dwellings on, which the Special Provision could currently be interpreted as meaning).

## **4. Conclusion**

The objectives of the Special Residential zone under DPS2 are intended to::

- “(a) accommodate a spacious style of living in a low density setting;
- (b) maintain important environmental and landscape values through site-sensitive design and development”.

The proposal submitted is considered to meet the above objectives and is recommended for support.

## **Statutory Compliance**

The proposed Scheme amendment requires the WA Planning Commission's approval to advertise for public submissions. It is also required to be submitted to the Environmental Protection Authority for consideration of any Environmental Review requirements.

## **Strategic Implications**

This proposal is considered to be consistent with the City's Strategic Plan in terms of providing for greater lifestyle choice, and ensuring that environmental values are identified and protected.

## **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

- 1. In pursuance of section 7 of the Town Planning and Development Act 1928 (as amended), PREPARES Amendment No. 15 to City of Wanneroo District Planning Scheme No. 2 to:**

- a) rezone lots 500 and 501 Wanneroo Road, Wanneroo from General Rural to Special Residential Zone No. 6;**
- b) include the following in Schedule 14 of the Scheme text:**

**Special Residential Zone No. 6**

**Description of Locality: Lots 500 and 501 Wanneroo Road, Wanneroo**

**Special Provisions:**

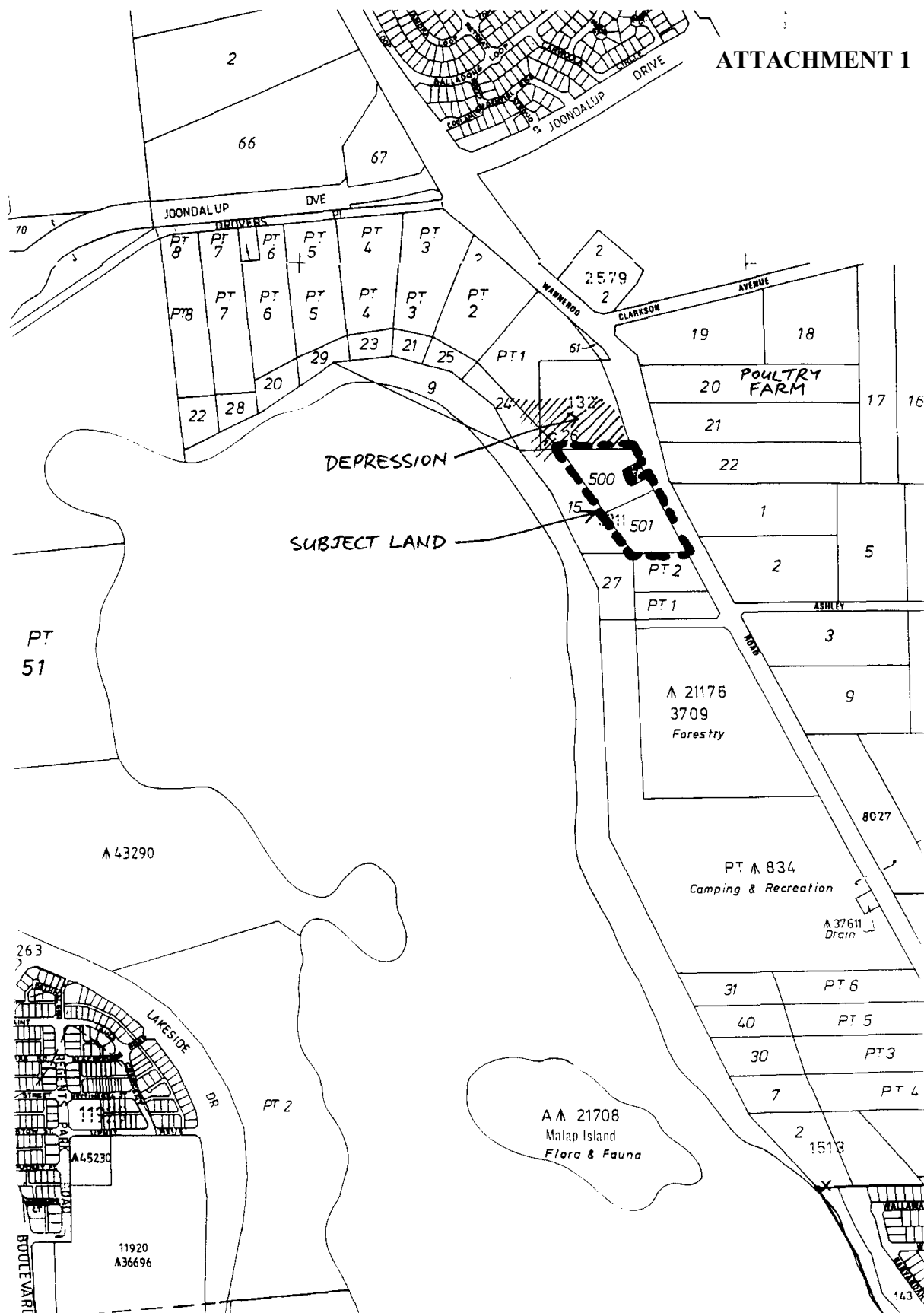
- 1) A maximum of 6 lots with a minimum lot size of 4000sq m shall be provided. Subdivision shall generally be in accordance with the Development Guide Plan.**
- 2) Access from individual lots to Wanneroo Road shall be via the designated access points off Wanneroo Road as shown on the Development Guide Plan.**

- 3) All stormwater run-off shall be disposed of by means of drainage systems constructed within lots 500 and 501 to the satisfaction and specification of the Council.
- 4) Except to the extent necessary for the construction of approved buildings, driveways, and fire breaks no land shall be cleared of vegetation without the prior written approval of the Council.
- 5) The Council may, as a condition of any approval granted under special provision 4), require the owner or occupier of the land to plant and maintain to its satisfaction native endemic trees and shrubs to promote the natural setting of the area.
- 6) In the proposed new lots (which includes lots which have existing buildings upon):
  - a) Water will be supplied by bore and rain water until scheme water becomes available through the provision of reticulated water to serve the future residential land on the east side of Wanneroo Road (opposite to the subject land), at which time the landowner must connect within 2 years. To ensure performance of this obligation, prior to applying for subdivision, landowners shall enter into a legal agreement with the City to ensure that the owner of each of the newly subdivided lots agrees to this obligation, and provides a bond to this City in respect to the undertaking of the work involved. Separate bore licences for each title will be negotiated as appropriate. Prior to connection to scheme water, a person shall not construct a dwelling unless a concrete water tank of not less than 90,000 litres or other type of domestic water supply approved by Council is incorporated in the plans and constructed at the same time as the dwelling.
  - b) Sewerage disposal will be provided by a nutrient attenuating system, such as Biocycle, until deep sewerage becomes available through the provision of reticulated sewerage to serve the future residential land on the east side of Wanneroo Road (opposite to the subject land), at which time the landowner must connect within 2 years. To ensure performance of this obligation, prior to applying for subdivision, landowners shall enter into a legal agreement with the City to ensure that the owner of each of the newly subdivided lots agrees to this obligation, and provides a bond to this City in respect to the undertaking of the work involved.

**Construction requirements for nutrient attenuating on-site sewage disposal systems:**

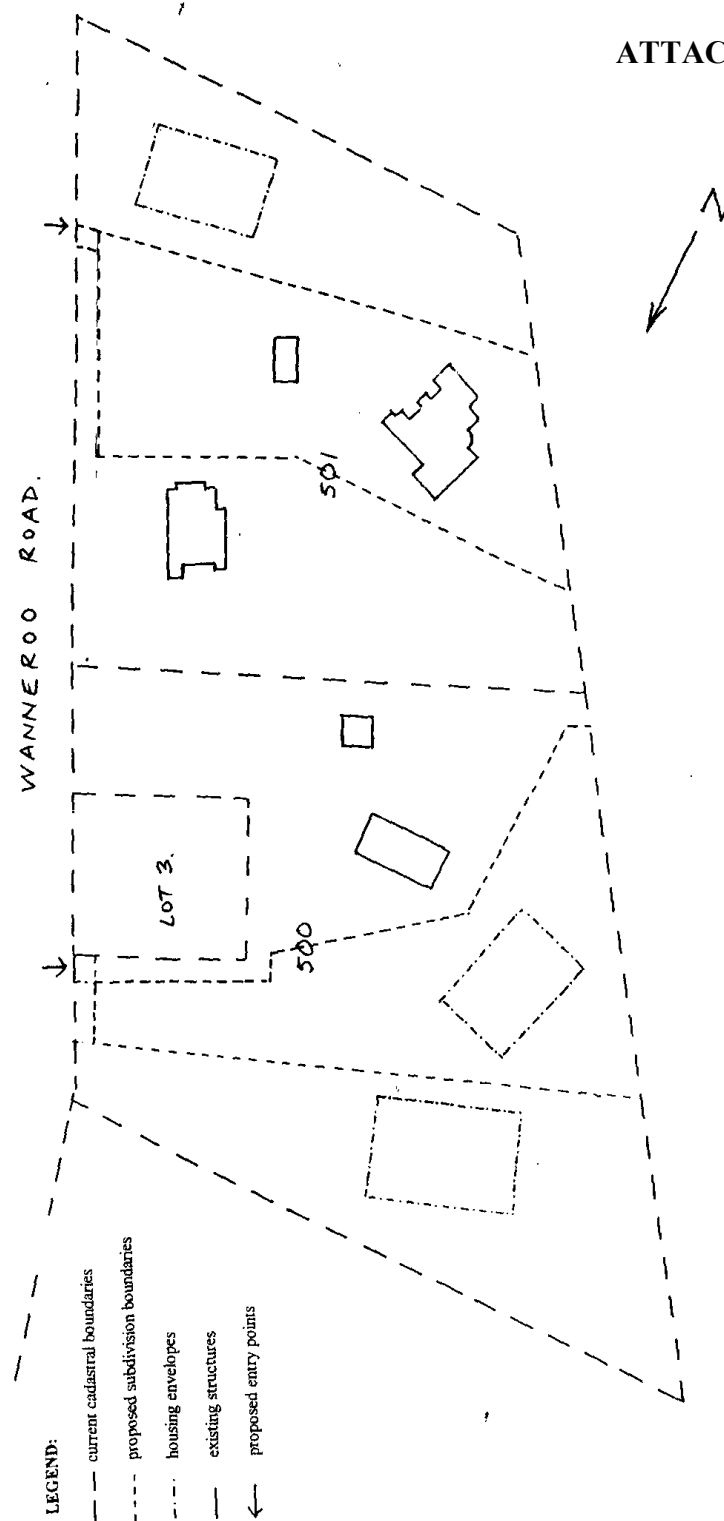
- i) the underside of effluent disposal chambers shall be a minimum of five hundred (500) millimetres above the estimated maximum water table level as determined pursuant to Special Provision 11).**
  - ii) the effluent disposal chambers or effluent disposal pads shall be a minimum horizontal distance of fifty (50) metres from areas determined by the City of Wanneroo to be subject to periodic inundation.**
- 7) A notification to the satisfaction of Council shall be placed on all new titles making reference to the impact of the poultry farm existing to the north east of the subject land, the impact of midge and mosquitoes associated with proximity to Lake Joondalup, and the likelihood that southbound access from the lots will be restricted when the second carriageway is built for the adjacent Wanneroo Road.**
- 8) Buildings and effluent disposal systems shall not be constructed outside of the building envelopes designated on the Development Guide Plan except where approved by Council.**
- 9) Firebreaks shall be constructed along all proposed lot boundaries prior to creation of the titles for the new lots, to Council's specifications.**
- 10) Fire hydrants shall be provided by the landowners to the satisfaction of the Fire and Emergency Services Authority, at the time that reticulated water services are provided to the proposed new lots. At subdivision application stage, landowners shall enter into an arrangement (which may include provision of a bond) with the Fire and Emergency Services, to the satisfaction of that Authority, to ensure provision of fire hydrants at the appropriate time.**
- 11) Prior to making application to subdivide the land, the landowner shall submit, to Council's satisfaction, a report which is prepared by a suitably qualified person which provides detailed advice regarding estimated maximum groundwater levels and areas subject to periodic inundation for this land, adequate to enable Council to properly determine requirements for levels for buildings and on-site effluent disposal systems.**
- 12) Buildings shall be constructed at such levels as the Council may require to ensure reasonable avoidance of risk of flooding, having regard for the estimated maximum groundwater levels to be prepared pursuant to Special Provision 11).**

2. **ENDORSES** the plan shown in Attachment No. 2 to this report as the Development Guide Plan for this proposed Special Residential Zone, subject to the following changes being made:
  - a) it being labelled 'Development Guide Plan';
  - b) proposed lots sizes and dimensions being shown;
  - c) future lot boundaries in the vicinity of the access points from Wanneroo Road being re-drawn to correctly show that each proposed lot will have some lot frontage to Wanneroo Road at these points. Fencing and gate locations, and areas to be subject to reciprocal access rights, are also to be shown to ensure that these access points function satisfactorily in traffic engineering terms;
  - d) building envelopes for all proposed lots being shown, including dimensions of each envelope and distances of each envelope from adjacent lot boundaries.
3. **SUBMITS** Amendment No. 15 to City of Wanneroo District Planning Scheme No. 2 to the Western Australian Planning Commission for consent to advertise for public submissions.
4. **REFERS** Amendment No. 15 to City of Wanneroo District Planning Scheme No. 2 to the Environmental Protection Authority pursuant to Section 7A1 of the Town Planning and Development Act.
5. **REQUIRES** the applicant to commission a suitably qualified person to prepare an assessment of the impact on this proposal of the nearby poultry farm and that the assessment report be considered by Council when it considers submissions received following advertising of Amendment No. 15.



## ATTACHMENT 2

FIGURE 6 SUBDIVISION BOUNDARIES AND  
HOUSING ENVELOPES ON LAND SUBJECT TO  
REZONING PROPOSAL.



## ATTACHMENT 3

**6.0 SPECIAL PROVISIONS - REZONING PROPOSAL FOR LOTS 5009 501 WANNEROO ROAD**

(a) A range of lot sizes with a minimum lot size of 4000 sq m to 5800 sq m with the average size of lots being 5150 sq m shall be provided. Subdivision shall be in accordance with the Development Guide Plan.

(b) Access from individual lots to Wanneroo Rd shall be via the designated access points off Wanneroo Road as shown on the Development Guide Plan.

(c) All stormwater run-off shall be disposed of by means of drainage systems constructed within Lots 500 and 501 to the satisfaction and specification of the Council.

(d) Except to the extent necessary for the construction of approved buildings and driveways, no land shall be cleared of vegetation without the prior written approval of the Council.

(e) The council may, as a condition of any approval granted under special provision (d) require the owner or occupier of the land to plant and maintain to its satisfaction trees and shrubs to promote the natural setting of the area.

(f) Existing buildings are provided with bore water, rainwater, portable gas, underground power, telephone and Biocycle sewerage systems. New lots will be serviced in the same way until these services become available from the relevant State Departments, along Wanneroo Road, adjacent to the subdivision.

In the proposed new lots:

- Water will be supplied by bore and rain water until scheme water becomes available on the boundary of the property at which time the landowner must connect within 2 years. Separate bore licences for each title will be negotiated as appropriate.
- Sewerage disposal will be provided by a nutrient attenuating system, such as a Biocycle, until deep sewage becomes available on the boundary of the property at which time the landowner must connect within 2 years.
- Each title owner will be responsible for providing 3 m wide by 3 m high fire breaks along boundary lines, supplemented by fuel reduction through slashing.

(g) In accordance to the specifications of the City of Wanneroo, the new titles will make reference to the impact of the poultry farm existing to the north east of the subject land and the current midge problem.

**7.0 DEVELOPMENT PROPOSAL**

In order to facilitate the development of Lots 500 and 501 for the purposes outlined in this application, we now seek, Council's support to initiation of an amendment to City of Wanneroo, Town District Scheme No 2 to rezone the subject land from 'Rural' to 'Special Residential'.



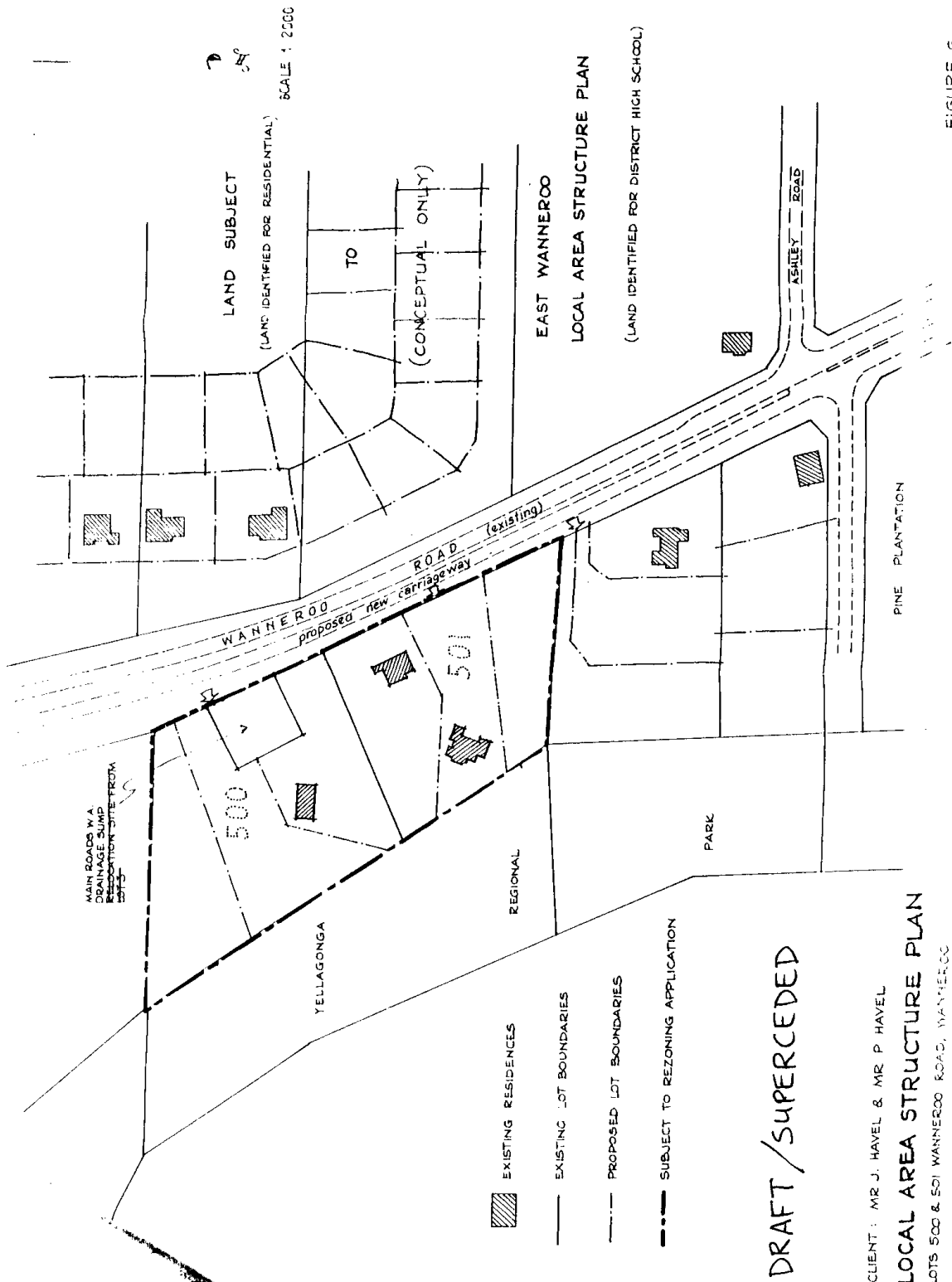
## ATTACHMENT 4

### 5.0 Grounds For Rezoning

The proposal to rezone Lots 500 and 501 to facilitate further development is substantiated on the following grounds:

- The subject land enjoys numerous locational advantages;
  - There are no major constraints to develop the site for the purposes intended;
  - The proposal is compatible with the future surrounding land uses;
  - The proposal is consistent with the scale, form and character of future surrounding development, and, as such, could not reasonably be expected to have a detrimental impact on the existing character and amenity of the locality;
  - The proposal can be readily connected to existing essential service infrastructure;
  - The scale, finish and spatial configuration of the proposed development can have no significant impact on the visual amenity of the area;
  - The re-zoning will make positive in-roads into a small area of 'Rural' zoned land that is completely surrounded to the east, north-east and south by 'Urban' or 'Urban-deferred' zoned lands, without detracting from the character of the area;
  - Proposed vehicular access/egress will have no impact onto Wanneroo Road; and
  - The development of the site will have no significant impact on the visual amenity or nutrient transfer to Lake Joondalup. The water being pumped from the groundwater is already high in nutrients from the farming properties to the north and east. Additional tree planting on lots will in fact reduce the nutrient flow to the lake.
-

## ATTACHMENT 5



## ATTACHMENT 6



## WETLAND TYPES

Permanently inundated)

Seasonally inundated) \*

Seasonally waterlogged)

## LEGEND

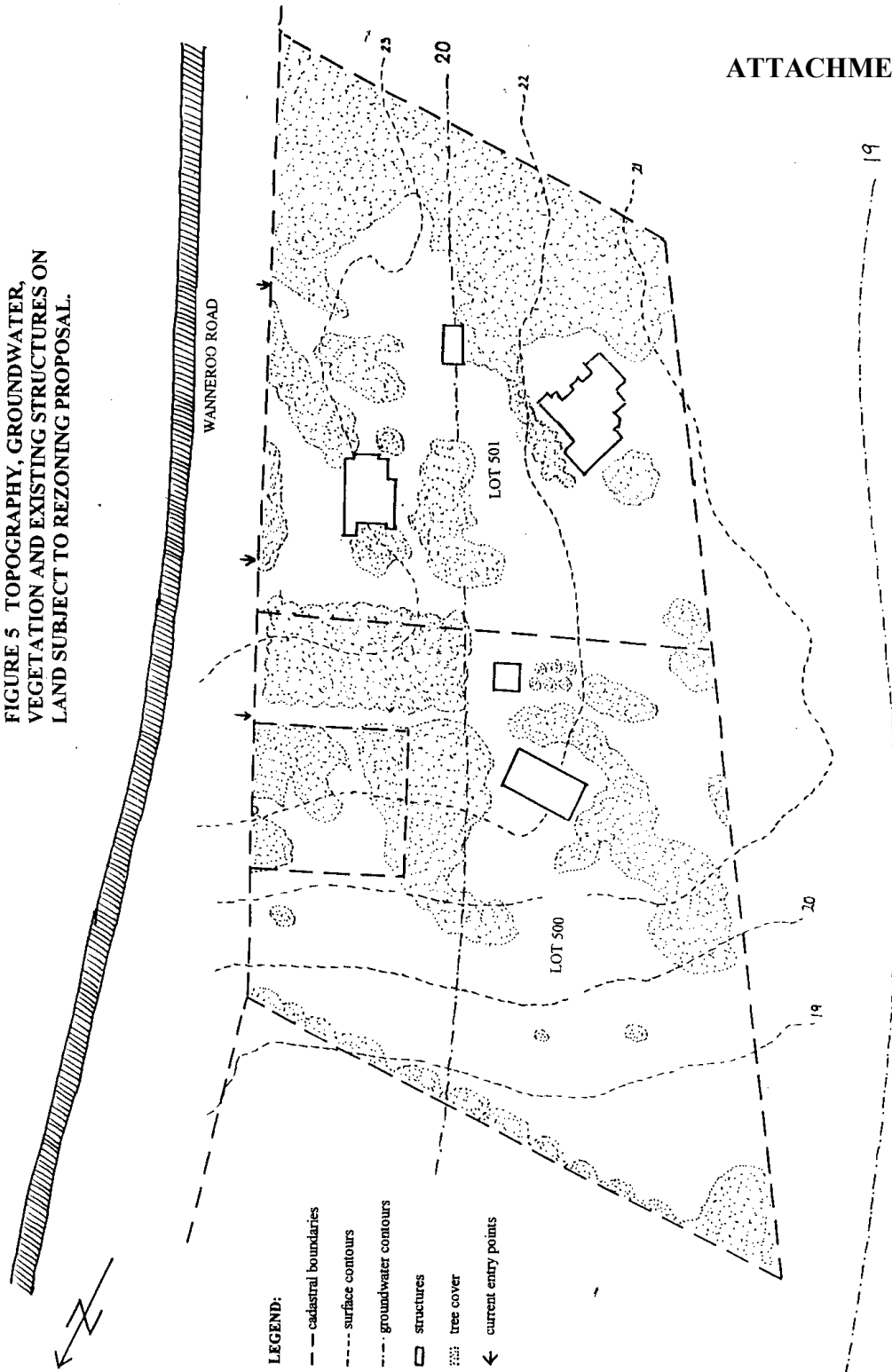
- Natural Wetland Group Boundaries (Consanguineous Suites)
- Local Authority Boundary
- Property Boundary
- Railway; Railway Station
- Compensating Basin Boundary
- Zone of Critical Influence 50 metre Boundary
- Zone of Secondary Influence 200 metre Boundary
- D.2** Natural Wetland Group Symbol (Consanguineous Suite)

## SOURCES OF MAPPING INFORMATION

Data Capture Custodian

## ATTACHMENT 7

FIGURE 5 TOPOGRAPHY, GROUNDWATER,  
VEGETATION AND EXISTING STRUCTURES ON  
LAND SUBJECT TO REZONING PROPOSAL.



## Delegated Authority Reports

### 6. Development Applications Determined By Delegated Authority For May 2002

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File Ref: 64436  
Responsible Officer: Director, Planning and Development  
Disclosure of Interest: Nil  
Attachments: 1

#### Issue

Development Applications determined by Planning & Development between 1 May 2002 and 31 May 2002, acting under Delegated Authority from Council.

#### Background

Nil

#### Detail

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

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

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

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

Development applications determined by Planning & Development between 1 May 2002 and 31 May 2002, acting under Delegated Authority from Council are included in the attached **Schedule 1.**

Please note that DA01/1194 was determined at full Council.

***Consultation***

Nil

**Comment**

Nil

**Statutory Compliance**

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

**Strategic Implications**

Nil

**Policy Implications**

Nil

**Financial Implications**

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

**Voting Requirements**

Simple Majority.

**Recommendation**

**That Council NOTES the determinations made by Planning & Development Services acting under delegated authority from Council on development applications processed between 1 May 2002 and 31 May 2002.**

## Development Applications determined for Period

City of Wanneroo

*WHERE (Issued date BETWEEN 01/05/2002 00:00:00 AND 31/05/2002**Note: Est Cost not provided on applications for use only or where a flat fee is applicable*

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA01/0677	09/08/2001	TOM HARRISON & KEVIN R HARRISON	163	\$0.00	Refused
	<i>Prop address</i>	1976 WANNEROO ROAD NEERABUP WA 6031			
	<i>Land</i>	Lot 50 D 83542 Vol 1952 Fol 612			
	<i>Descriptio</i>				
	<i>Applicant</i>	KEVIN R HARRISON			
	<i>File Number</i>	12147			
DA01/1144	15/11/2001	ZRINSKI NOMINEES PTY LTD	129	\$10,000.00	Approved
	<i>Prop address</i>	39 MADELEY STREET LANDSDALE WA 6065			
	<i>Land</i>	Lot 1271 DP 247639 Vol 1295 Fol 291			
	<i>Descriptio</i>				
	<i>Applicant</i>	ZRINSKI NOMINEES PTY LTD			
	<i>File Number</i>	71070			
DA02/0154	04/02/2002	CHHABRA R GROVER	35	\$127,000.00	Approved
	<i>Prop address</i>	22 WEYMOUTH BOULEVARD QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 49 D 92370 Vol 2143 Fol 382			
	<i>Descriptio</i>				
	<i>Applicant</i>	NORFOLK HOMES			
	<i>File Number</i>	67187			
DA02/0196	11/02/2002	ROLF MEYER	78	\$0.00	Approved
	<i>Prop address</i>	15 CARINDA PLACE ALEXANDER HEIGHTS WA 6064			
	<i>Land</i>	Lot 127 P 15707			
	<i>Descriptio</i>				
	<i>Applicant</i>	ROLF MEYER			
	<i>File Number</i>				
DA02/0323	08/03/2002	MICHAEL J FORDE & ANN G FORDE	41	\$0.00	Approved
	<i>Prop address</i>	39 MOKUTU COURT QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 694 DP 28144 Vol 2507 Fol 853			
	<i>Descriptio</i>				
	<i>Applicant</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>				
DA02/0383	21/03/2002	DEBORAH L CLARK & MICHAEL V CLARK	51	\$166,497.00	Approved
	<i>Prop address</i>	1 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 590 DP 28947 Vol 2509 Fol 373			
	<i>Descriptio</i>				
	<i>Applicant</i>	COLLIER HOMES PTY LTD			
	<i>File Number</i>				
DA02/0391	21/03/2002	CARL BASSO-BRUSA, MARK BASSO-BRUSA, PAUL	18	\$12,000.00	Refused
	<i>Prop address</i>	69 CHALLENGE BOULEVARD WANGARA WA 6065			
	<i>Land</i>	Lot 58 P 17245			
	<i>Descriptio</i>				
	<i>Applicant</i>	DELSTRAT PTY LTD			
	<i>File Number</i>				
DA02/0393	22/03/2002	ANGELICA BASSO-BRUSA & BRUNO BASSO-BRUSA	9	\$150,000.00	Approved
	<i>Prop address</i>	33 MOTIVATION DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 308 DP 25979 Vol 2215 Fol 636			
	<i>Descriptio</i>				
	<i>Applicant</i>	DELSTRAT PTY LTD			
	<i>File Number</i>				

## Development Applications determined for Period

City of Wanneroo

WHERE (Issued date BETWEEN 01/05/2002 00:00:00 AND 31/05/2002)

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

Ram Id	Date	Owners	Days	Est Cost	Decision
DA02/0405	25/03/2002	STACIE LE & THIEN H NGUYEN	37	\$0.00	Approved
	<i>Prop address</i>	71 EVERGLADES PARADE LANDSDALE WA 6065			
	<i>Land</i>	Lot 1542 P 24321 Vol 2204 Fol 628			
	<i>Descriptio</i>				
	<i>Applicant</i>	COLLIER HOMES PTY LTD			
	<i>File Number</i>				
DA02/0410	26/03/2002	JODIE CORRY, MARK W CORRY, JEANETTE V	48	\$0.00	Approved
	<i>Prop address</i>	8 MOBILIA PLACE GNANGARA WA 6065			
	<i>Land</i>	Lot 66 DP 25803 Vol 2503 Fol 27			
	<i>Descriptio</i>				
	<i>Applicant</i>	JODIE CORRY, MARK W CORRY, JEANETTE V YOUNG			
	<i>File Number</i>				
DA02/0414	26/03/2002	PHYLLIS E HALL & FREEHOLD ENTERPRISES PTY	27	\$40,000.00	Approved
	<i>Prop address</i>	YANCHEP CHILD CARE 61 LAGOON DRIVE YANCHEP WA 6035			
	<i>Land</i>	Lot 1 D 89664			
	<i>Descriptio</i>				
	<i>Applicant</i>	GREGORY R MAINSTONE			
	<i>File Number</i>				
DA02/0415	26/03/2002	HESTER HOLDINGS PTY LTD	37	\$30,000.00	Approved
	<i>Prop address</i>	26 TURNBULL ROAD NEERABUP WA 6031			
	<i>Land</i>	Lot 26 D 63842 Vol 1630 Fol 961			
	<i>Descriptio</i>				
	<i>Applicant</i>	KEYTOWN CONSTRUCTIONS			
	<i>File Number</i>				
DA02/0420	26/03/2002	ELENA MATEI & ION V MATEI	29	\$0.00	Approved
	<i>Prop address</i>	35 RAYNER DRIVE LANDSDALE WA 6065			
	<i>Land</i>	Lot 358 P 19910 Vol 2014 Fol 431			
	<i>Descriptio</i>				
	<i>Applicant</i>	COMPLETE DEVELOPMENTS			
	<i>File Number</i>				
DA02/0438	28/03/2002	REEFKING PTY LTD	31	\$30,000.00	Approved
	<i>Prop address</i>	SHOPPING CENTRE 36 ANCHORAGE DRIVE MINDARIE WA 6030			
	<i>Land</i>	Lot 2 D 94198 Vol 2150 Fol 129 S/P 40474			
	<i>Descriptio</i>				
	<i>Applicant</i>	RAY JACKSON			
	<i>File Number</i>				
DA02/0452	03/04/2002	JANICE PATTERSON & JOHN P PATTERSON	23	\$37,972.00	Approved
	<i>Prop address</i>	49 SANDGATE WAY MARANGAROO WA 6064			
	<i>Land</i>	Lot 523 P 15332 Vol 1716 Fol 256			
	<i>Descriptio</i>				
	<i>Applicant</i>	DAVID BROWNING BUILDING SERVICES			
	<i>File Number</i>				
DA02/0458	04/04/2002	HOMER HOLDINGS PTY LTD	13	\$800,000.00	Approved
	<i>Prop address</i>	30 PARAMOUNT DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 101 D 91477 Vol 2089 Fol 993			
	<i>Descriptio</i>				
	<i>Applicant</i>	CALIBRE CONSTRUCTIONS PTY LTD			
	<i>File Number</i>				



## Development Applications determined for Period

City of Wanneroo

WHERE (Issued date BETWEEN 01/05/2002 00:00:00 AND 31/05/2002)

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

Ram Id	Date	Owners	Days	Est Cost	Decision
DA02/0475	08/04/2002	SHAUN A PROCTER & LARA N LEWIS	28		\$0.00
	Approved				
	Prop address	7 EVERS DEN CRESCENT BUTLER WA 6036			
	Land	Lot 250 DP 29301 Vol 2510 Fol 914			
	Descriptio				
	Applicant	HOME BUYERS CENTRE			
	File Number				
DA02/0485	09/04/2002	DEIDRE M WEBB	19	\$92,664.00	Approved
	Prop address	30 PEMBURY WAY BUTLER WA 6036			
	Land	Lot 258 DP 29301 Vol 2510 Fol 922			
	Descriptio				
	Applicant	HOME BUYERS CENTRE			
	File Number				
DA02/0486	09/04/2002	SARAH-JAYNE POWELL & VICTOR A POWELL	27	\$151,817.00	Approved
	Prop address	6 CINTRA WAY LANDSDALE WA 6065			
	Land	Lot 1294 DP 29495 Vol 2219 Fol 942			
	Descriptio				
	Applicant	HOMESTYLE PTY LTD			
	File Number				
DA02/0490	10/04/2002	JOHN F CRUICKSHANK & DUDLEY R STOW	30	\$125,876.00	Approved
	Prop address	52 MINTARO PARADE QUINNS ROCKS WA 6030			
	Land	Lot 527 DP 30432			
	Descriptio				
	Applicant	HOMESTYLE PTY LTD			
	File Number				
DA02/0498	12/04/2002	TERESA E HABER & JAMES A HABER	22	\$0.00	Approved
	Prop address	5 BADDESLEY STREET BUTLER WA 6036			
	Land	Lot 736 DP 30598 Vol 2514 Fol 432			
	Descriptio				
	Applicant	COMMODORE HOMES PTY LTD			
	File Number				
DA02/0501	15/04/2002	ROBERT A ROBINSON	15	\$1.00	Approved
	Prop address	DÉCOR 10 ROCCA WAY WANNEROO WA 6065			
	Land	Lot 3 Vol 1908 Fol 241 S/P 21521			
	Descriptio				
	Applicant	ROBERT A ROBINSON, BHUPENDRA CHAUHAN			
	File Number				
DA02/0502	15/04/2002	KARL H RIEKMAN	19	\$10,824.00	Approved
	Prop address	110 ZIATAS ROAD PINJAR WA 6065			
	Land	Part Lot 4 D 57378 Vol 1705 Fol 364			
	Descriptio				
	Applicant	HIGHLINE BUILDING CONSTRUCTIONS			
	File Number				
DA02/0509	15/04/2002	BRENDAN S HALL	13	\$0.00	Approved
	Prop address	21 BELLERIVE BOULEVARD MADELEY WA 6065			
	Land	Lot 115 P 22596 Vol 2137 Fol 715			
	Descriptio				
	Applicant	DALE ALCOCK HOMES PTY LTD			
	File Number				

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DA02/0510	15/04/2002	BENJAMIN S THOMAS & EVE M THOMAS	15	\$0.00	Approved
	<i>Prop address</i>	10 DUNSFOLD STREET BUTLER WA 6036			
	<i>Land</i>	Lot 806 DP 30599 Vol 2514 Fol 263			
	<i>Descriptio</i>				
	<i>Applicant</i>	J CORP PTY LTD			
	<i>File Number</i>				
DA02/0519	17/04/2002	PETER J BATTAMS	22	\$7,900.00	Approved
	<i>Prop address</i>	40 EVERGREEN GARDENS CARRAMAR WA 6031			
	<i>Land</i>	Lot 145 D 70624 Vol 1744 Fol 511			
	<i>Descriptio</i>				
	<i>Applicant</i>	PETER J BATTAMS			
	<i>File Number</i>				
DA02/0540	22/04/2002	STUART J FORSYTH	28	\$1.00	Approved
	<i>Prop address</i>	12 TYSON PLACE QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 525 P 8179 Vol 92 Fol 104A			
	<i>Descriptio</i>				
	<i>Applicant</i>	STUART J FORSYTH			
	<i>File Number</i>				
DA02/0541	22/04/2002	JOHN F CRUICKSHANK & DUDLEY R STOW	22	\$0.00	Approved
	<i>Prop address</i>	48 CAMIRA WAY QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 576 DP 30432			
	<i>Descriptio</i>				
	<i>Applicant</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>				
DA02/0543	23/04/2002	KARLA L STARKEY & LEE J STARKEY	9	\$0.00	Approved
	<i>Prop address</i>	11 WARNFORD STREET BUTLER WA 6036			
	<i>Land</i>	Lot 887 DP 29959 Vol 2513 Fol 868			
	<i>Descriptio</i>				
	<i>Applicant</i>	KARLA L STARKEY			
	<i>File Number</i>				
DA02/0550	24/04/2002	MARGARET L COGAN	9	\$4,400.00	Approved
	<i>Prop address</i>	12 OLDHAM WAY YANCHEP WA 6035			
	<i>Land</i>	Lot 368 P 10181 Vol 1720 Fol 576			
	<i>Descriptio</i>				
	<i>Applicant</i>	WA PATIOS & PERGOLAS			
	<i>File Number</i>				
DA02/0551	24/04/2002	JAMIE C SMITH & JOANNE G SMITH	7	\$0.00	Approved
	<i>Prop address</i>	5 FREDERICK STREET WANNEROO WA 6065			
	<i>Land</i>	Lot 21 D 51205 Vol 1440 Fol 089			
	<i>Descriptio</i>				
	<i>Applicant</i>	JAMIE C SMITH, JOANNE G SMITH			
	<i>File Number</i>				
DA02/0553	24/04/2002	FINBARR P RAMSAY & FAIRLEY RAMSAY	5	\$0.00	Approved
	<i>Prop address</i>	15 LAUTOKA RISE MINDARIE WA 6030			
	<i>Land</i>	Lot 1410 DP 28984 Vol 2218 Fol 214			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				

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DA02/0556	24/04/2002	HOMESWEST VACANT	20	\$62,335.00	Approved
	<i>Prop address</i>	11 YORLOR WAY QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 803 DP 30924			
	<i>Descriptio</i>				
	<i>Applicant</i>	J CORP			
	<i>File Number</i>				
DA02/0558	24/04/2002	CAVERSHAM PROPERTY PTY LTD	6	\$0.00	Approved
	<i>Prop address</i>	87 DALVIK AVENUE MERRIWA WA 6030			
	<i>Land</i>	Lot 1901 DP 28210			
	<i>Descriptio</i>				
	<i>Applicant</i>	J CORP			
	<i>File Number</i>				
DA02/0562	26/04/2002	R W HANSEN FIDELITY PTY LTD	10	\$4,150.00	Approved
	<i>Prop address</i>	235 MCLENNAN DRIVE NOWERGUP WA 6032			
	<i>Land</i>	Lot 100 P 14371 Vol 1654 Fol 583			
	<i>Descriptio</i>				
	<i>Applicant</i>	R W HANSEN FIDELITY PTY LTD			
	<i>File Number</i>				
DA02/0564	29/04/2002	SKENDER NOMINEES PTY LTD	7	\$0.00	Approved
	<i>Prop address</i>	7/48 PRINDIVILLE DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 7 Vol 1601 Fol 131 S/P 8859			
	<i>Descriptio</i>				
	<i>Applicant</i>	RON LEASK			
	<i>File Number</i>				
DA02/0569	29/04/2002	HAYDEE N MARTINEZ & ROBERTO MARTINEZ	3	\$0.00	Approved
	<i>Prop address</i>	23 BADCOE ALLEY CLARKSON WA 6030			
	<i>Land</i>	Lot 101 DP 28090 Vol 2509 Fol 850			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0570	29/04/2002	CAVERSHAM PROPERTY PTY LTD	8	\$65,496.00	Approved
	<i>Prop address</i>	29 ADELONG CIRCUIT MERRIWA WA 6030			
	<i>Land</i>	Lot 1892 DP 28210 Vol 2509 Fol 930			
	<i>Descriptio</i>				
	<i>Applicant</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA02/0571	29/04/2002	EDWARD C HEMSLEY & LYNETT B HEMSLEY	16	\$2,000.00	Approved
	<i>Prop address</i>	6A CANNON COURT ALEXANDER HEIGHTS WA 6064			
	<i>Land</i>	Lot 2 S/P 18777			
	<i>Descriptio</i>				
	<i>Applicant</i>	EDWARD C HEMSLEY, LYNETT B HEMSLEY			
	<i>File Number</i>				

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DA02/0576	30/04/2002	CAROLYN J BUDGE & GRAHAM N BUDGE	8	\$20,000.00	Approved
	<i>Prop address</i>	440 SYDNEY ROAD GNANGARA WA 6065			
	<i>Land</i>	Part Lot 15 D 33000 Vol 1999 Fol 765			
	<i>Descriptio</i>				
	<i>Applicant</i>	CAROLYN J BUDGE, GRAHAM N BUDGE			
	<i>File Number</i>				
DA02/0577	30/04/2002	MALGORZATA KING & PETER G KING	6	\$97,552.00	Approved
	<i>Prop address</i>	5 HOLLINS BEND MADELEY WA 6065			
	<i>Land</i>	Lot 115 DP 28269 Vol 2513 Fol 015			
	<i>Descriptio</i>				
	<i>Applicant</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA02/0580	30/04/2002	NATHANIEL P PESTELL	1	\$0.00	Approved
	<i>Prop address</i>	94 ST STEPHENS CRESCENT TAPPING WA 6065			
	<i>Land</i>	Lot 1325 DP 29587 Vol 2512 Fol 382			
	<i>Descriptio</i>				
	<i>Applicant</i>	J CORP PTY LTD			
	<i>File Number</i>				
DA02/0581	30/04/2002	JOHN E TYLER & SANDRA M TYLER	1	\$0.00	Approved
	<i>Prop address</i>	7 FLINT CLOSE PEARSALL WA 6065			
	<i>Land</i>	Lot 209 DP 28877 Vol 2509 Fol 945			
	<i>Descriptio</i>				
	<i>Applicant</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>				
DA02/0582	30/04/2002	ROCCO MARSICO & TERESA MARSICO	1	\$0.00	Approved
	<i>Prop address</i>	7 WALBROOK MEWS LANDSDALE WA 6065			
	<i>Land</i>	Lot 739 P 22690 Vol 2134 Fol 456			
	<i>Descriptio</i>				
	<i>Applicant</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>				
DA02/0583	30/04/2002	HEATHER R ROWE	1	\$0.00	Approved
	<i>Prop address</i>	35 MONAGHAN CIRCLE DARCH WA 6065			
	<i>Land</i>	Lot 194 DP 27702 Vol 2509 Fol 581			
	<i>Descriptio</i>				
	<i>Applicant</i>	CONTENT LIVING PTY LTD			
	<i>File Number</i>				
DA02/0584	30/04/2002	DUNCAN C WATT	1	\$0.00	Approved
	<i>Prop address</i>	7 SEFTON PLACE LANDSDALE WA 6065			
	<i>Land</i>	Lot 1262 DP 29495 Vol 2219 Fol 917			
	<i>Descriptio</i>				
	<i>Applicant</i>	CONTENT LIVING			
	<i>File Number</i>				

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DA02/0588	30/04/2002	ANTONINO CHISARI & GIUSEPINA CHISARI	9	\$600,000.00	Approved
	<i>Prop address</i>	2 CALABRESE AVENUE WANNEROO WA 6065			
	<i>Land</i>	Lot 20 D 42097 Vol 1383 Fol 442			
	<i>Descriptio</i>				
	<i>Applicant</i>	ANTONINO CHISARI, GIUSEPINA CHISARI			
	<i>File Number</i>				
DA02/0590	30/04/2002	JOHN R ROBINSON & LUCILLE P ROBINSON	2	\$125,629.00	Approved
	<i>Prop address</i>	6 WORDSWORTH DRIVE DARCH WA 6065			
	<i>Land</i>	Lot 110 DP 29961 Vol 2515 Fol 382			
	<i>Descriptio</i>				
	<i>Applicant</i>	VENTURA HOMES			
	<i>File Number</i>				
DA02/0592	30/04/2002	HOMESWEST VACANT	1	\$110,640.00	Approved
	<i>Prop address</i>	61 MARCHWOOD BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 532 DP 30598 Vol 2514 Fol 403			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0595	01/05/2002	IVAN J CUNNINGHAM	6	\$0.00	Approved
	<i>Prop address</i>	16 OARE LANE BUTLER WA 6036			
	<i>Land</i>	Lot 614 DP 28947 Vol 2509 Fol 377			
	<i>Descriptio</i>				
	<i>Applicant</i>	TANGENT NOMINEES PTY LTD			
	<i>File Number</i>				
DA02/0597	01/05/2002	JEREMY N DICKENSON & GEMMA L HENNIGAN	0	\$0.00	Approved
	<i>Prop address</i>	7 DUNSFOLD STREET BUTLER WA 6036			
	<i>Land</i>	Lot 947 DP 30599 Vol 2514 Fol 288			
	<i>Descriptio</i>				
	<i>Applicant</i>	CONTENT LIVING			
	<i>File Number</i>				
DA02/0598	01/05/2002	MARK W TAYLOR & KYLIE E TAYLOR	7	\$6,000.00	Approved
	<i>Prop address</i>	98 CARABOODA ROAD CARABOODA WA 6033			
	<i>Land</i>	Part Lot 32 P 8913 Vol 1962 Fol 951			
	<i>Descriptio</i>				
	<i>Applicant</i>	AVALON SHEDS AND STABLES			
	<i>File Number</i>				
DA02/0603	02/05/2002	DARRAN M GUEST & SHARON M GUEST	16	\$0.00	Approved
	<i>Prop address</i>	4 MARINERS VIEW MINDARIE WA 6030			
	<i>Land</i>	Lot 1403 DP 28984 Vol 2519 Fol 207			
	<i>Descriptio</i>				
	<i>Applicant</i>	RENOWNED GROUP			
	<i>File Number</i>				

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DA02/0604	02/05/2002	HOMESWEST VACANT	8	\$0.00	Approved
	<i>Prop address</i>	73 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 746 DP 30598			
	<i>Descriptio</i>				
	<i>Applicant</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>				
DA02/0606	02/05/2002	ROSCIC CHILDRENS TRUST	19	\$0.00	Approved
	<i>Prop address</i>	3/38 ACHIEVEMENT WAY WANGARA WA 6065			
	<i>Land</i>	Lot 3 S/P 28891			
	<i>Descriptio</i>				
	<i>Applicant</i>	STUART CROCKETT			
	<i>File Number</i>				
DA02/0610	03/05/2002	SHANE R SMITH	1	\$0.00	Approved
	<i>Prop address</i>	36 GLENGYLE TURN QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 450 DP 27516 Vol 2215 Fol 158			
	<i>Descriptio</i>				
	<i>Applicant</i>	TANGENT NOMINEES PTY LTD			
	<i>File Number</i>				
DA02/0611	03/05/2002	JONELLE R MCKANE & LUCAS MCKANE	2	\$76,300.00	Approved
	<i>Prop address</i>	9 ASHCOTT GATE BUTLER WA 6036			
	<i>Land</i>	Lot 236 DP 29301 Vol 2510 Fol 905			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0613	03/05/2002	ELVIN Y LEE	1	\$0.00	Approved
	<i>Prop address</i>	19 EDGBASTON DRIVE MADELEY WA 6065			
	<i>Land</i>	Lot 225 DP 28994 Vol 2511 Fol 952			
	<i>Descriptio</i>				
	<i>Applicant</i>	PERCEPTIONS THE HOME BUILDERS			
	<i>File Number</i>				
DA02/0614	03/05/2002	GEOFFREY R KIERNAN & CATHERINE M KIERNAN	5	\$10,000.00	Approved
	<i>Prop address</i>	12 SHAMROCK COURT TWO ROCKS WA 6037			
	<i>Land</i>	Lot 183 P 10776 Vol 1379 Fol 592			
	<i>Descriptio</i>				
	<i>Applicant</i>	GEOFFREY R KIERNAN, CATHERINE M KIERNAN			
	<i>File Number</i>				
DA02/0615	03/05/2002	HOMESWEST VACANT	9	\$86,593.00	Approved
	<i>Prop address</i>	6 ASHCOTT GATE BUTLER WA 6036			
	<i>Land</i>	Lot 219 DP 31251			
	<i>Descriptio</i>				
	<i>Applicant</i>	J CORP			
	<i>File Number</i>				

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DA02/0617	03/05/2002	TAYLOR WOODROW AUSTRALIA PTY LTD	2	\$150,000.00	Approved
	<i>Prop address</i>	3 MONAGHAN CIRCLE DARCH WA 6065			
	<i>Land</i>	Lot 191 DP 27702			
	<i>Descriptio</i>				
	<i>Applicant</i>	JAXON CONSTRUCTIONS			
	<i>File Number</i>				
DA02/0619	06/05/2002	JOHN F CRUICKSHANK & DUDLEY R STOW	12	\$0.00	Approved
	<i>Prop address</i>	60 MINTARO PARADE QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 531 DP 30432			
	<i>Descriptio</i>				
	<i>Applicant</i>	VENTURA HOMES			
	<i>File Number</i>				
DA02/0621	06/05/2002	FRANCESCO SITA & MARIA R SITA	18	\$30,000.00	Approved
	<i>Prop address</i>	15 ATTWELL STREET LANDSDALE WA 6065			
	<i>Land</i>	Lot 79 D 57260 Vol 1559 Fol 839			
	<i>Descriptio</i>				
	<i>Applicant</i>	TREVOR TAYOR			
	<i>File Number</i>				
DA02/0622	06/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	6 INGHAM WAY BUTLER WA 6036			
	<i>Land</i>	Lot 983 DP 31249			
	<i>Descriptio</i>				
	<i>Applicant</i>	Don Russell			
	<i>File Number</i>				
DA02/0624	01/05/2002	HOMESWEST VACANT	18	\$0.00	Approved
	<i>Prop address</i>	32 CONISTON PARKWAY BUTLER WA 6036			
	<i>Land</i>	Lot 647 DP 31249			
	<i>Descriptio</i>				
	<i>Applicant</i>	DALE ALCOCK HOMES PTY LTD			
	<i>File Number</i>				
DA02/0627	07/05/2002	CARNEGIE PARK (NO 3) PTY LTD	2	\$0.00	Approved
	<i>Prop address</i>	11 WYOLA LANE WANNEROO WA 6065			
	<i>Land</i>	Lot 150 DP 29015			
	<i>Descriptio</i>				
	<i>Applicant</i>	ASHMY PTY LTD			
	<i>File Number</i>				
DA02/0628	06/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	9 WARNFORD STREET BUTLER WA 6036			
	<i>Land</i>	Lot 888 DP 29959			
	<i>Descriptio</i>				
	<i>Applicant</i>	PRIME PROJECTS			
	<i>File Number</i>				

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DA02/0629	06/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	33 STAPLEHURST CRESCENT BUTLER WA 6036			
	<i>Land</i>	Lot 632 DP 29301			
	<i>Descriptio</i>				
	<i>Applicant</i>	PRIME PROJECTS			
	<i>File Number</i>				
DA02/0630	06/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	12 ORWELL WAY BUTLER WA 6036			
	<i>Land</i>	Lot 885 DP 29959			
	<i>Descriptio</i>				
	<i>Applicant</i>	PRIME PROJECTS			
	<i>File Number</i>				
DA02/0632	07/05/2002	HOMESWEST VACANT	0	\$0.00	Approved
	<i>Prop address</i>	72 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 665 DP 30598			
	<i>Descriptio</i>				
	<i>Applicant</i>	PRIME PROJECTS			
	<i>File Number</i>				
DA02/0635	07/05/2002	HOMESWEST VACANT	17	\$96,500.00	Approved
	<i>Prop address</i>	66 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 643 DP 31249			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0636	07/05/2002	DAVID A WRIGHT & CAROLINE WRIGHT	2	\$114,314.00	Approved
	<i>Prop address</i>	69 MONAGHAN CIRCLE DARCH WA 6065			
	<i>Land</i>	Lot 208 DP 29513 Vol 2513 Fol 921			
	<i>Descriptio</i>				
	<i>Applicant</i>	ROSS GRIFFIN HOMES			
	<i>File Number</i>				
DA02/0637	07/05/2002	HOMESWEST VACANT	2	\$83,000.00	Approved
	<i>Prop address</i>	82 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 697 DP 30598			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0638	07/05/2002	CHERYL A BROWN & STEPHEN R BROWN	2	\$0.00	Approved
	<i>Prop address</i>	6 DUNSFOLD STREET BUTLER WA 6036			
	<i>Land</i>	Lot 808 DP 30599 Vol 2514 Fol 265			
	<i>Descriptio</i>				
	<i>Applicant</i>	DALE ALCOCK HOMES PTY LTD			
	<i>File Number</i>				



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DA02/0645	01/05/2002	LESLEY J BELL & RONALD P BRACEBRIDGE	18	\$0.00	Approved
	<i>Prop address</i>	15 CONISTON PARKWAY BUTLER WA 6036			
	<i>Land</i>	Lot 751 DP 29301 Vol 2510 Fol 964			
	<i>Descriptio</i>				
	<i>Applicant</i>	DALE ALCOCK HOMES PTY LTD			
	<i>File Number</i>				
DA02/0647	01/05/2002	HOMESWEST VACANT	6	\$0.00	Approved
	<i>Prop address</i>	8 INGHAM WAY BUTLER WA 6036			
	<i>Land</i>	Lot 984 DP 31249			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0649	09/05/2002	ANTE BARIC & MARINA BARIC	0	\$0.00	Approved
	<i>Prop address</i>	10 PINKERTON AVENUE HOCKING WA 6065			
	<i>Land</i>	Lot 66 P 24256 Vol 2206 Fol 471			
	<i>Descriptio</i>				
	<i>Applicant</i>	MANOR HOME BUILDERS PTY LTD			
	<i>File Number</i>				
DA02/0650	09/05/2002	PHUONG C HO & TRUNG V PHAM	3	\$0.00	Approved
	<i>Prop address</i>	32 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 259 DP 29301 Vol 2510 Fol 923			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0652	09/05/2002	BECKY E GRAME & PHILIP J GRAME	3	\$0.00	Approved
	<i>Prop address</i>	29 CAMBORNE PARKWAY BUTLER WA 6036			
	<i>Land</i>	Lot 796 DP 30599 Vol 2514 Fol 257			
	<i>Descriptio</i>				
	<i>Applicant</i>	SCOTT PARK HOMES PTY LTD			
	<i>File Number</i>				
DA02/0653	09/05/2002	TRACY A HOLLAND & STEPHEN P HOLLAND	5	\$0.00	Approved
	<i>Prop address</i>	1 EVERS DEN CRESCENT BUTLER WA 6036			
	<i>Land</i>	Lot 252 DP 29301 Vol 2510 Fol 916			
	<i>Descriptio</i>				
	<i>Applicant</i>	PIVOT WAY			
	<i>File Number</i>				
DA02/0655	09/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	5 ASHCOTT GATE BUTLER WA 6036			
	<i>Land</i>	Lot 234 DP 29301			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				

## Development Applications determined for Period

City of Wanneroo

WHERE (Issued date BETWEEN 01/05/2002 00:00:00 AND 31/05/2002

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

<i>Ram Id</i>	<i>Date</i>	<i>Owners</i>	<i>Days</i>	<i>Est Cost</i>	<i>Decision</i>
DA02/0658	10/05/2002	MARGARET A ROWE & REGINALD J ROWE	15	\$112,000.00	Approved
	<i>Prop address</i>	11 CHALLENGE BOULEVARD WANGARA WA 6065			
	<i>Land</i>	Lot 24 P 17245			
	<i>Descriptio</i>				
	<i>Applicant</i>	STEVE MAWSON & ASSCOIATES			
	<i>File Number</i>				
DA02/0664	10/05/2002	HOMAIRA NAIM & SAFIULLAH NAIM	0	\$0.00	Approved
	<i>Prop address</i>	57 EVERGLADES PARADE LANDSDALE WA 6065			
	<i>Land</i>	Lot 1549 DP 27680 Vol 2218 Fol 036			
	<i>Descriptio</i>				
	<i>Applicant</i>	J CORP			
	<i>File Number</i>				
DA02/0665	10/05/2002	CROWN - VESTED CITY OF WANNEROO	5	\$185,000.00	Approved
	<i>Prop address</i>	MARANGAROO, CARETAKERS RES/MACH SHED 6 AYLESFORD DRIVE			
	<i>Land</i>	PT RES 20091			
	<i>Descriptio</i>				
	<i>Applicant</i>	JANEK SOBON			
	<i>File Number</i>				
DA02/0666	10/05/2002	CITY OF WANNEROO	5	\$130,000.00	Approved
	<i>Prop address</i>	CARRAMAR PARK GOLF COURSE 30 TRANQUIL DRIVE CARRAMAR WA 6031			
	<i>Land</i>	Part Lot 11 D 57099 Vol 2104 Fol 198			
	<i>Descriptio</i>				
	<i>Applicant</i>	JANEK SOBON			
	<i>File Number</i>				
DA02/0668	13/05/2002	IRENE D LINDEN & ROBERT P LINDEN	12	\$101,948.00	Approved
	<i>Prop address</i>	1 CLARAFIELD MEANDER TAPPING WA 6065			
	<i>Land</i>	Lot 1309 DP 29587 Vol 2512 Fol 366			
	<i>Descriptio</i>				
	<i>Applicant</i>	IRENE D LINDEN, ROBERT P LINDEN			
	<i>File Number</i>				
DA02/0675	13/05/2002	PAMELA M O'NEILL & LAZER BLAGOJEVIC	1	\$0.00	Approved
	<i>Prop address</i>	23 DRIVER ROAD DARCH WA 6065			
	<i>Land</i>	Lot 227 DP 29513 Vol 2513 Fol 938			
	<i>Descriptio</i>				
	<i>Applicant</i>	ASHMY PTY LTD			
	<i>File Number</i>				
DA02/0677	13/05/2002	CATHERINE M ORMESHER	1	\$0.00	Approved
	<i>Prop address</i>	29 RENDELL WAY KOONDOOLA WA 6064			
	<i>Land</i>	Lot 1142 P 11288 Vol 1441 Fol 741			
	<i>Descriptio</i>				
	<i>Applicant</i>	QUALITY PATIOS & CARPORTS			
	<i>File Number</i>				
DA02/0679	13/05/2002	MELANIE T GRAY	4	\$113,916.00	Approved
	<i>Prop address</i>	10 HOLLINS BEND MADELEY WA 6065			
	<i>Land</i>	Lot 184 DP 28269			
	<i>Descriptio</i>				
	<i>Applicant</i>	DALE ALCOCK HOMES PTY LTD			
	<i>File Number</i>				

## Development Applications determined for Period

City of Wanneroo

WHERE (Issued date BETWEEN 01/05/2002 00:00:00 AND 31/05/2002

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

Ram Id	Date	Owners	Days	Est Cost	Decision
DA02/0680	13/05/2002	SHAHRAHA KHAN & PATRICK W STEVENSON	1	\$130,000.00	Approved
	<i>Prop address</i>	31 ARDMORE TERRACE DARCH WA 6065			
	<i>Land</i>	Lot 218 DP 29513 Vol 2513 Fol 929			
	<i>Description</i>				
	<i>Applicant</i>	SHAHRAHA KHAN, PATRICK W STEVENSON			
	<i>File Number</i>				
DA02/0681	14/05/2002	DOROTHY H DRABIK & PASQUALE JIRITANO	0	\$0.00	Approved
	<i>Prop address</i>	4 CINTRA WAY LANDSDALE WA 6065			
	<i>Land</i>	Lot 1295 DP 29495 Vol 2219 Fol 943			
	<i>Description</i>				
	<i>Applicant</i>	COLLIER HOMES PTY LTD			
	<i>File Number</i>				
DA02/0687	15/05/2002	JODIE CORRY, MARK W CORRY, JEANETTE V	4	\$333,000.00	Approved
	<i>Prop address</i>	8 MOBILIA PLACE GNANGARA WA 6065			
	<i>Land</i>	Lot 66 DP 25803 Vol 2503 Fol 27			
	<i>Description</i>				
	<i>Applicant</i>	TONY TRLIN & CO BUILDERS			
	<i>File Number</i>				
DA02/0691	15/05/2002	MARK C ZAMPOGNA & RENEE R ZAMPOGNA	12	\$0.00	Approved
	<i>Prop address</i>	10 WARNFORD STREET BUTLER WA 6036			
	<i>Land</i>	Lot 923 DP 29959 Vol 2513 Fol 879			
	<i>Description</i>				
	<i>Applicant</i>	HOMESTYLE PTY LTD			
	<i>File Number</i>				
DA02/0692	15/05/2002	MAHA SEIDAWI	7	\$121,472.00	Approved
	<i>Prop address</i>	30 GLENGYLE TURN QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 453 DP 27516 Vol 2215 Fol 161			
	<i>Description</i>				
	<i>Applicant</i>	HOMESTYLE PTY LTD			
	<i>File Number</i>				
DA02/0693	15/05/2002	HOMESWEST VACANT	3	\$0.00	Approved
	<i>Prop address</i>	74 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 666 DP 30598			
	<i>Description</i>				
	<i>Applicant</i>	WESTCOURT			
	<i>File Number</i>				
DA02/0695	16/05/2002	HOMESWEST VACANT	7	\$0.00	Approved
	<i>Prop address</i>	12 SHROPSHIRE CRESCENT BUTLER WA 6036			
	<i>Land</i>	Lot 383 DP 31440 Vol 2517 Fol 439			
	<i>Description</i>				
	<i>Applicant</i>	JAXON CONSTRUCTIONS			
	<i>File Number</i>				
DA02/0698	16/05/2002	JUDITH A SILVERLOCK	10	\$40,000.00	Approved
	<i>Prop address</i>	63 GOLFVIEW PLACE GNANGARA WA 6065			
	<i>Land</i>	Lot 211 DP 24895 Vol 2212 Fol 756			
	<i>Description</i>				
	<i>Applicant</i>	DAVID SILVERLOCK			
	<i>File Number</i>				

## Development Applications determined for Period City of Wanneroo

WHERE (Issued date BETWEEN 01/05/2002 00:00:00 AND 31/05/2002

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

Ram Id	Date	Owners	Days	Est Cost	Decision
DA02/0699	16/05/2002	MARY M FLETCHER	9	\$1,100.00	Approved
	<i>Prop address</i>	2/26 SALCOTT ROAD GIRRAWHEEN WA 6064			
	<i>Land</i>	Lot 2 Vol 2508 Fol 33 S/P 40693			
	<i>Descriptio</i>				
	<i>Applicant</i>	MARY M FLETCHER			
	<i>File Number</i>				
DA02/0706	16/05/2002	A & D PESCE NOMINEES PTY LTD	9	\$0.00	Approved
	<i>Prop address</i>	13/51 PRINDIVILLE DRIVE WANGARA WA 6065			
	<i>Land</i>	Lot 13 S/P 30454			
	<i>Descriptio</i>				
	<i>Applicant</i>	LESLIE MAITLAND			
	<i>File Number</i>				
DA02/0707	13/05/2002	SILVAN LUCACIU & EMILIA LUCACIU	14	\$100,000.00	Approved
	<i>Prop address</i>	65 ABBOTSWOOD DRIVE LANDSDALE WA 6065			
	<i>Land</i>	Lot 1359 D 99533 Vol 2190 Fol 349			
	<i>Descriptio</i>				
	<i>Applicant</i>	S RAVI			
	<i>File Number</i>				
DA02/0708	17/05/2002	SINA HEMMATI & MAHNAZ HEMMATI	3	\$0.00	Approved
	<i>Prop address</i>	16 KING DAVID BOULEVARD MADELEY WA 6065			
	<i>Land</i>	Lot 186 DP 27810 Vol 2506 Fol 938			
	<i>Descriptio</i>				
	<i>Applicant</i>	SINA HEMMATI, MAHNAZ HEMMATI			
	<i>File Number</i>				
DA02/0720	20/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	63 MARCHWOOD BOULEVARD BUTLER WA 6036			
	<i>Land</i>	Lot 531 DP 30598 Vol 2514 Fol 402			
	<i>Descriptio</i>				
	<i>Applicant</i>	COMMODORE HOMES PTY LTD			
	<i>File Number</i>				
DA02/0721	20/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	25 PEMBURY WAY BUTLER WA 6036			
	<i>Land</i>	Lot 608 DP 29301			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0722	20/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	8 ASHCOTT GATE BUTLER WA 6036			
	<i>Land</i>	Lot 220 DP 31251 Vol 2516 Fol 704			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				
DA02/0723	20/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	<i>Prop address</i>	1 INGHAM WAY BUTLER WA 6036			
	<i>Land</i>	Lot 981 DP 31249 Vol 2516 Fol 478			
	<i>Descriptio</i>				
	<i>Applicant</i>	HOMEBUYERS CENTRE			
	<i>File Number</i>				

## Development Applications determined for Period

City of Wanneroo

WHERE (Issued date BETWEEN 01/05/2002 00:00:00 AND 31/05/2002)

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

Ram Id	Date	Owners	Days	Est Cost	Decision
DA02/0724	20/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	Prop address	15 DUNSFOLD STREET BUTLER WA 6036			
	Land	Lot 944 DP 30599			
	Descriptio				
	Applicant	HOMEBUYERS CENTRE			
	File Number				
DA02/0727	20/05/2002	HOMESWEST VACANT	1	\$0.00	Approved
	Prop address	9 SOBERTON STREET BUTLER WA 6036			
	Land	Lot 928 DP 30599			
	Descriptio				
	Applicant	HOMEBUYERS CENTRE			
	File Number				
DA02/0735	21/05/2002	KIM RISELEY & TERRENCE J RISELEY	3		Approved
	Prop address	16 NOTTINGHAM GREEN QUINNS ROCKS WA 6030			
	Land	Lot 87 P 23646 Vol 2177 Fol 208			
	Descriptio				
	Applicant	ROSS GRIFFIN HOMES			
	File Number				
DA02/0740	21/05/2002	ANNE-MARIA COLMAN & CHRISTOPHER J COLMAN	0	\$0.00	Approved
	Prop address	101 CASSILDA WAY TWO ROCKS WA 6037			
	Land	Lot 110 P 10185 Vol 620 Fol 198A			
	Descriptio				
	Applicant	HERITAGE OUTDOOR LEISURE CENTRE			
	File Number				
DA02/0744	22/05/2002	JAMES M COAD & LEAH M COAD	1	\$0.00	Approved
	Prop address	99 MONAGHAN CIRCLE DARCH WA 6065			
	Land	Lot 146 DP 27702 Vol 2509 Fol 550			
	Descriptio				
	Applicant	HOMESTYLE PTY LTD			
	File Number				
DA02/0746	22/05/2002	DARREN S LOFTUS & JANINE M LOFTUS	7	\$0.00	Approved
	Prop address	5 FAIRPORT VISTA MINDARIE WA 6030			
	Land	Lot 1594 DP 28984 Vol 2218 Fol 261			
	Descriptio				
	Applicant	ROSS GRIFFIN HOMES			
	File Number				
DA02/0753	24/05/2002	NORTH WHITFORDS ESTATES PTY LTD	0	\$0.00	Approved
	Prop address	27 FIRMSTONE CIRCLE LANDSDALE WA 6065			
	Land	Lot 1253 DP 29495			
	Descriptio				
	Applicant	HOMEBUYERS CENTRE			
	File Number				
DA02/0754	24/05/2002	FIVE STAR ASSET PTY LTD	0	\$0.00	Approved
	Prop address	15 KENSINGTON WAY PEARSALL WA 6065			
	Land	Lot 12 P 24311			
	Descriptio				
	Applicant	VENTURA HOMES			
	File Number				

## Development Applications determined for Period

City of Wanneroo

WHERE (Issued date BETWEEN 01/05/2002 00:00:00 AND 31/05/2002)

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

Ram Id	Date	Owners	Days	Est Cost	Decision
DA02/0770	27/05/2002	HOMESWEST VACANT	3	\$96,035.00	Approved
	Prop address	6 SHROPSHIRE CRESCENT BUTLER WA 6036			

	<i>Land</i>	Lot 380 DP 31440			
	<i>Descriptio</i>				
	<i>Applicant</i>	CONTENT LIVING			
	<i>File Number</i>				
DA02/0771	28/05/2002	GAVIN W LAWSON & MARTENA L LAWSON	2	\$0.00	Approved
	<i>Prop address</i>	12 DARTMOUTH CIRCLE QUINNS ROCKS WA 6030			
	<i>Land</i>	Lot 244 P 24153 Vol 2195 Fol 352			
	<i>Descriptio</i>				
	<i>Applicant</i>	VENTURA HOMES			
	<i>File Number</i>				
DA02/0796	30/05/2002	WILLIAM R LANGLANDS	0	\$0.00	Approved
	<i>Prop address</i>	40 TWILIGHT CIRCUIT RIDGEWOOD WA 6030			
	<i>Land</i>	Lot 218 P 19362 Vol 1984 Fol 859			
	<i>Descriptio</i>				
	<i>Applicant</i>	TANGENT NOMINEES PTY LTD			
	<i>File Number</i>				

Draft

## **7. Subdivision Applications Determined By Delegated Authority In May 2002**

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File Ref: 64346  
Responsible Officer: Director, Planning & Development  
Disclosure of Interest: Nil  
Attachments: 13

### **Issue**

Determination of subdivision applications processed in the period between 1 May and 31 May 2002 under delegated authority.

### **Detail**

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

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

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

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

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

The following table provides the details of the subdivision applications dealt with under delegated authority between 1 May and 31 May 2002.

### Recommendation

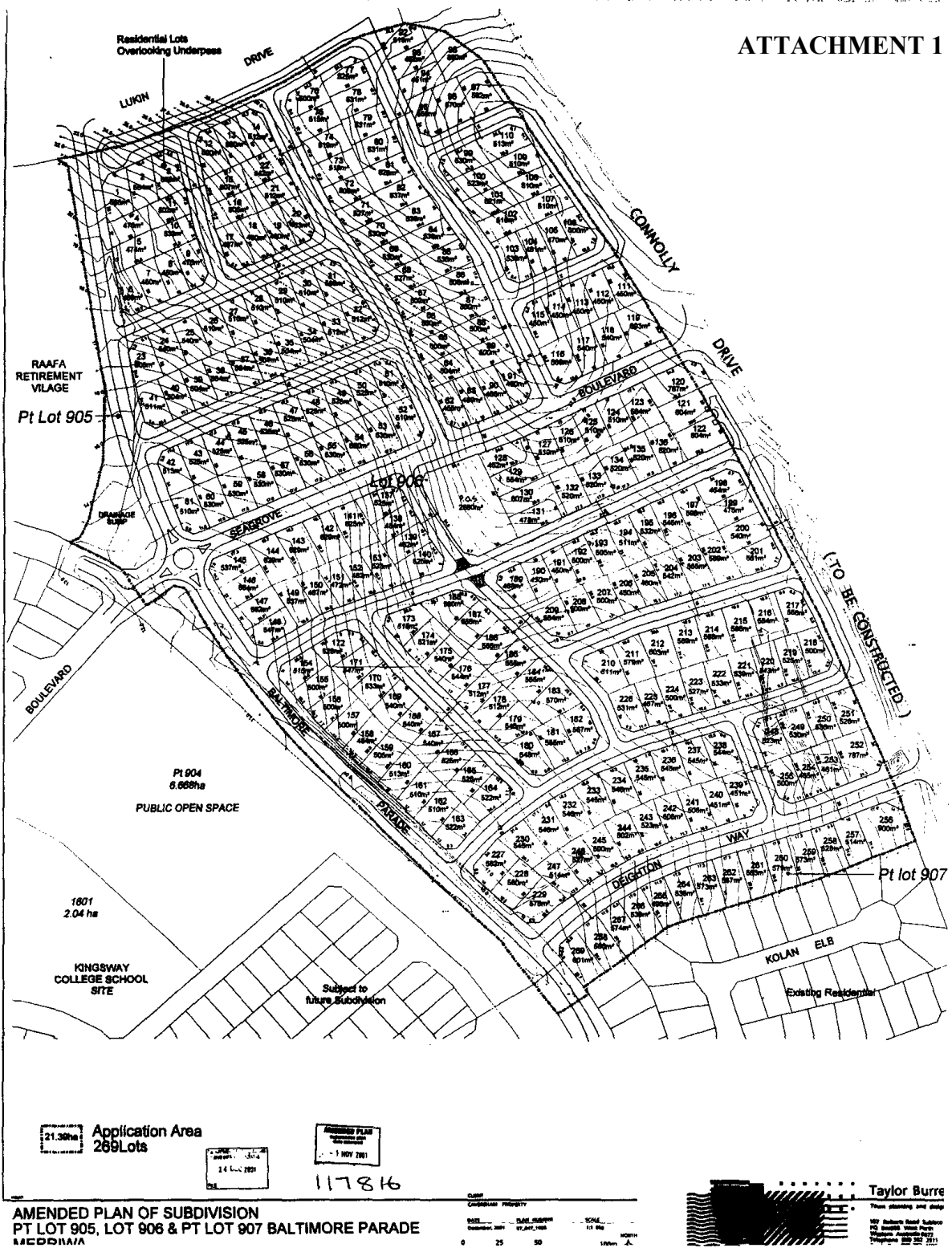
**That Council NOTE the actions taken in relation to providing comments to the Western Australian Planning Commission on subdivision applications processed under delegated authority between 1 May and 31 May 2002 as listed:**

No	WAPC No/Recd.	Location /Owner	Zoning / LDU Category	Advice	WAPC Advised
1.	117816  02/1/2002	Lot 906 (999) Connolly Drive, Merriwa  Caversham Property Pty Ltd	Residential  SCU1	Supported  Note: application originally deferred on 17/1/02	09/05/2002
2.	118457  19/04/2002	Lot 25 (8) Kings Lynn Rise, Mindarie  Culgadine Pty Ltd & BND Investments Pty Ltd	Marina  SCU1	Supported	01/05/2002
3.	118766  05/04/02	Lot 9003 (133C) Clarkson Avenue, Tapping  Peet & Co Ltd ATF Yatala Unit Trust	Urban Development  SCU1	Supported	02/05/2002
4.	118795  05/04/2002	Lot 59 (193) Landsdale Road, Landsdale  L & R Leupen	Urban Development  SCU6	Not Supported  Poultry Buffer	06/05/2002
5	118836  15/04/2002	Lot 89 (16) Goldsworthy Entrance, Alexander Heights  C & N Crosara	Reservation – Other Regional Roads / Residential  SCU5	Supported	07/05/2002
6.	118838  15/04/2002	Pt Lot 19 (54) Archer Street, Pearsall  AHL Holdings Ltd	Urban Development  SCU1	Supported	21/05/2002
7.	118864	Lot 51 (1) St Malo Court, Mindarie	Marina	Supported	07/05/2002

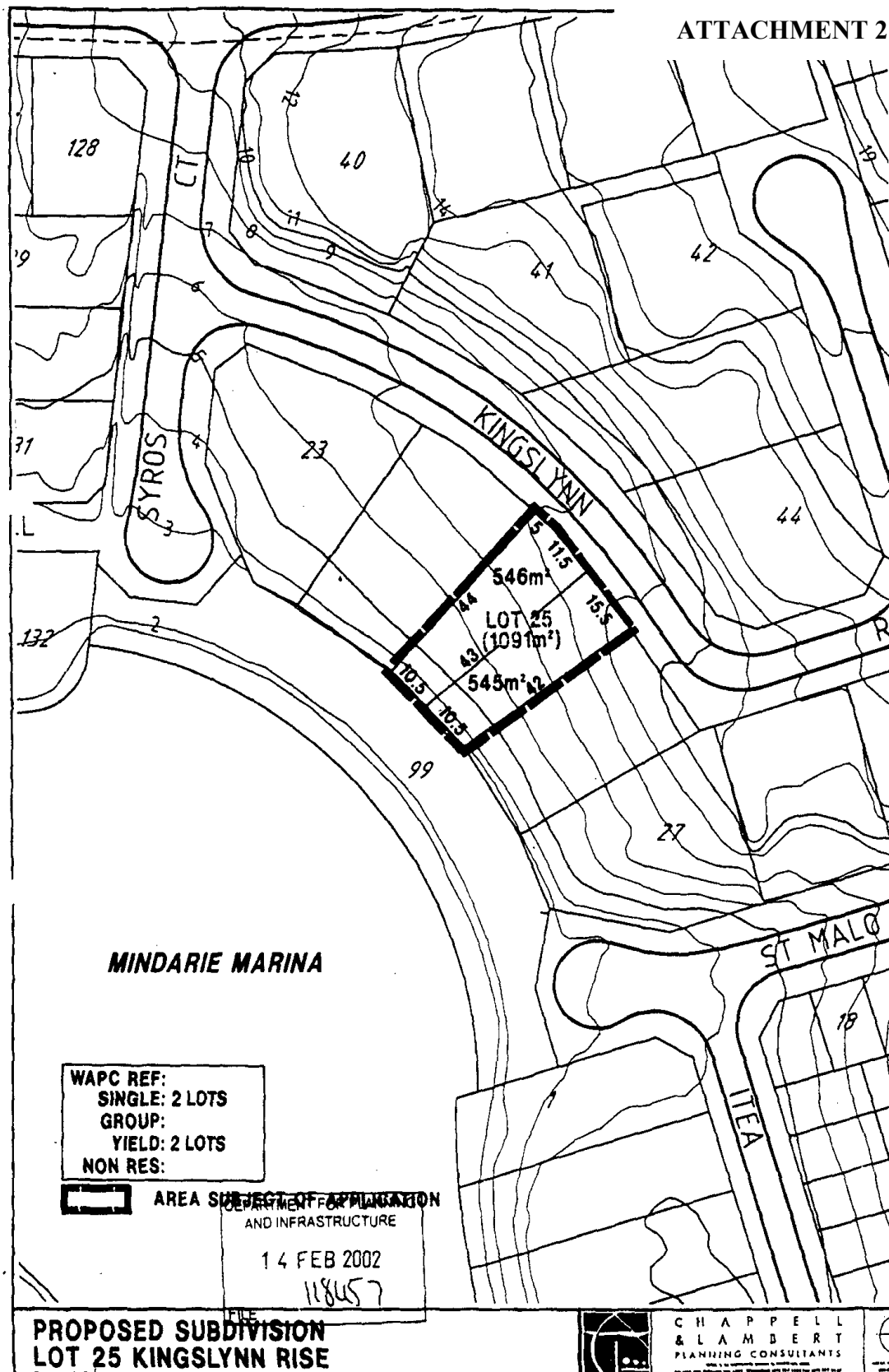


	26/04/2002	Bullfinch Nominees Pty Ltd & Ridgcroft Holdings Pty Ltd	SCU1		
8.	118865	Lot 9003 (133C) Clarkson Avenue, Tapping	Urban Development	Supported	01/05/2002
	15/04/2002	Peet & Co Ltd ATF Yatala Unit Trust	SCU1		
9.	118882	Lot 20 (105) East Road, Hocking	Urban Development	Supported	22/05/2002
	19/04/2002	AHL Holdings Ltd	SCU1		
10.	118883	Lot 9003 (133C) Clarkson Avenue, Tapping	Urban Development	Supported	07/05/2002
	19/04/2002	Peet & Co Ltd ATF Yatala Unit Trust	SCU1		
11.	118898	Lot 4 (400) Pinjar Road, Mariginiup	Rural Resource	Supported	22/05/2002
	19/04/2002	TD & TB Nguyen	SCU1		
12.	119041	Lot 330 (9) Asche Way, Two Rocks	Residential	Supported	22/05/2002
	07/05/2002	A & E Boothroyd	SCU1	Amalgamation	
13.	119046	Pt Lt 1435 (43) Golders Way, Girrawheen	Residential	Supported	30/05/2002
	14/05/2002	Homeswest Rentals	SCU5		

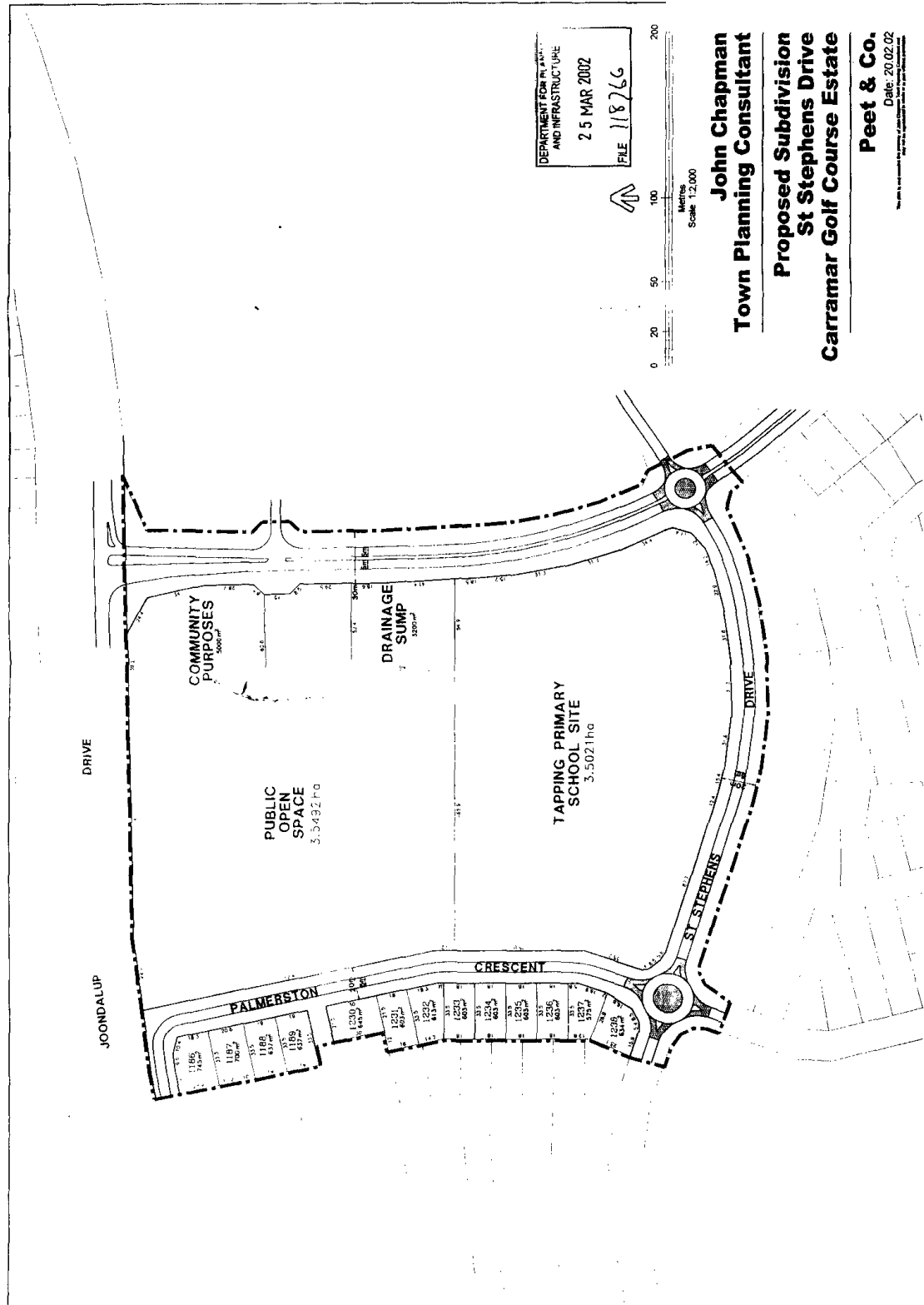
## ATTACHMENT 1



## ATTACHMENT 2

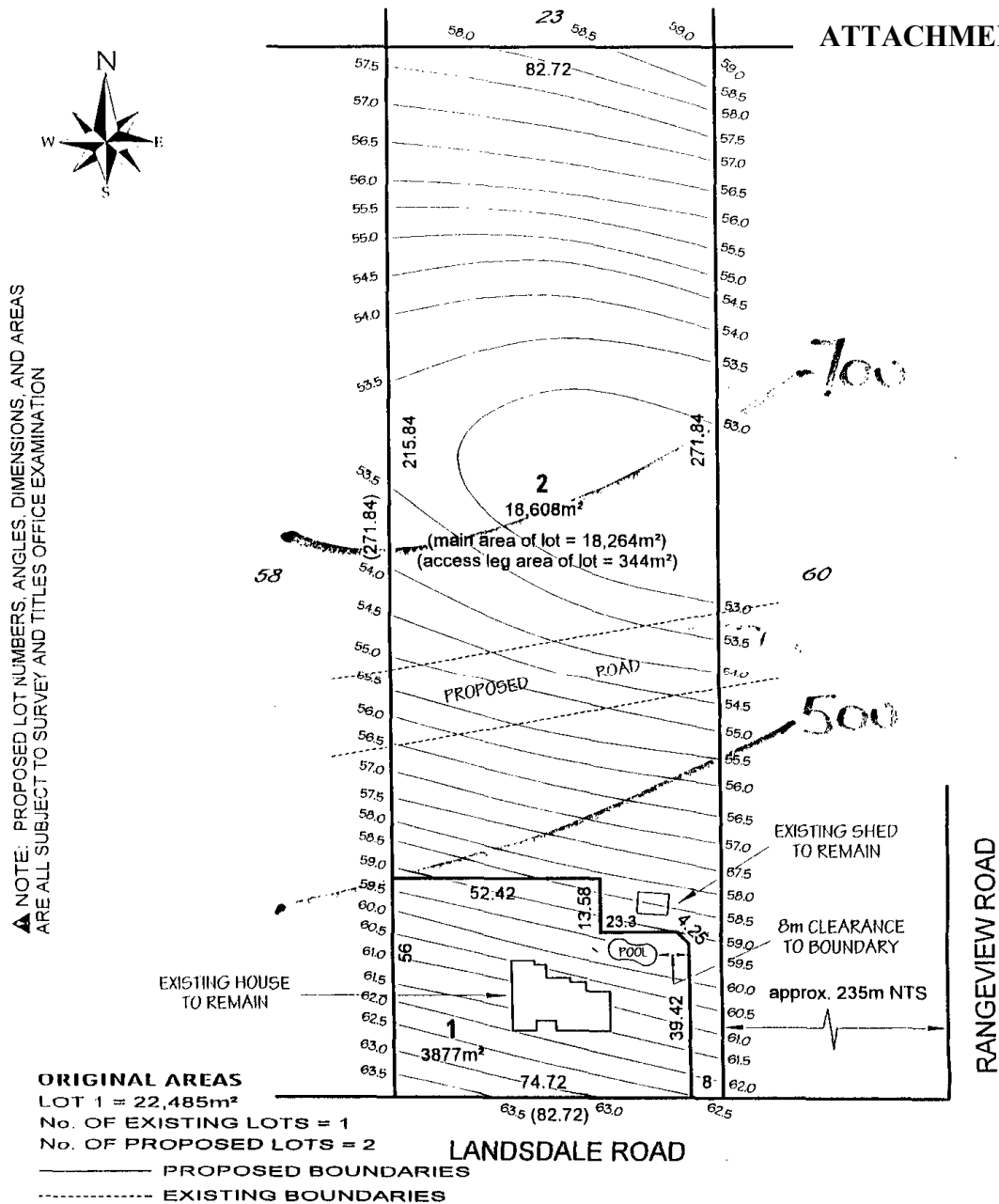


## ATTACHMENT 3



# PROPOSED GREEN TITLE SUBDIVISION

## ATTACHMENT 4



**PROPOSED GREEN TITLE SUBDIVISION ON  
LOT 59 (#193) LANDSDALE ROAD, LANDSDALE**

CITY OF WANNEROO

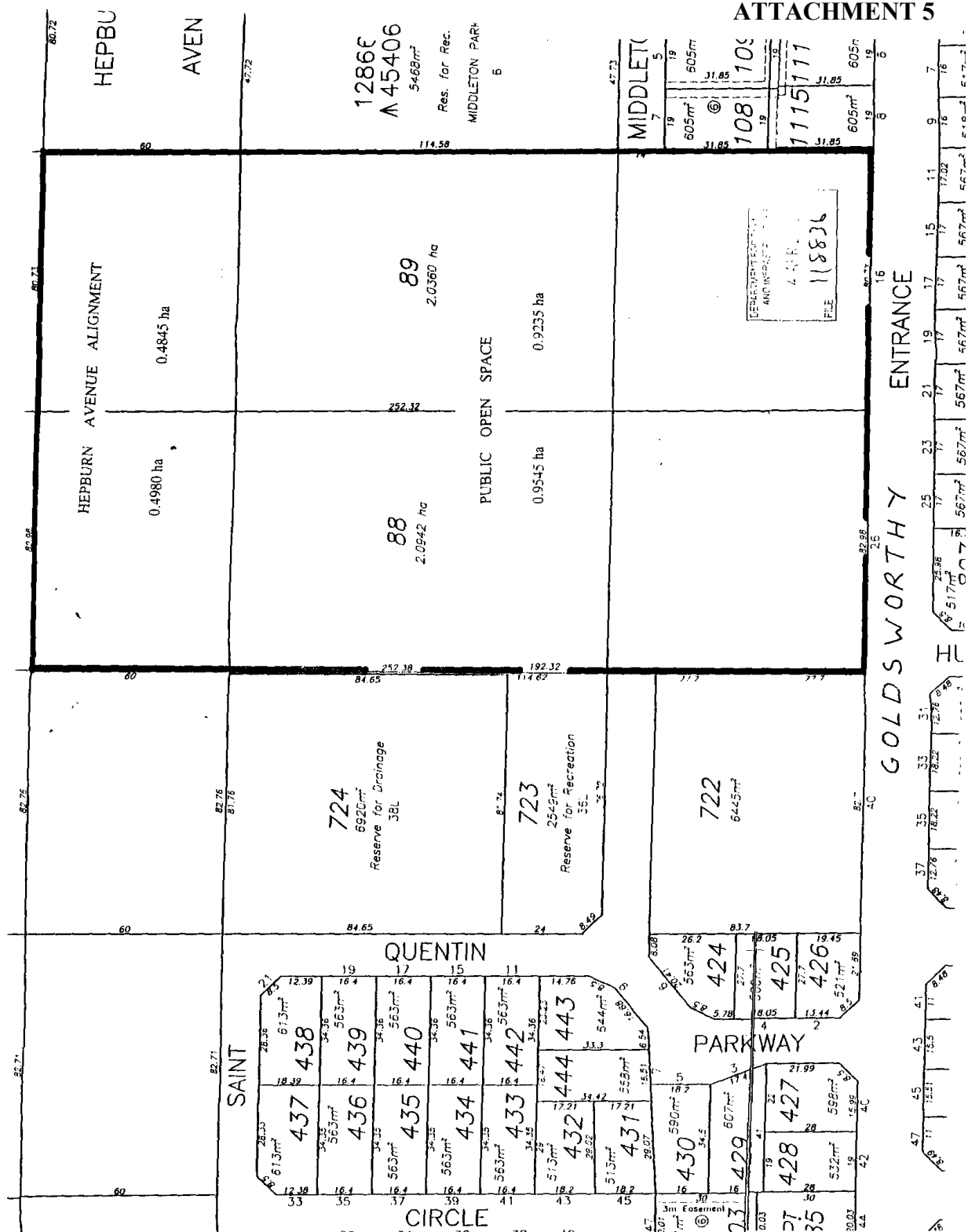
DIAGRAM 19511 VOL.1663 FOL.366

DATE 18/3/2002, SCALE 1:1000

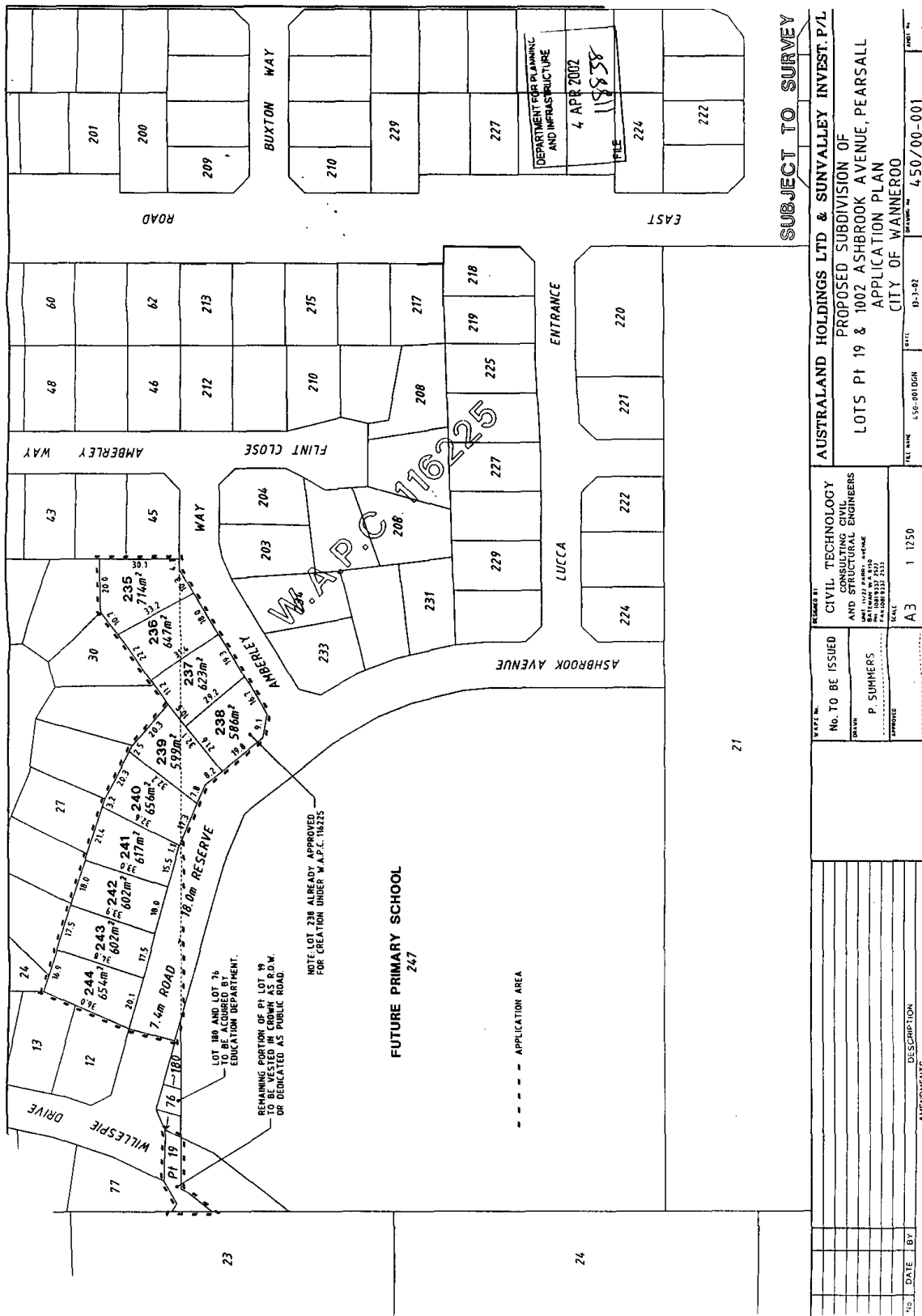
**SDALE**  
FOR PLANNING  
AND INFRASTRUCTURE  
28 MAR 2002  
FILE 118795

COTTAGE & ENGINEERING  
SURVEYS

Suite 3 219 Onslow Rd, SHENTON PK  
Ph (08) 9381 6211 Fax (08) 9382 2503  
J/N: SKETCH01 18/3/2002



## ATTACHMENT 6



## ATTACHMENT 7

**JOHN GIUDICE & ASSOCIATES****LICENSED LAND SURVEYORS**

ACN 087 272 137

**ENGINEERING SURVEYORS**

8 Stirling Street Fremantle

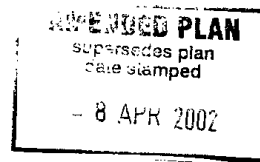
PO Box 1219 Fremantle 6959

Telephone: 9335 6222 Facsimile: 9430 4980

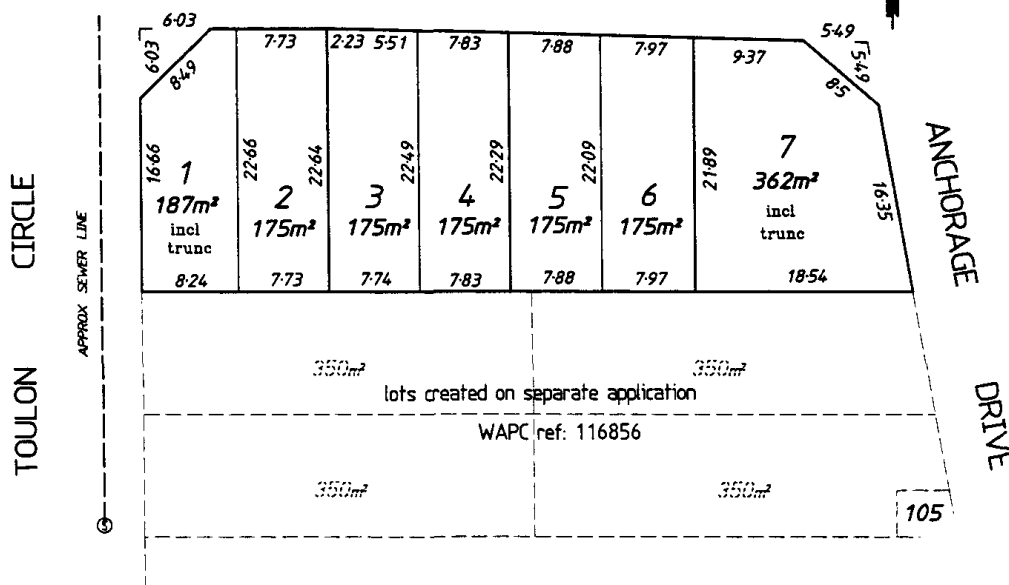
Email: giudice@wantree.com.au

REVISED SKETCH - MFP REF 118864

Lot No. 51 Diagram No. 75235 Plan No.  
 Location Swan Location 1370 Locality Mindarie Keys Reference 61/99-AP2-r1  
 Date 23/4/02 Certificate of Title Vol:1934 Fol:325 Scale 1:500



ST. MALO COURT

DEPARTMENT FOR PLANNING  
AND INFRASTRUCTURE

24 APR 2002

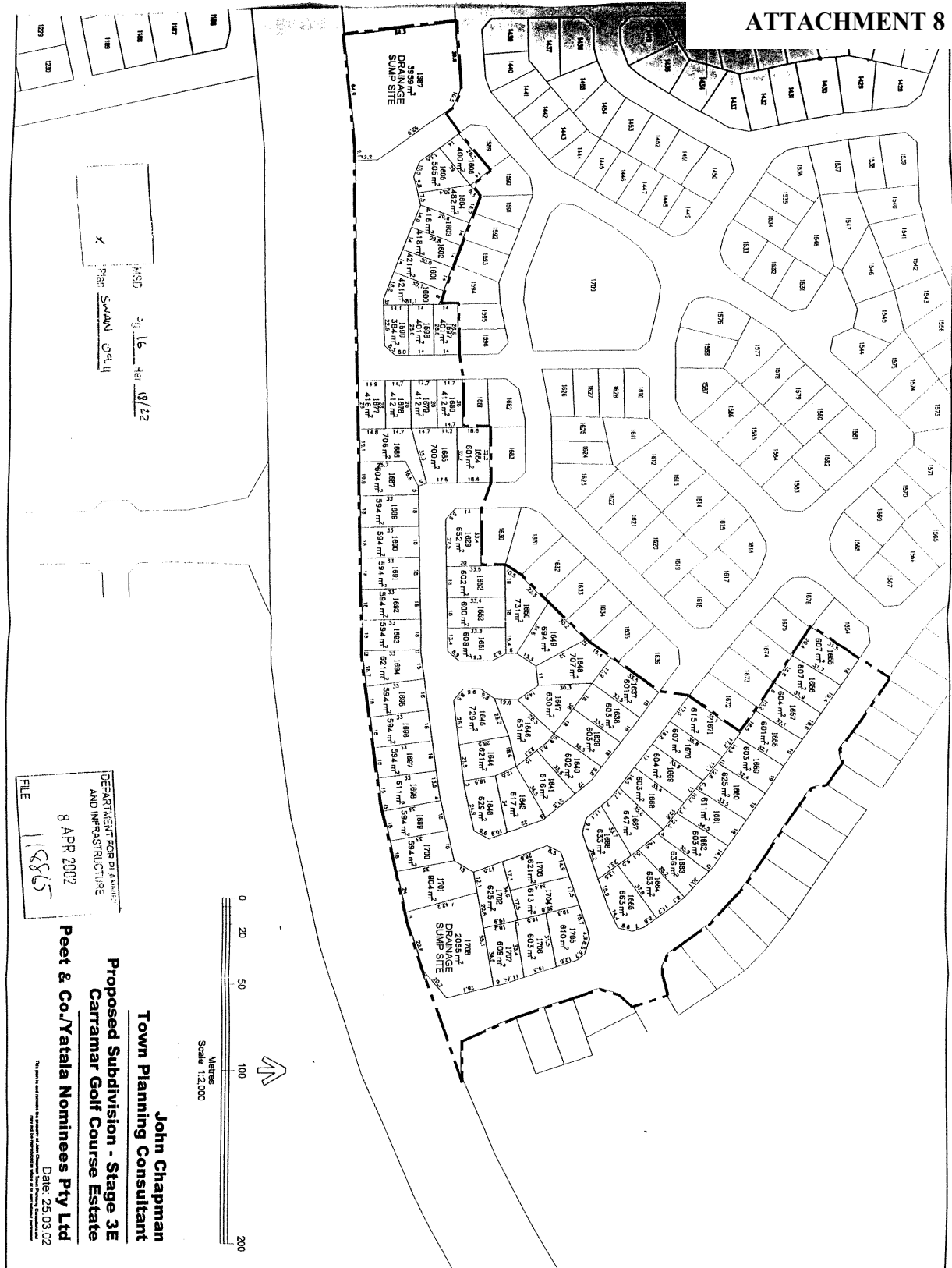
FILE

TOTAL AREA: 1424m<sup>2</sup> incl truncations  
 1 TOULON CIRCLE  
 MINDARIE KEYS WA 6030  
 ZONING R60

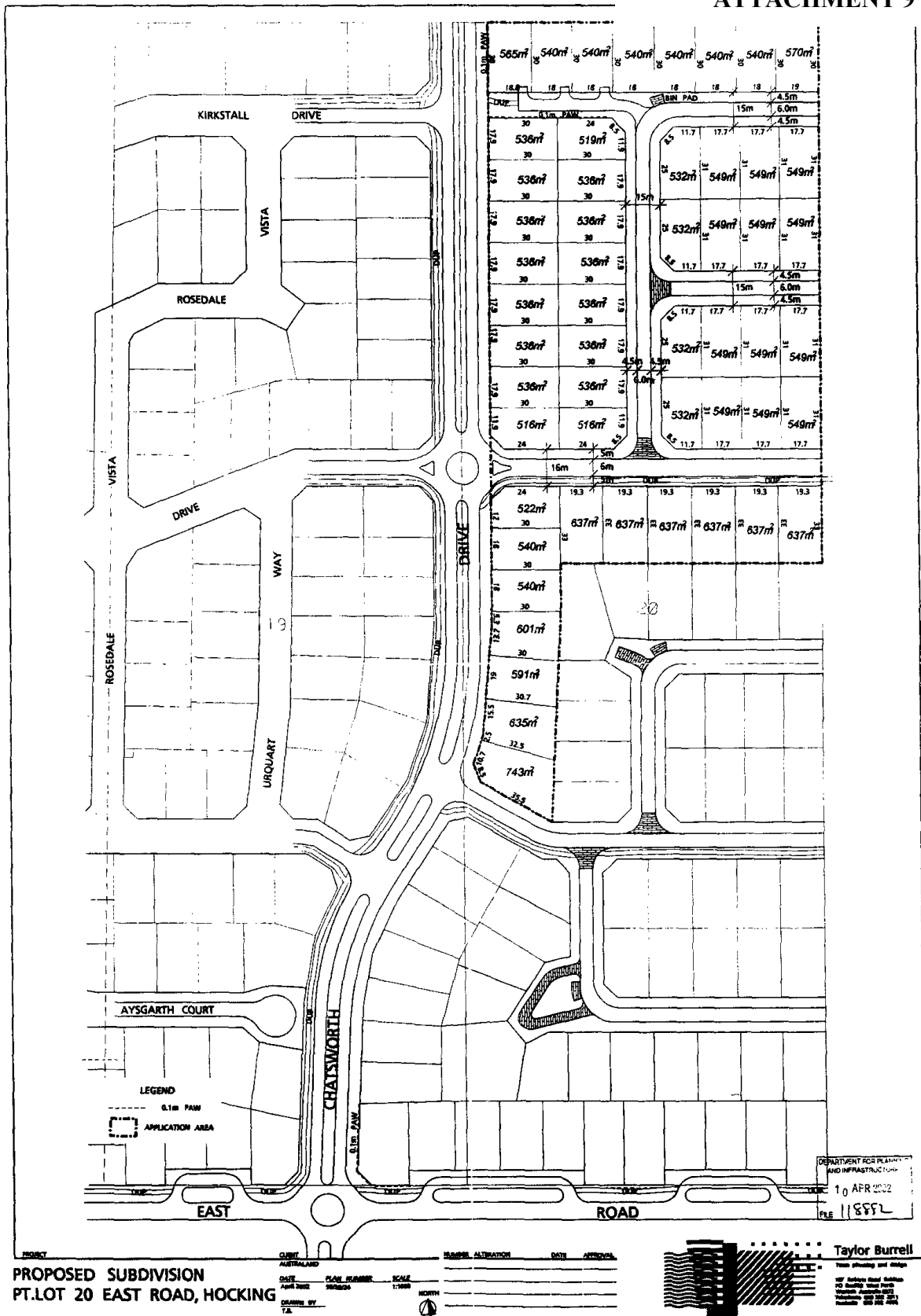
All dimensions, lot nos & areas are subject to survey & Titles Office approval  
 JOHN GIUDICE & ASSOCIATES PTY LTD ACN 087 272 137 as trustee for the JOHN GIUDICE & ASSOCIATES UNIT TRUST  
 PRINCIPALS: Neil G. Davidson Dip. Cart. (A1C) Michael J. Mison Licensed Surveyor Nigel J. Simpson Licensed Surveyor  
 6199\DWG61AP2



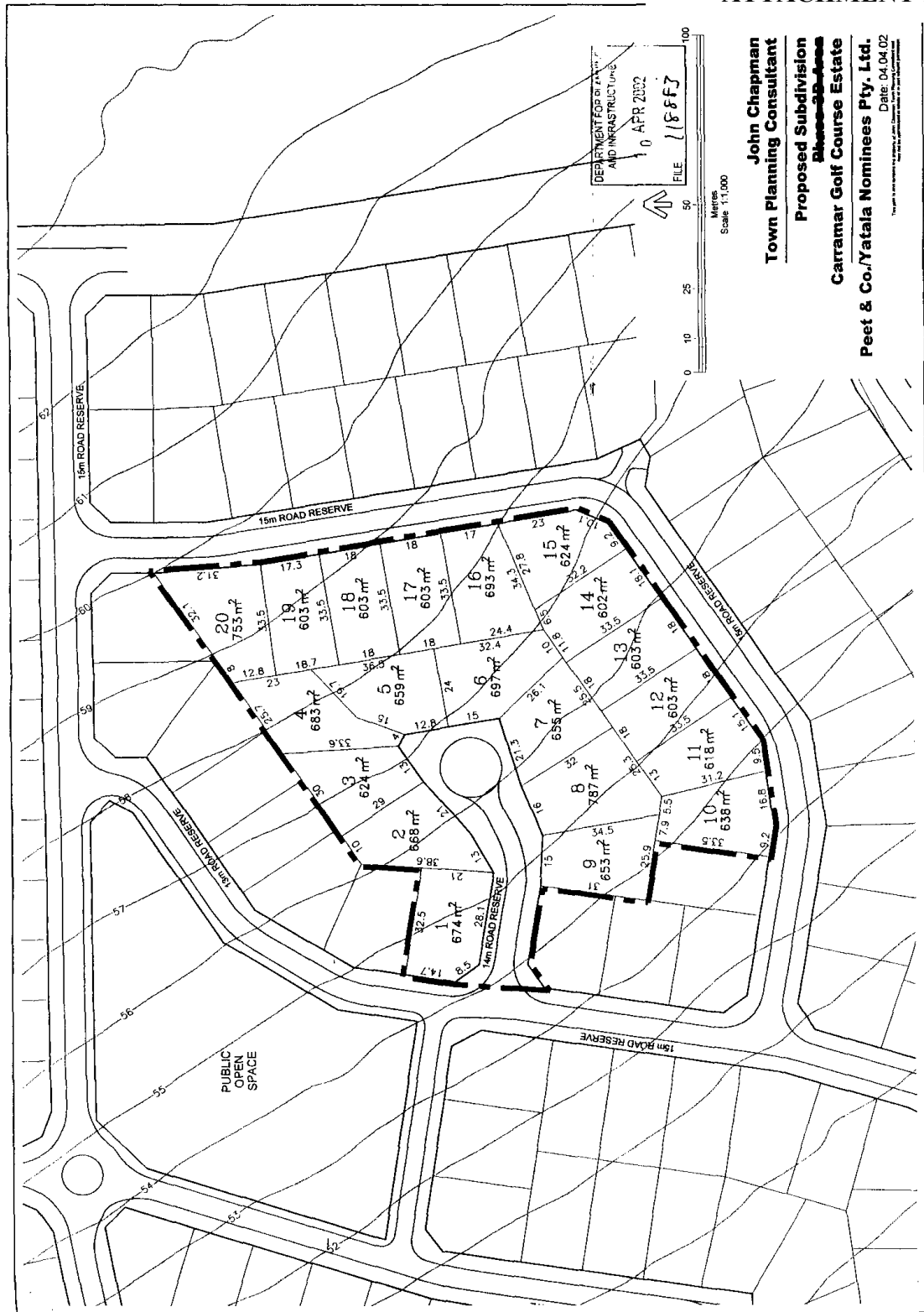
## ATTACHMENT 8



## ATTACHMENT 9



## ATTACHMENT 10



**John Chapman**  
Town Planning Consultant

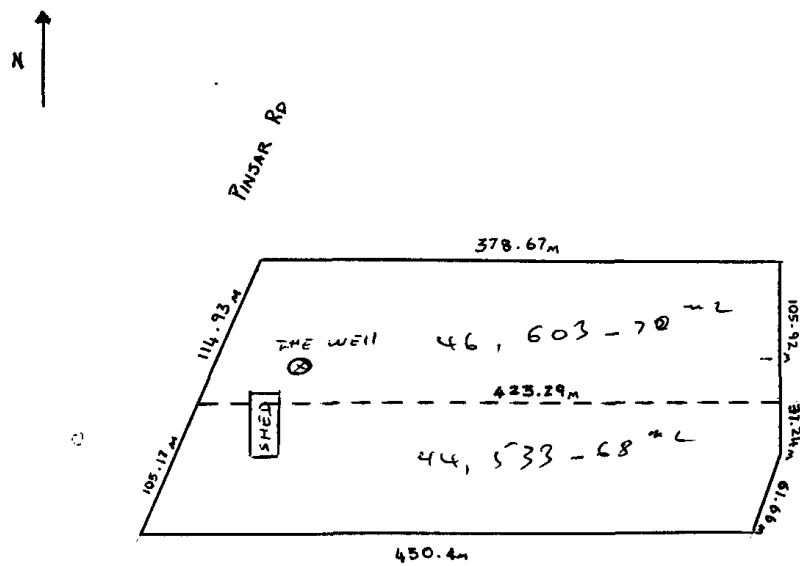
**Proposed Subdivision**

**Carramar Golf Course Estate**

**Peet & Co./Yatala Nominees Pty. Ltd.**

Date: 04.04.02

## ATTACHMENT 11

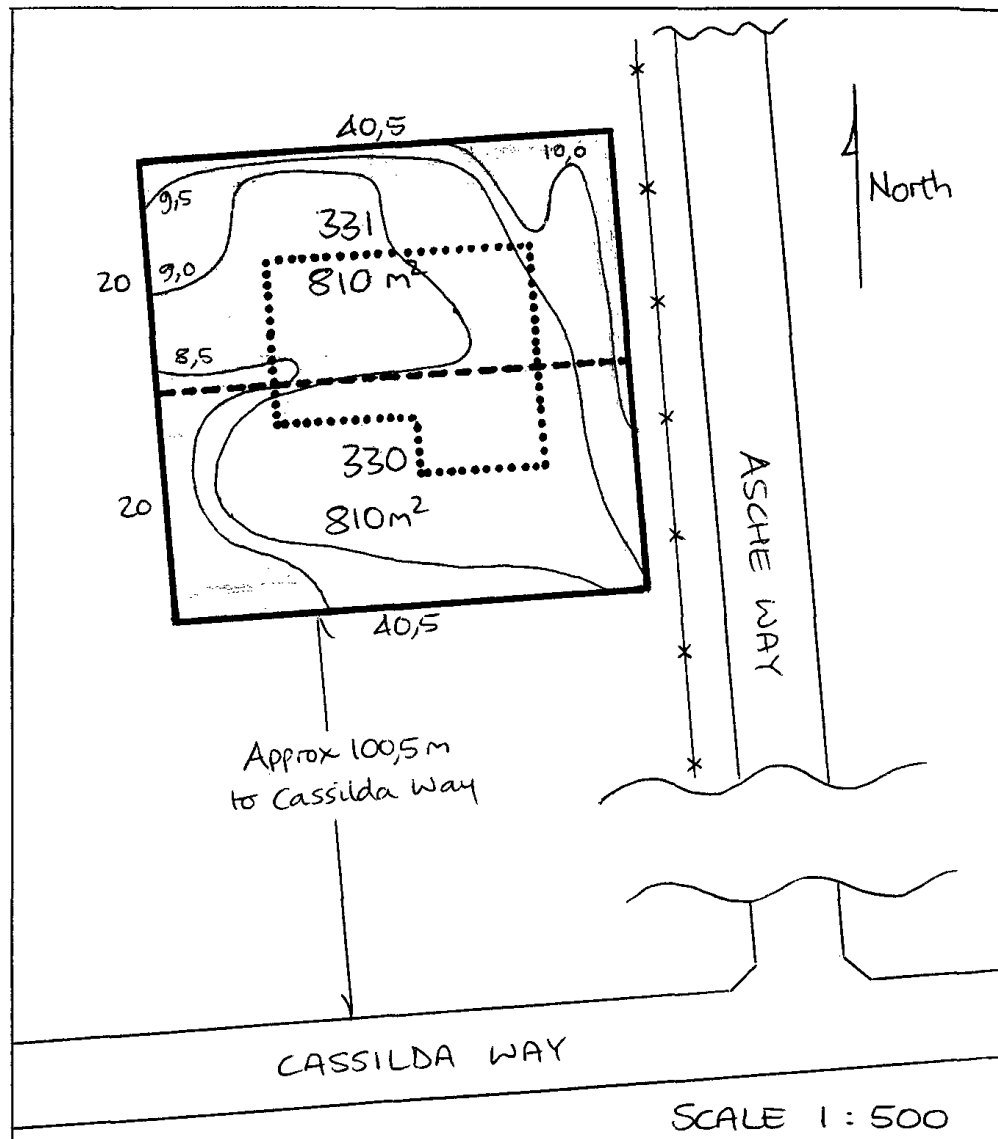
PLANS FOR SUBDIVISIONLOT 4 PINJAR RD, MARIGINUP

SCALE 1:3000

DEPARTMENT FOR PLANNING  
AND INFRASTRUCTURE  
12 APR 2002  
FILE 118878

## ATTACHMENT 12

PROPOSED AMALGAMATION OF  
LOTS 330 & 331 TWO ROCKS



Original areas:

Lot 330 - 810 m<sup>2</sup>

Lot 331 - 810 m<sup>2</sup>

Total area - 1620 m<sup>2</sup>

No of existing Lots - 2

No of proposed Lots - 1

— Proposed boundary

--- Existing boundary

-x-x- Power line

..... Application area

..... Outline of proposed residence

Note : There are no existing buildings on either Lot.  
: Outline of proposed residence is indicative only.

DEPARTMENT FOR PLANNING  
AND INFRASTRUCTURE

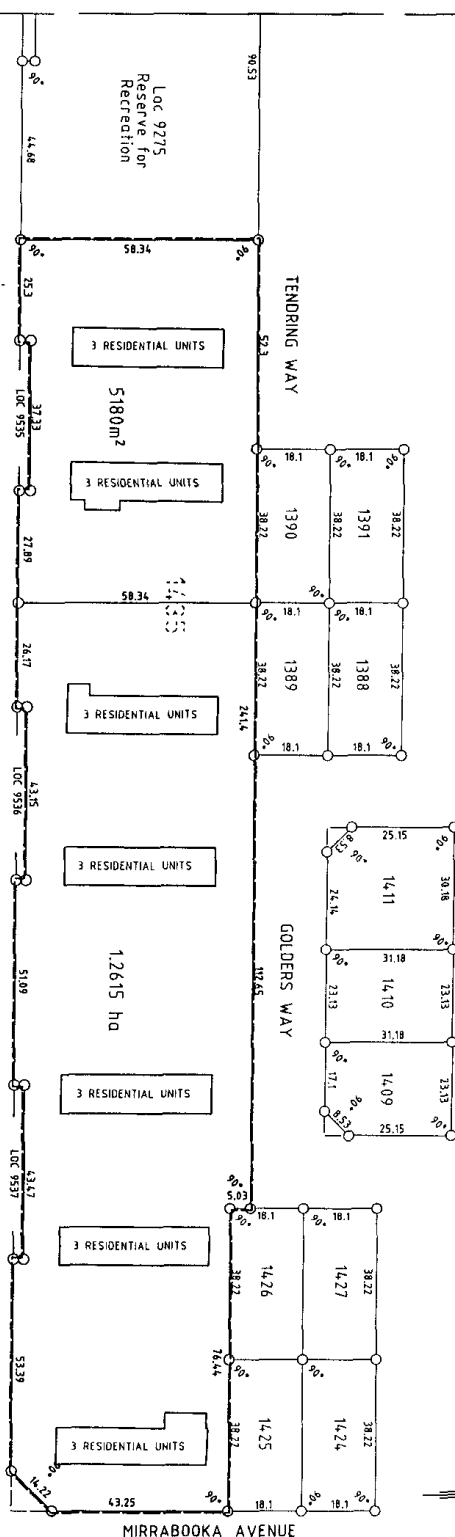
- 1 MAY 2002

1101/41

## ATTACHMENT 13

PROPOSED SUBDIVISION  
OF Pt LOT 1435  
OF SWAN LOCATION 1

Ref. LTO Plan No. 11227 C/T V1414 F607



## STATISTICS

TOTAL AREA	1.7795ha
No. OF EXISTING LOTS	1
No. OF PROPOSED LOTS	2

LOCALITY:  
Girrawheen  
City of Wanneroo

## LEGEND

BOUNDARY OF SUBJECT  
EXISTING BOUNDARIES  
PROPOSED BOUNDARIES

DEPARTMENT FOR PLANNING  
AND INFRASTRUCTURE  
- 2 MAY 2002  
FILE 119646

NEW NORTH		SCALE: 1" = 900' (1" = 1,500' @ 1")			
PROPOSED SUBDIVISION OF		ALL INTERESTS ARE IN INTEREST			
P. LOT 1408 TENDING A		ALL INTERESTS ARE IN INTEREST			
GOLDERS WAY, GERRAWEEN		ALL INTERESTS ARE IN INTEREST			

## **Economic Development**

### **8. Small Business Development Corporation Conference: Waiver Of Venue Charges**

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File Ref:	PA7/0001V01
Responsible Officer:	Director, Planning & Development
Disclosure of Interest:	Nil
Attachments:	Nil

#### **Issue**

To consider waiving the City of Wanneroo's facilities hire charge to the Small Business Development Corporation (SBDC) for its Annual conference from October 13-15, 2002.

#### **Background**

SBDC is a Western Australian State Government agency focused on the development of the small business sector and is committed to:

- championing the cause of small business;
- developing programs and services to meet the needs of small business development;
- establishing and strengthening relationships between SBDC and key agencies (public and private sector)

The SBDC has a partnership arrangement with 37 Business Enterprise Centres (BEC) including 10 metropolitan operations. The City is serviced by a regional BEC that is located in the City of Joondalup, however approximately half of the BEC's time and resources service Wanneroo businesses and this allocation is likely to increase over time.

#### **Detail**

Every year, the SBDC holds its Annual General Meeting somewhere within the state of Western Australia, with delegates attending from all over the state. In 2001, it was held in Albany.

The agenda addresses small business development, dealing with small business issues, entrepreneurial approaches to growing businesses as well as how to build relationships with local government sponsors.

This year, the SBDC was looking for a venue within a pro-active local government to partner with to present this conference. Alternative venues included Fremantle, El Caballo and the Vines Resort. After evaluating all of the above alternatives, the SBDC chose Wanneroo as its preferred location to hold this year's conference.

The SBDC has requested that the City waive its usual fee for booking the facility for the 2 days of the conference.

## **Comment**

The City of Wanneroo is developing a strong working relationship with the Small Business Development Corporation. In 2001/02 the SBDC awarded funding of \$100,000 to employ a Small Business Trainer for the 2Cities portal project. The SBDC is also providing some funding and assistance to the City in support of the Home Based Business Night to be held on Wednesday, July 17 at the City. A continued close working relationship is expected in the future, and the conference will show delegates and the State government that Wanneroo is innovative in its approach to small business assistance and development.

The commercial rate to hire the Banksia Room is \$800 for two days. As part of the sponsorship, the City should waive the hire charge as part of its contribution to hold the conference at the City of Wanneroo.

## **Statutory Compliance**

Nil

## **Strategic Implications**

This request is consistent with the goal of Economic Development in the City's Strategic Plan and in particular with the objectives to support the needs of business and develop tourism within the City.

## **Policy Implications**

Nil

## **Financial Implications**

The opportunity cost of providing the venue free of charge will be offset by the value that the conference brings to the City of Wanneroo.

## **Voting Requirements**

Simple Majority.

## **Recommendation**

**That Council WAIVES the facilities hire charge for the use of the Banksia Room by the Small Business Development Corporation to hold its Annual General Meeting and Conference from October 13 –15, 2002.**



## Other Matters

### 9. Disposal Of Part Of Reserve 38260 Compass Circle, Yanchep.

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File Ref: 05112  
Responsible Officer: Director, Planning and Development  
Disclosure of Interest: Nil  
Attachments: 3

#### Issue

To consider the disposal of part of a Crown reserve which is not required for its designated purpose of public recreation.

#### Background

Public Recreation Reserve 38260, was created by subdivision under *s20A of the Town Planning and Development Act 1928*, and is vested in the control of the City (refer **Attachments 1 and 2**). The reserve is comprised of two separate parts. One part, of approximately 740 square metres is situated in Hornpipe Court and contains a major water main. It is otherwise vacant and undeveloped. The other part comprises approximately 630 square metres and is situated in Compass Circle. This part is undeveloped and not required for either recreation or public utility purposes.

The disposal of the second part has been in contention since October 1991 and has been considered by Council on several occasions. The history of the matter is detailed in Report W364-11/00, which is appended to this report as **Attachment 3**.

#### Detail

Mrs. M Dunnet is a joint owner of Lot 830 Compass Circle, which adjoins the reserve on the north side, and a shareholder in Gemrock Holdings Pty. Ltd. which owns Lot 603 on the south side of the reserve. She has attempted since 1991 to purchase the reserve land by private treaty at a price that is substantially lower than its market value.

In September 2000, the Department of Land Administration (DOLA), advised Council that the Valuer Generals Office (VGO) had assessed the then current value of the reserve land at between \$50,000 and \$55,000. Council considered this valuation at its meeting held on 28 November 2000 (item W364-11/00) and resolved to:

1. *Authorise the disposal of the part of Reserve 38260 situated in Compass Circle, Yanchep by public tender in accordance with s3.58 of the Local Government Act 1995.*
2. *Offer part Reserve 38260 for disposal on the basis that it has potential as a stand alone lot, which is capable of residential development.*
3. *Accept a valuation of not more than \$55,000 for the purpose of establishing the 5% value to be retained by the State upon disposal of the land.*

Mrs Dunnet was advised of this resolution by letter dated 1 December 2000.

Mrs. Dunnet then made a submission to the Minister for Lands, who directed that the issue was to be referred back to the then Ministry for Planning and the Health Department, for confirmation that the reserve was capable of development as a stand alone lot. In September 2001, DOLA advised the City that the responses from the Ministry for Planning and the Health Department, confirming that the reserve could be treated as a stand alone lot had been received. However, because of the time that had elapsed it was now necessary to obtain a revised valuation for the reserve land. The revised valuation took an inordinate time to obtain, and was not advised to the City until 28 May 2002.

Following the DOLA advice of September 2001, the City received a submission made by a consultant on behalf of Mrs. Dunnet, advising that she was now willing to acquire the reserve land at its fair market value.

### **Comment**

Because of the difficulties experienced in getting any agreement on a purchase price from Mrs Dunnet over a long period of time and in order to provide the opportunity for the City to gain maximum return for the community on the sale of the land, it is recommended that Council maintains its position to dispose of the land by public tender.

The valuation advice received from DOLA in May 2002, put the current value of the land at \$65,000. DOLA advised that it is prepared to sell the reserve land to the City at the price of \$3,250.00 plus GST, which represents 5% of the valuation figure normally retained by DOLA. This will then enable the City to on-sell the land to a third party. Upon acceptance and payment of the sale price by the City, DOLA will make arrangements to transfer the reserve land in freehold to the City.

Prior to the sale of the reserve land the City will need to arrange for the land to be rezoned from Parks and Recreation Reserve to Residential to reflect its intended future purpose. This rezoning is one of the items that will be included in an omnibus amendment to the City's District Planning Scheme No. 2, which is currently being prepared.,

### **Statutory Compliance**

A local government may dispose of property by either auction, public tender or private treaty. If it proposes to dispose of property by private treaty the local government must give public notice of the intention and invite submissions from interested parties. In the notice it must give details of all parties concerned, the consideration to be received and the market value as determined by valuation.

### **Strategic Implications**

Nil

## **Policy Implications**

Nil

## **Financial Implications**

Disposal of the reserve land by public tender will ensure that Council disposes of an asset at its true value under an open market conditions. Under DOLA's guidelines, proceeds from the sale of reserves must be set aside for the purchase of new reserves or constructing capital improvements on existing reserves.

## **Voting Requirements**

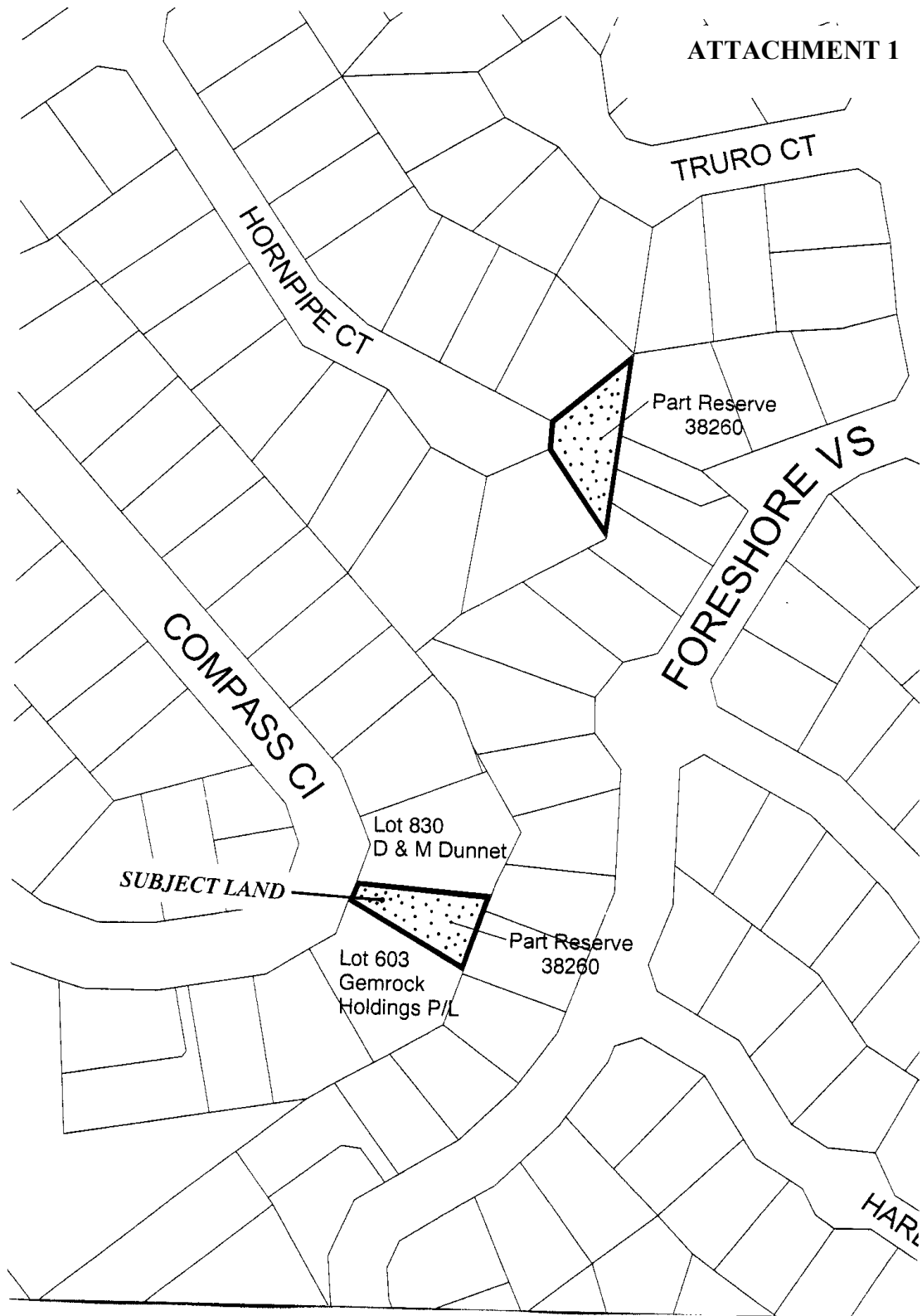
Simple Majority.

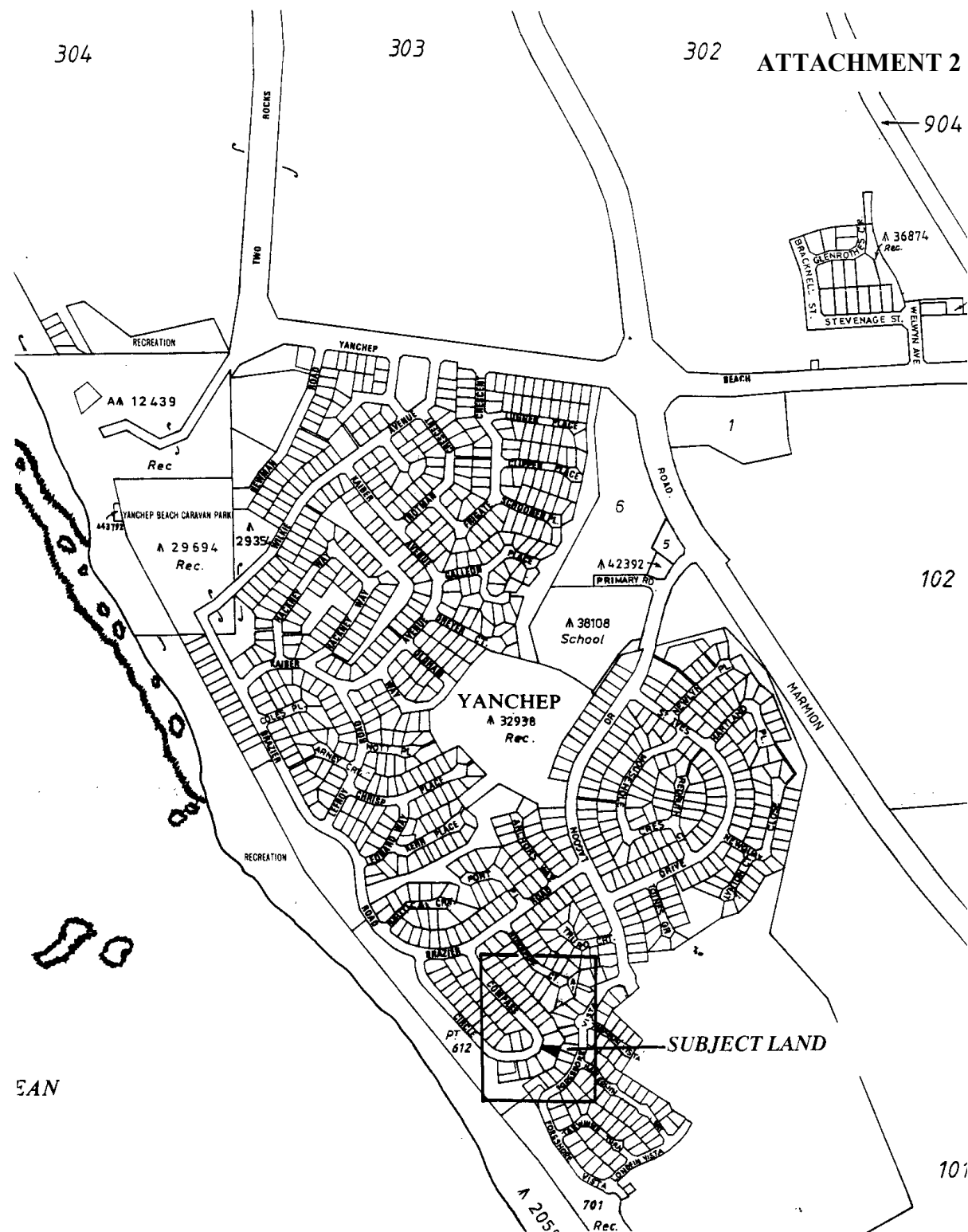
## **Recommendation**

**That Council:-**

- 1. AUTHORISES payment of a purchase price of \$3,250.00 plus GST to the Crown for the acquisition in freehold of the part of Reserve 38260 in Compass Circle, Yanchep.**
- 2. OFFERS the part of Reserve 38260 in Compass Circle, Yanchep for sale by public tender as a stand alone freehold lot following registration of the land in the name of the City and the finalisation of appropriate rezoning procedures.**

ATTACHMENT 1





**ATTACHMENT 3  
PAGE 1 OF 4****W364-11/00     Disposal of Part of Recreation Reserve 38260, Compass  
Circle, Yanchep - [05112]**

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**Issue**

This report is intended to inform Council of matters relating to the proposed disposal of part of Crown Reserve No. 38260 situated in Compass Circle Yanchep.

**Detail**

Reserve 38260 is vested in the City of Wanneroo for Public Recreation purposes. It was created by Section 20A of the Town Planning and Development Act 1928, as part of a residential subdivision in Yanchep several years ago and it consists of two small irregular shaped sections. One section is situated in Hornpipe Court, and the other is in Compass Circle. Both sections are undeveloped and, because of their shape, size and location have no practical utility as recreation reserves. The Hornpipe Court section contains a major water main and must remain as a Crown Reserve. However, the Compass Circle section is not required and may be disposed of.

The proposed disposal of the Compass Circle section has been in contention since October 1991, when the owner of the adjoining Lot 603 applied to have the reserve cancelled and amalgamated with his property. The city did not oppose the cancellation and as a matter of course advised the owner of Lot 830 on the other side, Ms. Monika Dunnet, of the proposal to give her the opportunity to acquire half of the reserve. Ms. Dunnet responded by saying that she would be interested in acquiring the half that adjoins her Lot 830 and, in the event that the applicant did not wish to proceed she would like to acquire the whole.

The applicant then disposed of his Lot 603 to Ms. Dunnet and the lot was transferred into the name of Gemrock Holdings Pty. Ltd, a company in which Ms. Dunnet has a substantial interest. Thereupon Ms Dunnet became the owner of one lot and, a beneficial owner in the other lot that adjoined the reserve on either side.

Disposal of the reserve was halted for some time pending consideration of planning issues in an adjoining subdivision. In 1995 Ms. Dunnet requested the Council to cancel the reserve and amalgamate it wholly with Lot 603. Council agreed to that request and asked the Department Of Land Administration (DOLA) to set a purchase price.

DOLA responded in line with its usual practice by advising a purchase price for (a) amalgamation partly with each adjoining lot at \$15,000 each and (b) for amalgamation wholly with either Lot 603 or Lot 830 at \$27,500 each. However, DOLA included the statement that " it would appear desirable if the land could be disposed of as a single lot as this method would certainly attract the highest value".

This advice was interpreted by the City as an expectation on DOLA's part that the reserve would be disposed of at its highest and best value. Accordingly, it advised Ms. Dunnet of its intention in that regard and requested DOLA to obtain a valuation on that basis. The value was put at between \$60,000 and \$65,000 and the matter has been in dispute ever since.

Ms. Dunnet has consistently put forward the following three principal arguments in her attempts to acquire the reserve;

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**ATTACHMENT 3  
PAGE 2 OF 4**

- the reserve is a remnant of only 630 m2 and because of its narrow frontage (6.04m) it has minimal value.
- it should not be considered as a single lot that could be sold on the open market.
- she should have been given the opportunity to acquire the land in two moities, with one half being amalgamated into Lot 830 which she owns in her own right and the other half being amalgamated into Lot 603, in which her interest is limited to her holding in Gemrock Holdings Pty. Ltd. On this basis she offered an aggregate price of \$14,000.

Council will note that the above concerns, which question the viability of the reserve as a development lot, are not considered accurate. Despite its narrow frontage, the lot is considered sufficiently large enough to accommodate a house while still meeting all of the necessary design criteria required by the Residential Planning Codes.

Ms. Dunnet has made several approaches to Council both personally and through firms of solicitors and town planning consultants. Council considered the matter on 7 occasions between November 1995 and February 1999 and, being mindful of its obligation to dispose of a public asset of which it is the trustee at its true value, has consistently resolved to dispose of it at its current fair market valuation as recommended to DOLA by the Valuer General's Office.

The most recent Council resolution was passed on 9 February 1999, when the Joint Commissioners resolved to sell the land jointly to Ms Dunnet and Gemrock Holdings Pty. Ltd. at the price of \$55,000, being its then current assessed value as a small narrow frontage lot that could be developed but would require its own effluent disposal system. The offer to sell at this price was to remain open for a period of 60 days and, if not accepted in that time arrangements were to be put in hand to dispose of the land by public auction or public tender. Neither Ms. Dunnet nor Gemrock Holdings accepted the offer within the time allowed but Ms Dunnet did seek the intervention of the Minister for Lands. The Minister sought clarification of Council's position but did not make any recommendation to Council.

Ms Dunnet then referred the matter to the State Ombudsman. She made this submission on the eve of the departure of the Joint Commissioners from the City and the election of the Council. The Ombudsman handed down his opinion by letter dated 29 February 2000. The Ombudsman concluded that *"although you (Ms Dunnet) believe the Council changed its original position and in doing so treated you unfairly, having been made aware of the potential benefit to the community, the City was obliged to investigate the matter further, and reassess the situation in light of the information obtained. At this stage it appears the land can only be made available for sale in accordance with the provisions of Section 3.58 of the Local Government Act 1995, and DOLA's guidelines for the disposal of Section 20A reserves"*

Because of the delays in finalising the matter it has been necessary for DOLA, in order to comply with its own operating requirements to ascertain the current fair market value. That valuation has now been received and it recommends a price of between \$50,000 and \$55,000.

**Comment****Disposal of Section 20A Reserves**

Under DOLA's current guidelines, where Section 20 A reserves are to be disposed of the proceeds of sale are to be applied by the City in purchasing new areas of open space or

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**ATTACHMENT 3  
PAGE 3 OF 4**

extending existing recreation reserves, or if appropriate, constructing capital improvements on existing reserves within the locality. If the proceeds are not sufficient by themselves to achieve those objectives they are to be placed in a trust fund established by the local government for the purpose.

The proceeds may not be applied to maintenance works on reserves or to any other purpose.

DOLA on behalf of the State will retain the equivalent of 5% of the valuation figure that has been applied to the reserve. DOLA must be paid this equivalent by the local government regardless of whether the land sells for a higher or lower price.

Upon acceptance by Council of the valuation figure on which the State's 5% retention value is calculated, DOLA will prepare and issue a Certificate Of Title for the land in the name of the City. The City will then be in a position to offer the land for sale and effect a settlement without delay.

**Disposal Under Section 3.58 Local Government Act.**

A local government may dispose of property by either public auction, public tender or private treaty.

If it proposes to dispose of the property by private treaty the local government must give public notice of the proposal and invite submissions from interested parties. In the notice it must give details of all parties concerned, the consideration to be received and the market value as determined by valuation.

**Summary**

Ms Dunnet did not accept the previous offer by the City to sell the land to her and Gemrock Holdings by private treaty at the price of \$55,000.

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**ATTACHMENT 3  
PAGE 4 OF 4**

Given the delays that have occurred and the numerous representations that have been made in this matter, and the desirability of achieving the disposal of the land in an open and transparent manner, it is suggested that the City offer the reserve for sale by public tender. It is recommended, as a means of minimising any further delay, that the public tender not be called until such time as DOLA has handed to the City a Certificate of Title in the name of the City.

**Recommendation**

**That Council:-**

1. **AUTHORISE the disposal of the part of Reserve 38260 situated in Compass Circle Yanchep by public tender in accordance with s3.58 of the *Local Government Act 1995*.**
  2. **OFFER part Reserve 38260 for disposal on the basis that it has potential as a stand-alone lot, which is capable of residential development.**
  3. **ACCEPT a valuation figure of not more than \$55,000 for the purpose of establishing the 5% value to be retained by the State upon disposal of the land.**
-

## 10. Resumption Of Land For Rocca Way Road Reserve, Wanneroo

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File Ref: 05074  
Responsible Officer: Director, Planning & Development  
Disclosure of Interest: Nil  
Attachments: 1

### Issue

To consider the resumption of land for the future road reserve of Rocca Way in the Wanneroo Town Centre.

### Background

The redevelopment of the Wanneroo Town Centre has been under discussion since 1998, and included amongst other things, a land exchange between the City and the owner of Lot 507 (the Wanneroo Shopping Centre site), in order to provide a development site adjacent to Dundobar Road and to facilitate the construction of a public road (Rocca Way) to connect Dundobar Road with Conlan Avenue.

The land exchange was the subject of a Deed between the City and the owners of Lot 507. The land that has been agreed to be exchanged is shown on the Land Exchange Plan at **Attachment 1**.

The land exchange was planned to be in two stages. Settlement of the first stage took place on 22 March 2002. The second stage will be triggered by the owners of Lot 507 making an application to redevelop the shopping centre.

The proposed Rocca Way road reserve was also planned to be created out of Lot 507 in two stages, and was intended to be surrendered to the Crown at the time of each of the land exchanges. The surrender of the road land to the Crown however, was dependent on the surrender of existing access easements that are held separately in favour of the owners of Lots 63 and 64 Conlan Avenue.

The owners of Lot 63 (the Commonwealth Bank site) signed a surrender of easement document, however the owners of Lot 64 (the old National Bank site) refused to sign a surrender document for the easement they hold.

### Detail

Several attempts were made by Council's solicitors to obtain the surrender of the easement from the owners of Lot 64 at a reasonable consideration. These attempts failed and the owners continued to demand a consideration that cannot be reasonably justified.

A road falls within the definition of a public work for the purposes of the resumption (compulsory taking) provisions of the Land Administration Act 1997. The Act empowers the Minister for Lands to resume land for a public work on behalf of a local government.

## **Comment**

The dedication and construction of Rocca Way, ultimately between Dundobar Road and Conlan Avenue is one of the main principles of the Wanneroo Town Centre Structure Plan. Given the position of the owners of Lot 64, the resumption of the Rocca Way land is the only means by which Rocca Way can be reasonably dedicated as a public road.

The resumption of the land (which has the approval of the owner), will have the effect of extinguishing the access easement held by the owners of Lot 64 Conlan Avenue. This action cannot be seen as depriving the Lot 64 owners of any rights or entitlements because they hold their easement specifically for the purpose of maintaining access to their land. The fact that the City is acquiring the land for the purpose of a dedicated road ensures that the owners will continue to have uninterrupted access.

The Land Administration Act outlines the process for the taking of land for public works. In summary, this process involves the City requesting the Minister for Lands to issue a notice to the landowner/s advising of the intention to take the land. This notice includes details on the extent of land required, the purpose for the land, the date the land is required and the acquisition process. The notice is advertised in a statewide circulating newspaper. The Minister will then consider any objections to the notice and whether it is appropriate in the circumstances to grant an order to take the land. The process is likely to take in the order of six to twelve months.

## **Statutory Compliance**

The resumption process must follow the provisions of the Land Administration Act, 1997.

## **Strategic Implications**

The dedication of Rocca Way is one of the key principles of the Wanneroo Town Centre Structure Plan and is consistent with the City's Strategic Plan in terms of providing and maintaining infrastructure to meet the needs of our community.

## **Policy Implications**

Nil

## **Financial Implications**

Because the resumption is being undertaken with the landowners consent in accordance with the terms of the Deed of Agreement with the City, there will not be any liability for compensation against the City.

As the owners of Lot 64, will not be deprived of the rights secured by the easement they hold they will not be entitled to compensation.

## **Voting Requirements**

Simple Majority.

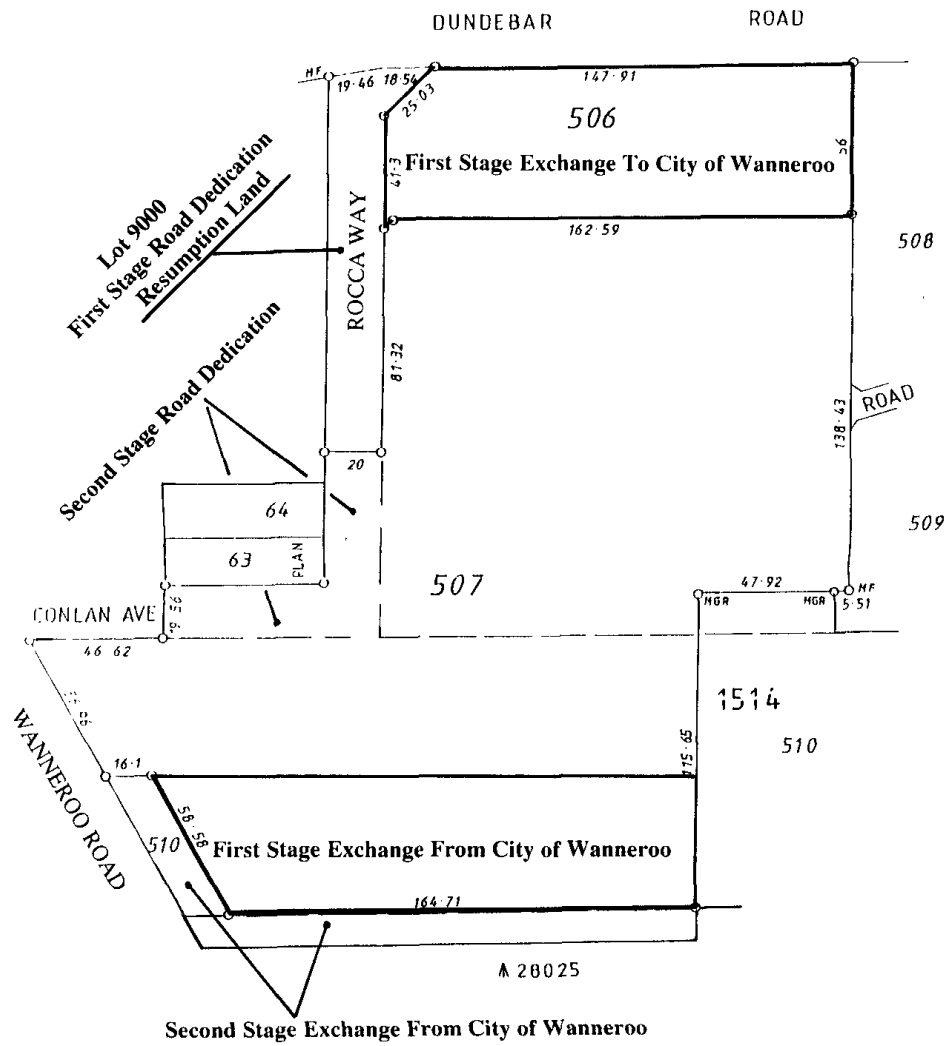
## Recommendation

### That Council:-

1. **AUTHORISES** procedures being commenced for the taking of land with the agreement of the owners under the provisions of the *Land Administration Act 1997*, in respect to part of the land required for Rocca Way, Wanneroo being the land comprised in Lot 9000 on Deposited Plan 29475;
2. **AUTHORISES** a request being made to the Minister for Lands for Lot 9000 to be dedicated as a public road; and
3. **INDEMNIFIES** the Minister for Lands, as required by s56 of the *Land Administration Act 1997*, against any claim for compensation equal to the amount of all costs and expenses reasonably incurred by the Minister in considering and granting the request for dedication.

Draft

## ATTACHMENT 1



## **Technical Services**

### **Tenders**

#### **11. Tender 02247 - The Supply And Delivery Of One Full Forward Control Truck With Front Load Compactor And Trade/Outright Purchase Of One Existing Mitsubishi Front Load Refuse Truck**

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File Ref:	S02247T
Responsible Officer:	Director Technical Services
Disclosure of Interest:	Nil
Attachment	Nil

### **Issue**

Assessment and recommendation of Tender 02247 – The Supply and Delivery of One Full Forward Control Truck with Front Load Compactor and Trade/Outright Purchase of One Existing Mitsubishi Front Load Refuse Truck.

### **Background**

The City's front load refuse compactor, plant number 97546, was purchased in June 1994 and is used by the Environmental Waste Services Business Unit to collect refuse from commercial premises.

The City's Trade, Industrial and Commercial Plant Replacement Programme recognises that the optimum replacement time for front load refuse compactors is seven years. On this basis provision was made in the 2001/2002 Trade, Industrial and Commercial Plant Replacement Programme to replace plant number 97546.

### **Detail**

Tender 02247 was advertised on 13 April 2002 and closed on 30 April 2002.

The Tender Evaluation Team, comprising the Manager Building and Fleet Maintenance Services, Fleet Maintenance Team Leader, Manager Environmental Waste Services, EWS Works 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.

- Whole of life cost inclusive of price for the vehicle offered and trade in price
- Operational assessment and;
- Mechanical assessment.

There were two tenders received for the supply and delivery of one full forward control truck with three options for a front load compactor and trade of the City's existing truck and two tenders for the outright purchase of the City's existing truck.

There were also two tenders received for the supply of compactor bodies however these were included in the two tenders for the supply of truck and compactor and have not been considered separately.

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

Tenderer	Vehicle Offered	Purchase Price	Trade Price	Net Changeover
Skipper Trucks	Acco K2350/285 MJE 27m <sup>3</sup>	\$302,940	\$40,000	\$262,940
Skipper Trucks	Acco K2350/285 MJE 33m <sup>3</sup>	\$306,631	\$40,000	\$266,631
Skipper Trucks	Acco K2350/285 Wastemaster 30m <sup>3</sup>	\$295,210	\$40,000	\$255,210
Skipper Trucks	Mitsubishi FS27S2W MJE 27m <sup>3</sup>	\$329,470	\$40,000	\$289,470
Skipper Trucks	Mitsubishi FS27S2W MJE 33m <sup>3</sup>	\$333,161	\$40,000	\$293,161
Skipper Trucks	Mitsubishi FS27S2W Wastemaster 30m <sup>3</sup>	\$321,740	\$40,000	\$281,740
Kelair Holdings Pty Ltd	Outright purchase of existing truck		\$72,000	
Bus and Truck Brokers WA	Outright purchase of existing truck		\$5,010	

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

1. Whole of life costing inclusive of price for the vehicle offered and trade in price.

The Iveco Acco K2350/285 with a Wastemaster 30m<sup>3</sup> compactor body was assessed as having the lowest whole of life cost. This criterion represents 65% of the weighting applied and the following table details the score of each tender received for the supply of a truck and compactor body.

Tender	Score
Acco K2350/285 Wastemaster 30m <sup>3</sup>	65.00
Acco K2350/285 MJE 33m <sup>3</sup>	63.52
Acco K2350/285 MJE 27m <sup>3</sup>	62.60
Mitsubishi FS27S2W Wastemaster 30m <sup>3</sup>	58.69
Mitsubishi FS27S2W MJE 33m <sup>3</sup>	57.34
Mitsubishi FS27S2W MJE 27m <sup>3</sup>	56.37

There were two tenders received for the outright purchase of the City's existing commercial refuse truck. The tender of Kelair Holdings Pty Ltd offered the highest purchase price. This price (\$72,000) also exceeded all of the trade in prices offered.

## 2. Operational assessment.

The City currently operates commercial refuse trucks with both Acco K2350/285 and Mitsubishi FS27S2W cab/chassis. Both have proved capable operationally and are considered equally suitable.

The bodies offered fall into two design categories, the MacDonald Johnston 27m<sup>3</sup> sides are of ribbed design whereas the MacDonald Johnston 33m<sup>3</sup> and the Wastemaster 30m<sup>3</sup> bodies have smooth sides. The ribbed design is considered more durable and easier to maintain. If damage is sustained on the side of the body a ribbed design allows replacement of individual panels between the ribs whereas a smooth design may require the replacement of a whole side panel. This is an advantage where the refuse being collected is from an industrial area, as the risk of an object piercing the body is increased.

The MacDonald Johnston 27m<sup>3</sup> scored best in the operational assessment. This criterion represents 25% of the weighting applied and the following table details the score of each tender received for the supply of a truck and compactor body.

<b>Tender</b>	<b>Score</b>
Acco K2350/285 MJE 27m <sup>3</sup>	24.15
Mitsubishi FS27S2W MJE 27m <sup>3</sup>	24.15
Acco K2350/285 Wastemaster 30m <sup>3</sup>	17.50
Mitsubishi FS27S2W Wastemaster 30m <sup>3</sup>	17.50
Acco K2350/285 MJE 33m <sup>3</sup>	17.50
Mitsubishi FS27S2W MJE 33m <sup>3</sup>	17.50

## 3. Mechanical assessment.

The mechanical assessment was based on ease of servicing and safety checks, quality of components, parts availability and dealer support. The Acco K2350/285 with MacDonald Johnston 27m<sup>3</sup> and 33m<sup>3</sup> bodies scored best in the mechanical assessment. This criterion represents 10% of the weighting applied and the following table details the score of each tender received for the supply of a truck and compactor body.

<b>Tender</b>	<b>Score</b>
Acco K2350/285 MJE 27m <sup>3</sup>	4.05
Acco K2350/285 MJE 33m <sup>3</sup>	4.05
Acco K2350/285 Wastemaster 30m <sup>3</sup>	3.77
Mitsubishi FS27S2W MJE 27m <sup>3</sup>	3.55
Mitsubishi FS27S2W MJE 33m <sup>3</sup>	3.55
Mitsubishi FS27S2W Wastemaster 30m <sup>3</sup>	3.44

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



<b>Rank</b>	<b>Tender</b>	<b>Weighted Score</b>
1	Skipper Trucks – Acco K2350/285 with MJE 27m <sup>3</sup> body	94.85
2	Skipper Trucks – Acco K2350/285 with Wastemaster 30m <sup>3</sup> body	90.04
3	Skipper Trucks – Acco K2350/285 with MJE 33m <sup>3</sup> body	89.12
4	Skipper Trucks - Mitsubishi FS27S2W with MJE 27m <sup>3</sup> body	87.62
5	Skipper Trucks – Mitsubishi FS27S2W with Wastemaster 30m <sup>3</sup> body	83.08
6	Skipper Trucks – Mitsubishi FS27S2W with MJE 33m <sup>3</sup> body	81.94

## **Comment**

Based on the overall ranking of the tenders it is recommended that the tender from Skipper Trucks for the supply and delivery of one Acco K2350/285 with a MacDonald Johnston 27m<sup>3</sup> front loading compactor body be accepted. It is also recommended that the tender from Kelair Holdings Pty Ltd for the outright purchase of the City's existing truck, plant number 97546, be accepted.

The Fleet Management Steering Committee has reviewed this report and supports the recommendations.

## **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 tenders are compared to budget in the following table:

Tender					Budget				
Supplier Vehicle Description	Trade Plant #	Council Price	Trade	Changeover	Gross	Trade	Total	Budget Shortfall	Delivery
Skipper Trucks Iveco Acco K2350G/285 MJE 27m <sup>3</sup> Compactor	97546	\$302,940							14-16 weeks
Kelair Holdings Pty Ltd Outright purchase of trade			\$72,000	\$230,940	\$315,000	\$80,000	\$235,000	\$4,060	

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **ACCEPTS Tender No 02247 from Skipper Trucks for the supply and delivery of one Acco K2350/285 cab chassis fitted with a MacDonald Johnston 27m<sup>3</sup> front loading compactor body for the price of \$302,940.**
2. **ACCEPTS Tender No 02247 from Kelair Holdings Pty Ltd for the outright purchase of the trade truck, plant number 97546, for the sum of \$72,000.**

## 12. Tender 02246 - The Supply And Delivery Of One 9 Tonne Tip Truck And Trade/Outright Purchase Of One Existing Mitsubishi Tip Truck

File Ref: S02246T  
 Responsible Officer: Director Technical Services  
 Disclosure of Interest: Nil  
 Attachment Nil

### Issue

Assessment and recommendation of Tender 02246 – The Supply and Delivery of One 9 Tonne Tip Truck and Trade/Outright Purchase of One Existing Mitsubishi Tip Truck.

### Background

The City's 9 tonne tip truck, plant number 96691 was purchased in February 1996 and is used by the Operational Services Business Unit to support the roles of both the Engineering and Parks sub units. It is required to carry gravel, sand, timber, and general green waste and to tow a trailer loaded with a skid steer loader.

The Heavy Vehicle Replacement Programme recognises that the optimum replacement time for 9 tonne trucks is six years. On this basis provision was made in the City's 2001/2002 Heavy Vehicle Replacement Programme to replace plant number 96691.

### Detail

Tender 02246 was advertised on 13 April 2002 and closed on 30 April 2002.

The Tender Evaluation Team, comprising the Operations Engineer, Engineering Construction Supervisor, Fleet Maintenance Team Leader, 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.

- Whole of life costs inclusive of price for the vehicle offered and trade in price
- Operational assessment; and
- Mechanical assessment.

There were four tenders received for the supply and delivery of one nine tonne tip truck with trade of the City's existing truck and four tenders for the outright purchase of the City's existing truck.

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

Tenderer	Vehicle Offered	Purchase Price	Trade Price	Net Changeover
Skipper Trucks	Mitsubishi FM658HRFAC	\$96,700	\$44,270	\$52,430
W.A. Hino	Hino Ranger 9	\$95,161	\$40,000	\$55,161
W.A. Hino	Hino Ranger 10	\$102,701	\$40,000	\$62,701

Major Motors	Isuzu FVR950 Medium	\$121,300	\$42,727	\$78,573
Total Waste Disposal	Outright Purchase of Trade		\$47,500	
Bus & Truck Brokers WA	Outright Purchase of Trade		\$46,990	
Raytone Motors	Outright Purchase of Trade		\$44,351	
Smith Broughton & Sons	Outright Purchase of Trade		\$55,277	

Skipper Trucks also offered an option of a FM658HV truck with a compliance plate of May 2001 at a discount of \$6,630. Investigation indicates that the difference in resale value between a 2002 compliance truck and 2001 compliance makes this option uneconomical and it is not recommended.

The Tender Evaluation Team scored each tender for the supply and delivery of one nine tonne tip truck against the established criteria and reported as follows: -

1. Whole of life cost inclusive of price for the vehicle offered and trade in prices.

The Mitsubishi FM658HRFAC was assessed as having the lowest whole of life costs. This criterion represents 65% of the weighting applied and the following table details the score of each tender.

<b>Tender</b>	<b>Score</b>
Skipper Trucks – Mitsubishi FM658HRFAC	65.00
W.A. Hino – Hino Ranger 9	64.46
W.A. Hino – Hino Ranger 10	56.64
Major Motors – Isuzu FVR950 Medium	42.11

There were four tenders received for the outright purchase of the City's existing truck. The tender of Smith Broughton & Sons offered the highest purchase price. This price (\$55,277) also exceeded all of the trade in prices offered.

2. Operational assessment.

The City currently has similar trucks to those offered in its fleet and all have proved equally capable of performing the required tasks.

3. Mechanical assessment.

Again all trucks are considered equal in terms of mechanical assessment with no major issues being reported with the trucks currently in the City's fleet.

The Tender Evaluation Team scored each of the tenders for supply and delivery of one nine tonne tip truck against the stated criteria. The overall rankings of the tenders based on a weighted score is: -

<b>Rank</b>	<b>Tender</b>	<b>Weighted Score</b>
1	Skipper Trucks – Mitsubishi FM658HRFAC	100.00
2	W.A. Hino – Hino Ranger 9	99.46
3	W.A. Hino – Hino Ranger 10	91.64
4	Major Motors – Isuzu FVR950 Medium	77.11

## **Comment**

Based on the overall ranking of the tenders it is recommended that the tender from Skipper Trucks for the supply and delivery of one Mitsubishi FM658HRFAC be accepted. It is also recommended that the tender from Smith Broughton & Sons for the outright purchase of the City's existing truck, plant number 96691 be accepted.

Accepting the tenders from Skipper Trucks and Smith Broughton & Sons will result in an over budget expenditure of \$5,923. This has resulted from a higher than anticipated purchase price. The over budget expenditure can be funded from the Heavy Vehicle Replacement Reserve as a result of savings made in previous tenders.

The Fleet Management Steering Committee has reviewed this report and supports the recommendations.

## **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 tenders are compared to budget in the following table. The over budget expenditure can be funded from the Heavy Vehicle Replacement Reserve due to savings made in previous tenders.

Tender					Budget				
Supplier Vehicle Description	Trade Plant #	Council Price	Trade	Changeover	Gross	Trade	Total	Budget Shortfall	Delivery
Skipper Trucks Mitsubishi Fighter 10 FM658HRFAC		\$96,700							Ex stock
Smith Broughton & Sons Outright purchase of trade	96691		\$55,277	\$41,423	\$84,000	\$48,500	\$35,500	-\$5,923	

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **ACCEPTS Tender No 02246 from Skipper Trucks for the supply and delivery of one Mitsubishi FM658HRFAC nine tonne tip truck for the sum of \$96,700.**
2. **ACCEPTS Tender No 02246 from Smith Broughton & Sons for the outright purchase of the City's existing truck, plant number 96691 for the sum of \$55,277.**
3. **APPROVES the budget shortfall of \$5,923 be funded from the Heavy Vehicle Replacement Reserve.**

### **13. Tender 02248 - The Supply And Delivery Of Two Mini Rear Loading Compactor Refuse Trucks And Trade/Outright Purchase Of Three Existing Isuzu Rear Loading Mini Refuse Trucks**

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File Ref:	S02248T
Responsible Officer:	Director Technical Services
Disclosure of Interest:	Nil
Attachment	Nil

#### **Issue**

Assessment and recommendation of Tender 02248 – The Supply and Delivery of Two Mini Rear Loading Compactor Refuse Trucks and Trade/Outright Purchase of Three Existing Isuzu Rear Loading Mini Refuse Trucks.

#### **Background**

The City's rear loading mini refuse trucks, plant numbers 95752, 95753 and 96692 were purchased in October 1998, November 1998 and December 1996 respectively and are used by the Environmental Waste Services Business Unit to undertake the collection of street litter from bins, trade waste from 240 litre mobile garbage bins (MGB's), and missed services (being the collection of domestic rubbish bins unable to be collected on the scheduled service day).

Plant numbers 95752 and 95753 are considered part of the light vehicle fleet while plant number 96692 being a higher capacity cab chassis is considered a heavy vehicle. The City's Light Vehicle Replacement Programme recognises that the optimum replacement time for mini refuse trucks is 3 years and the Heavy Vehicle Replacement Programme recognises the optimum replacement time is 5 years. On this basis, provision was made in the City's 2001/2002 Light Vehicle Replacement Programme and the 2001/2002 Heavy Vehicle Replacement Programme to replace these three trucks with two larger 10m<sup>3</sup> rear loading refuse trucks.

#### **Detail**

Tender 02248 was advertised on 13 April 2002 and closed on 30 April 2002.

The Tender Evaluation Team, comprising the Manager Building and Fleet Maintenance Services, Fleet Maintenance Team Leader, Manager Environmental Waste Services, EWS Works 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.

- Whole of life cost inclusive of price offered for the vehicles and trade in prices
- Operational assessment; and
- Mechanical assessment.

There were five tenders received for the supply and delivery of two mini refuse trucks and trade of the City's three existing trucks, one tender for the supply of compactor bodies only and two tenders for the outright purchase of the City's three existing trucks. The tender from MacDonald Johnston to supply compactor bodies only, formed part of the five tenders to supply two mini refuse compactors and is therefore not considered separately.

The City's specification required that the cab chassis offered should be of sufficient capacity to give a payload of 4 tonnes. Only two of the five tenders submitted are capable of meeting this criterion. The remaining three tenders are considered non-conforming and are therefore not included in the assessment of tenders.

The following table details the purchase price offered by each conforming tender.

<b>Tenderer</b>	<b>Vehicle Offered</b>	<b>Purchase Price</b>	<b>Trade Price</b>	<b>Net Changeover</b>
Skipper Trucks	Mitsubishi FK618	\$341,360	\$90,550	\$250,810
WA Hino	Hino Ranger 8	\$318,420	\$70,227	\$248,193
Bus and Truck Brokers WA	Outright purchase of trades		\$80,824	
Raytone Motors	Outright purchase of trades		\$60,763	

The Tender Evaluation Team scored each conforming tender for the supply of two mini refuse compactors against the established criteria and reported as follows: -

1. Whole of life cost inclusive of price for the vehicles offered and trade in prices.

The Hino Ranger 8 was assessed as having the lowest whole of life costs. This criterion represents 65% of the weighting applied and the following table details the score of each conforming tender.

<b>Tender</b>	<b>Score</b>
W.A. Hino – Hino Ranger 8	65.00
Skipper Trucks – Mitsubishi FK618	64.84

2. Operational assessment.

Both conforming tenders offered the same compactor body manufactured by MacDonald Johnston. The City has various MacDonald Johnston compactors in its fleet and the body offered is acceptable. The operational assessment was therefore based on the cab/chassis offered and considered such things as turning circle, driver access and controls and instruments. This criterion represents 25% of the weighting applied and the following table details the score of each conforming tender.

<b>Tender</b>	<b>Score</b>
Skipper Trucks – Mitsubishi FK618	23.30
W.A. Hino – Hino Ranger 8	21.65



### 3. Mechanical assessment.

Again the mechanical assessment was based on the cab/chassis component, as the body offered was the same for both tenders. Points considered included weekly safety checks, servicing, parts availability and dealer support. This criterion represents 10% of the weighting applied and the following table details the score of each conforming tender.

<b>Tender</b>	<b>Score</b>
Skipper Trucks – Mitsubishi FK618	7.13
W.A. Hino – Hino Ranger 8	6.00

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

<b>Rank</b>	<b>Tender</b>	<b>Weighted Score</b>
1	Skipper Trucks – Mitsubishi FK618	95.26
2	W.A. Hino – Hino Ranger 8	92.65

### Comment

Based on the overall ranking of tenders it is recommended that the tender from Skipper Trucks for the supply and delivery of two Mitsubishi FK618 cab/chassis with MacDonald Johnston 10m<sup>3</sup> rear loading compactor bodies be accepted on the basis of trading the City's existing trucks, plant numbers 95752, 95753 and 96692 for a net changeover price of \$250,810.

Accepting the tender from Skipper Trucks will result in an over budget expenditure of \$62,810. This has resulted from the requirement of a higher capacity cab/chassis than was anticipated during budget deliberation. The original cab chassis suggested for budgeting purposes by the supplier will not carry the 4 tonne payload that the compactor body will hold. It is not acceptable for Council to operate overloaded trucks. The specification for the cab chassis was developed to meet legal load requirements. The Manager Environmental Waste Services has advised that funds are available in the Commercial Refuse Reserve to fund the shortfall.

The Fleet Management Steering Committee has reviewed this report and supports the recommendations.

### 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 budget in the following table. The over budget expenditure can be funded from the Commercial Refuse Reserve.

Tender					Budget				
Supplier Vehicle Description	Trade Plant #	Council Price	Trade	Changeover	Gross	Trade	Total	Budget Shortfall	Delivery
Skipper Trucks Mitsubishi FK618LHRR FAC	95752	\$170,680	\$27,270	\$143,410	\$134,000	\$23,000	\$111,000	<b>-\$32,410</b>	Ex stock plus
	95753	\$170,680	\$37,820	\$132,860	\$134,000	\$30,000	\$104,000	<b>-\$28,860</b>	body build
	96692		\$25,460			\$27,000	\$27,000	<b>-\$1,540</b>	
<b>Total</b>		<b>\$341,360</b>	<b>\$90,550</b>	<b>\$250,810</b>	<b>\$268,000</b>	<b>\$80,000</b>	<b>\$188,000</b>	<b>-\$62,810</b>	

## Voting Requirements

Simple Majority

## Recommendation

That Council:-

1. **ACCEPTS** Tender No 02248 from Skipper Trucks for the supply and delivery of two Mitsubishi FK618 cab/chassis fitted with MacDonald Johnston 10m<sup>3</sup> rear load compactor bodies and the trade of three existing trucks, plant numbers 95752, 95753 and 96692 for the net changeover price of \$250,810.
2. **APPROVES** the budget shortfall of \$62,810 be funded from the Commercial Refuse Reserve.

## Traffic Management

### 14. City of Wanneroo Local Bike Plan

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File Ref: 18861  
Responsible Officer: Director, Technical Services  
Disclosure of Interest: Nil  
Attachments: 4

#### Issue

To advise of the outcome of the review of current local area bicycle plan and to endorse the new City of Wanneroo Local Area Bicycle Plan.

#### Background

Council, at its meeting on 25 September 2001 (Report TS15-09/01 refers) approved funding from Transport WA and matched the amount (on a dollar for dollar basis) for the review and preparation of a new local area bicycle plan.

The current local area bicycle plan was prepared in July 1999. Several key strategies were identified and this plan detailed measures to make cycling safer and more convenient. The rapid growth within the City's boundaries and the incorporation of an integrated transport system in the planning stages of the City, a review has become necessary.

The aim of the new plan is to provide clear direction on the types and level of provision for pedestrian and bicycle facilities.

Sinclair Knight Merz (SKM) were commissioned to update the City of Wanneroo Local Area Bicycle Plan (LABP), identify cycling potential in the existing areas of Wanneroo, Carramar, Quinns Rocks, Merriwa, Clarkson, and Two Rocks /Yanchep.

The review also needed to consider planning for newly developing areas such as Butler, Jindalee, Carramar, Banksia Grove, Madelay, Darch and Pearsall.

Six key elements were required for the LABP. They were:

- (i) The local Bicycle Route Network (Route Plan)
- (ii) Schedule of works
- (iii) Maintenance schedule
- (iv) On going process to ensure a cycle friendly road network
- (v) Encouragement of cycling
- (vi) A review of the current LABP

These elements required specific consideration to :

- (a) The Perth Bicycle Network (PBN) routes – routes needed to incorporate Stage 1 and Stage 2 of the PBN Network
- (b) Safe routes to Schools - consideration for “off road” routes and safe crossing locations

- (c) Identification of Trip attractors such as shops, Community Centres, schools, Public transport, Regional Parks, Beaches, Marinas, Scenic Lookouts etc
- (d) Directional signage on preferred routes
- (e) Travel demand ie consider routes that are the most convenient and safest.
- (f) Analysis of Crash Statistics to determine routes that may be hazardous for cyclists
- (g) End of Trip facilities eg “U –Bars”

## Detail

Documentation prepared by SKM in support of the City’s new LABP is available in the Councillors Reading Room. The elements noted in the section above were addressed within the documentation produced by SKM, and a brief summary is provided below:

- **Bicycle Infrastructure**

“Best practice” for all future provisions of pedestrian and cycling amenities is provided in order to clarify the design and construction requirements. This will allow for efficient and improved planning and implementation of the pedestrian and cycling facilities.

Benefits to the community for these provisions are:

- Equity in travel choice – cycling gives independent mobility to those who are too young to have a driver’s license, to those who don’t own a car and to those who lose their license
- Increasing modal shift from private cars to bicycles - the increasing use of bicycles in lieu of private cars can help to reduce or least limit the escalation of traffic congestion
- Health benefits – increased levels of physical activity would provide significant health benefits to population
- Environmental benefits – compared to the use of private vehicles, cycling is more energy efficient, produces less pollutants and emissions, is almost silent (noise pollution) and consumes far fewer resources in manufacturing than cars.

The different categories of bicycle riders, their skills and their needs is shown in Table 1 below.

**Table 1 Categories of Bicycle Riders**

Type of Cyclist	Description	Requirements
Primary School Children	Cognitive skills not fully developed Little knowledge of traffic laws	Off-road path (DUP) or quiet residential street
Secondary school students	Skills vary greatly	On-road, off-road paths used where direct
Recreational	Experience, age and skill varies May not have specific destination Want enjoyable riding experience	Off-road paths (DUP’s) and quiet local streets Avoid heavily trafficked routes

Commuter	Lower stress routes preferred, vary in age, skill and fitness	Off-road paths, low stress roads, end of trip facilities
	Prefer quick travel time, regardless of road conditions, likely to be highly skilled	Require space to operate (either kerbside lane or exclusive bicycle lane), smooth even surface, end of trip facilities
Utility (Specific purpose ie shopping, visiting)	Skill level varies, generally short trip lengths	Low stress on road routes and end of trip facilities
Touring	Long distance journeys or shorter trips around tourist sites	Route choice similar to other tourists
Sporting	Travel long distances on arterial road system	Require space to operate, smooth and even surface, not suitable for off-road path due to high speeds and potential for conflict with pedestrians

The various requirements as part of “Best Practice” for these different categories of bicycle riders has been determined from “*Non-Motorised Transport Infrastructure – Cycling*” and from “*Austroads Guide to traffic Engineering Practice Part 14 – Bicycles*”.

It is suggested that the provision of end of trip facilities such as bicycle parking and change rooms or showers will help encourage more people to use bicycles. These fall into three categories:

- All day for employees and students
- All day, part day parking at public transport interchanges and
- Short term parking for visitors to shopping centres, offices and other institutions.

These facilities are required to meet Australian Standards 2890.3. Recommended bicycle-parking provisions for various land uses are given in “*Austroads Guide to Traffic Engineering Practice Part 14 – Bicycles*” and reproduced in Table 2, **Attachment 1**.

In regard to Local Area Traffic Management many devices within the City have been identified as “not user friendly” and consequently some of these devices have created dangerous or uncomfortable riding environments for cyclists.

Consideration should be given to the impact of traffic management devices on cyclists, prior to their installation. Guidelines for the use of roundabouts, road humps, slow points, road closures and controlled access place (CAP) systems (services roads adjacent to busy local distributors) have been supplied.

An important element of bicycle and pedestrian networks are public access ways (PAW's) found predominantly in the older type suburbs, which have curvilinear street patterns and cul-de-sacs. These form important links between the neighbouring streets and thus provide an efficient network for pedestrians and cyclists alike.

There are cases where local residents want PAWs closed as a result of anti-social behaviour, however, there are a number of ways of dealing with this, with the closure of the PAW being considered as only a last resort.

The Policy Manual for Development Control defines a CAP as “*a modified service road concept which provides a combined driveway and parking facility as well as a cycling surface*”.

Typically a CAP has a short length between the entry and exit points. Unless signed otherwise, CAP's operate as a one way system for vehicles and allow two way travel for cyclists.

However, unless a footpath is provided either around the CAP or through the island separating the road from the major road, pedestrians are required to walk on the roadscape. This has been found difficult for the visually impaired.

- **City of Wanneroo Existing Cycling Environment**

SKM utilised the City's functional road hierarchy plan and the City's footpath register as the basis for LABP, in order to determine the provision for pedestrian and bicycle facilities. The following outlines the various facilities within the City:

- **Local Bicycle Routes** – usually take place on local streets, which have low traffic volumes and provide a safe cycling environment. They are part of the PBN – Stages 1 and 2, and form the Local Bicycle Route. These routes NE1, NE4, NW1, NW4 and NE21 are identified on existing Bicycle maps.
- **Exclusive Bicycle Lanes and Sealed Road** – The following road are indicated in the PBN as having either a bicycle lanes or sealed shoulders either side:
  - Marangaroo Drive (Callsion Way to Alexander drive)
  - Hepburn Ave (Wanneroo road to Giralt Road)
  - Joondalup Drive (Burns Beach to Wanneroo Road)
  - Marmion Avenue (Tamala Park to Pitcairn Entrance)
  - Hester Avenue (Marmion Avenue to Connolly Drive)
- **Footpaths and Shared Paths** - Children, aged 12 years and under, are permitted to ride their bicycles on footpaths. Therefore, footpaths form an important part of the bicycle network for children of this age. The types of paths are outlined as follows:
  - Footpath
  - Shared path (or dual use path)
  - Public Access Way (PAW)
  - Path Through Park (PTP)

For a path to be considered a shared path, it must be listed on the Shared Path Register, which is maintained by the Department for Planning and Infrastructure (DPI). Signing is required to indicate the start and end of the shared path to cyclists and pedestrians. Current City of Wanneroo policy is to construct shared paths to a width of 2.1m with wider paths provided on more major routes and for recreational purposes.

However liveable Neighbourhoods considers “on-road” cycling in lieu of shared paths – even within close proximity to schools and local distributors. In Ashby a 1.5m footpath and “on- road” cycling has been considered adequate for primary school children by the developers. This would not be suitable as part of the “Safe Routes to School” programme.

However, the review of the existing footpaths indicates that there are a number of paths which are wide enough (between 2.0m and 4.0m) to be designated shared paths but are not currently included in the register. These sections of path would require signing to indicate the shared path status.

- **Regional Recreational Paths (RRPs)** - are facilities serving mainly recreational (but where direct, also commuter) purposes along the coastline, river foreshores or linear public open space corridors. These locations attract recreational users due to their scenic nature and the flat grades found along the waterfront.

Within the City a RRP is located along the coastline and partly on the southern section of the eastern side of Lake Joondalup in Yellagonga Regional Park

- **Principal Shared Paths (PSPs)** - are facilities serving mainly regional (but also local) needs along suburban rail reserves and freeways. The PSP is a high standard shared path with some grade-separated crossings. It primarily serves regional commuter trips, though it also serves many local destinations along the way. PSPs are considered to offer a high level of safety due to their high design standards and separation from motor vehicle traffic.

Currently there are no PSPs within the City as there are no constructed rail or freeway reserves.

- **Bicycle Crash Data**

Bicycle and pedestrian crash data was obtained from Main Roads WA for all reported crashes in the City for the five year period January 1996 to December 2001.

During the five-year period, there were a total of 100 (reported) incidents involving pedestrians and 82 (reported) incidents involving bicycles.

The bicycle crashes are summarised according to the vehicle types involved, as shown below:

- 71 car/bicycle crashes;
- 3 bicycle only crashes;
- 1 truck/bicycle or bus/bicycle crashes; and,
- 1 bicycle/pedestrian crashes

- **Future City of Wanneroo Cycling Environment**

A number of planned schemes will affect the future cycling environment within the City. These are briefly listed below:

**- Strategic Transport Planning proposals:**

- Proposed extension of the Mitchell Freeway to Clarkson and Butler is unknown and is currently dependent on the remaining sections being completed within Joondalup
- Proposed Extension of the Northern Suburbs Rail Line from Currambine to Clarkson. This is due for completion by 2004. It is unlikely that a PSP can be provided until the freeway is constructed. The requirements for secondary routes which lead from the PSP to local destinations should be identified so that they can be included in the future plans.

**- Greenways**

A strategic plan for Perth's Greenways was prepared by Alan Tingay and Associates in December 1998. This study was commissioned by the then Ministry for Planning in association with the Commonwealth Department of Transport and Regional Development, with its objectives including the undertaking of a regional assessment of potential and existing corridors along rivers, drainage lines, land use zonings and transportation links within the Perth Metropolitan Region.

*"Greenways are defined as a linkage connecting and encompassing conservation areas and landscape features and having conservation, recreation, urban planning and or aesthetic values."*

In regard to urban development, the following is an extract from a quote in the report (Walmsley 1995):

*"at a regional scale, formless 'edge cities' should be given form through boulevards and parkways for intra-neighbourhood, non-commercial travel of all types (be they walkers, joggers, bikers (cyclists), horse-riders, skateboarders, rollerbladers and short trip, low speed transit and vehicle operators)."*

Examples of Strategic Greenways within the City include:

- Gngangara Regional Open Space and Wetland
- Old Yanchep Road Linking Lake Pinjar- Yanchep National Park

**- Proposed Local Road Improvements**

A number of traffic reports relating to local area traffic management proposals and road improvements have already been considered by the City and were reviewed to identify which proposals impact on the bicycle and pedestrian provision in the City.

**- Wanneroo Road Traffic Management Study**

The "Wanneroo Road – Ocean Reef Road to Pinjar Road Traffic Management Study" undertaken by GHD Consultants on behalf of Main Roads WA in May 2001 identified the need for improvements to pedestrian, people with disabilities and cyclist facilities along this major route.

These provisions along Wanneroo Road are poor in terms of lack of footpaths, poor quality of existing footpaths, connectivity and safety at crossings.



It is noted that cycling is generally provided for on-road with 4.0m kerbside lanes and that given the speed limits along Wanneroo Road, this is narrower than desirable. It is noted that 13 pedestrian crossing location improvements are currently being addressed with Main Roads WA.

The following reports have already identified improvement works and will not be discussed in this report, however issues arising have been incorporated in the LABP.

- West Wanneroo Precinct- Final Recommended Traffic Study
- East Wanneroo Traffic Management Study
- Alexander Heights Traffic Management Study
- Quinns Rocks Precinct Traffic Management Study
- Marangaroo Traffic Management Study
- Blackspot projects, both federal and state programmes

### ***Consultation***

Community consultation was undertaken in two stages. **The first stage** involved a questionnaire seeking input from the community. The Bicycle Plan questionnaire was developed and available from the City's website between 26 March and 30 April 2002. A reply paid address was set up to receive community contributions.

The questionnaire was also available from the following locations:

- City of Wanneroo libraries;
- Local high schools in City of Wanneroo and also Ballajura High School (Swan) and Warwick High School(Joondalup);
- All Local recreation centres;
- City of Wanneroo Civic Centre; and,
- Kingsway, Wanneroo and Clarkson shopping Centres.

An advertisement was placed in the Wanneroo Times on 2 April 2002 to advise of the review of the LABP and invite comment. An advertisement was also inserted in the City's *SmartClubs Newsletter*.

The following cyclist groups were contacted to invite contributions from local cyclists using facilities within the City:

- Bicycle Transportation Alliance
- WA Cycling Club
- Northern Districts Cycling Club

**The second stage** involved holding a community forum in the style of a drop in session at the City's Civic Centre on 9 May 2002 from 3pm to 7pm. The forum was advertised in the Wanneroo Community Times on 7 May 2002 and a flyer with a copy of the advertisement was emailed and posted to all questionnaire respondents who provided contact details. It was also inserted in the Clipboard. This allowed members of the community to come in and comment on a set of draft proposals for the LABP.

The forum included a display of the draft proposals for the LABP and a set of plans indicating the locations, which are considered to be dangerous for pedestrians and cyclists. These plans also denoted the location and type of crashes involving pedestrians and cyclists in the City over the past 5 years.

A poster was created to show some of the comments received from the questionnaires and was displayed at the forum. Representatives from the City and SKM were available to discuss the proposals and invite further comment.

### ***Key Outcomes Arising from the Consultation Phase***

A total of 37 submissions were received including 32 completed questionnaires and 5 written submissions. A further three responses were received at the community forum.

All respondents indicated that they would like to receive further information on cycling issues from the City. The following is a summary of the key comments received:

#### **- Dangerous locations for cyclists and pedestrians**

Locations considered dangerous by respondents are as follows:

- Wanneroo Road (highest ranking);
- Alexander Drive;
- Marangaroo Road;
- Kingsway Road;
- Marmion Avenue;
- Elliot Road;
- Lenore Road; and,
- Mirrabooka Drive.

#### **- Locations for new cycle and pedestrian facilities**

Locations where new bicycle paths/ facilities are desired:

- Safe cycling on Wanneroo Road;
- Route through Yellagonga Regional Park (includes responses relating to route around Lake Joondalup);
- Route linking Yanchep to Two Rocks; and,
- Safe cycling to Kingsway College, Kingsway Road.

#### **- Bicycle Parking**

Suggestions for locations for the provision of bicycle parking include:

- Ocean Drive, Quinns Rocks;
- Yanchep National Park;
- Wanneroo Shopping Centre
- Wanneroo Markets; and,
- As a requirement at - Transport Stations, Parks, Shopping Centres, Schools, Places of Work and Sporting Centres

#### **- General Comments**

General comments included:

- Lack of cycleways;
- No maintenance of paths – broken glass is a problem; and,
- No provision for commuter cyclists.

### **Comment**

The new City of Wanneroo LABP covers the following recommendations:

1. Asset Register and Maintenance Programme;
2. Proposed Routes and Bicycle Provision;
3. Spot Improvements; and,
4. Schedule of Works.

**The above recommendations are discussed as follows:**

### **1. Asset Register and Maintenance Programme**

SKM verified the recommendations for improvements from the previous LABP. This included proposed cycling facilities and a series of spot improvements. It was subsequently found that a number of proposals have not been implemented. Subsequently SKM recommend the two following items would be of significant benefit to continuing the development of a safe and efficient pedestrian and bicycle network in the City:

#### **- Infrastructure Asset Register and Management**

The compilation of all bicycle and pedestrian associated assets in an Infrastructure Asset Register would allow the City to review what additional provision is required. This forms an integral part of ensuring maintenance of all assets and is currently being developed by City Administration.

#### **- Maintenance Programme**

A maintenance programme is required to attend to those items requiring immediate attention. The benefits of such a programme would include early identification of hazards and, by maintaining the facilities, avoid creating potential hazards such as reduced visibility caused by uncontrolled vegetation growth.

Table 3 as presented in **Attachment 2** contains an outline of a proposed maintenance programme recommended to be adopted by the City. A “Work for the Dole” scheme could be utilised for this programme. However, this would require the supply of a vehicle and a supervisor. It is suggested that the savings would greatly outweigh the costs.

### **2. Proposed Routes and Bicycle Provision**

The proposed routes and bicycle provision for the future LABP is based on an assessment of the existing and future cycling environment and the existing and future land uses. These include:

#### **- Schools and other educational centres**

There are approximately 35 schools within the City of Wanneroo.

#### **- Shopping and commercial areas**

Major shopping areas include Kingsway and Wanneroo Shopping Centres

#### **- Beaches**

Beach facilities are provided in many locations along the coast line including Quinns Rocks and Yanchep

#### **- Community facilities (such as libraries)**

Includes libraries, senior citizens centres, youth centres and skate parks

#### **- Sporting facilities**

Includes Wanneroo golf courses and the Kingsway Sporting Complex

#### **- Recreation areas**

Includes facilities such as Lake Joondalup Park and Butler-Merriwa Recreation

#### **- Regional facilities**

Includes Yellagonga Regional Park, Neerabup and Gnangara Regional Parks

**- Employment centres**

Includes City of Wanneroo offices, Dundobar Road and Industrial Areas

**- Transport facilities (train stations)**

Includes the future Clarkson Train Station

## **2.1 Footpaths and Shared Paths**

It is recommended that following the completion of the footpath register in those suburbs not yet surveyed, a similar exercise is undertaken to identify shared paths not shown on the PBN and also, any footpaths less than 1.5m or PAW's less than 2.0m wide. Table 3, **Attachment 2** details the locations where it is recommended that shared paths be constructed.

The wide variety of shared path users and potential for conflict between these users (particularly around recreational areas) must be acknowledged. In order to minimise this conflict, it is recommended that signage be installed on all shared paths, encouraging cyclists to give an audible warning on approach to pedestrians. Centre line marking should be provided on the busier shared paths to encourage path users to keep left.

## **2.2 Regional Recreational Paths (RRPs)**

As stated earlier in this report, there are regional recreational paths in Yellagonga Regional Park and along the ocean foreshore.

Community consultation highlighted the desire for more recreational paths particularly a complete route around Lake Joondalup and connecting the existing ocean foreshore paths.

The City is currently negotiating with landowners for land acquisition in the area south of Tyne Crescent. This will allow the extension of the RRP in Yellagonga Regional Park to Ocean Reef Road. The RRP, with a contribution from the Department of Conservation and Land Management, has been funded by the City up to a point just beyond Church Street. The section from Church Street to Neville Drive is included in the 2002/2003 funding programme and the section from Neville Drive to Wallawa Street is included in the 2003/2004 funding programme.

Ultimately, it is proposed that the path is extended northwards to Joondalup Drive with the potential to link to the path on the western side of the Lake in the City of Joondalup.

Many respondents to the questionnaire were not aware of these proposals. Therefore, it is suggested that appropriate signing be installed at either end of the existing path through Yellagonga Regional Park to inform the local community of the future proposals to extend the shared path.

Given the regional status of the park, it is also recommended that there is a strong marketing initiative to promote the proposed route and facilities.

The development of the foreshore area will form part of the Foreshore Management Plan, which has recognised the need for pedestrian and cycling facilities. However, it is considered that there is merit in providing information to the local community to make them aware of such proposals.

SKM in their review of recreational facilities within the City boundaries proposed that consideration be given to a future RRP around Lake Gngara. This would link to the proposed extension of the Local Bicycle Route NE21.

### **2.3 Bicycle Parking**

The lack of provision of bicycle parking throughout the City was raised as an issue through the consultation. This is a constraint to people wishing to cycle and therefore, the provision of bicycle parking is likely to result in more trips being made by bicycle.

Currently, it is not known where all the existing bicycle parking and the type of parking is located within the City. From surveys and site inspections of particular locations, it was found that most of the bicycle parking facilities are of the inverse “U” rail type and are painted white or left as steel frames. Some of these are in need of maintenance, which includes re-painting and sweeping of sand and debris.

Bicycle parking facilities can only be installed within public spaces and at City owned facilities (libraries, Civic Centres, parks etc), however, it is recognised that there are many privately owned facilities where bicycle parking should be provided.

SKM recommend that the City develop a program to encourage private landowners and business proprietors to provide bicycle parking on private property including incorporating bicycle parking provision in the City’s Town Planning Scheme. As bicycles are vulnerable to theft and parking, guidelines on parking should highlight that facilities need to be located in areas where they are under public surveillance.

The alternative is that guidelines are adopted and included in the Policy Manual. However this would be more difficult to enforce in the approvals process.

Furthermore, SKM also suggest that the City could make a bulk purchase of bicycle parking rails at a discounted rate. The cost of the parking rails could then be shared between the City and the private landowner, with the installation of the bicycle parking undertaken by the City. The parking rails could feature the logos of those funding the parking.

The following guidelines are suggested for bicycle parking at local destinations:

- Business and Commercial Centres - Parking to be provided at the end of each block and at the middle (3 per block), close to building entrances.
- Neighbourhood Shopping Centres - Parking to be provided at the end of each block and at the middle (3 per block), close to building entrances.
- Local (Corner) Shops - One rack of parking to be provided near the shop entrance.
- Strip Development - Install parking where a row of retail businesses faces the footpath, maximum of 3 per block.

## 2.4 Signage

Following discussions with Main Roads WA and the DPI, it is understood that Main Roads WA provides the signing for the Local Bicycle Routes. However, following installation of the signs, it is then the responsibility of the relevant local government to audit and maintain these signs.

It is therefore recommended that City add the Local Bicycle Routes signs to its Infrastructure Asset Register and undertake an audit of the signs every two years.

## 2.5 On Road Bicycle Lanes/Sealed Shoulders and Wide Kerbside Lanes

It was found that a number of busy roads within the City have 1.0m wide sealed shoulders. With a preferred width of 1.2m, it is considered that the 1.0m provision is an absolute minimum width for cyclists.

However, given that these sealed shoulders are existing, it is recommended that where the standard is sufficient, an application is made to Main Roads WA for the painted bicycle logo to be installed in the sealed shoulders.

In cases where the edges of the sealed shoulders are not of an appropriate standard, it is recommended that maintenance is undertaken prior to the application of the bicycle logos. Table 4, below, identifies such locations within the City.

**Table 4 Sealed Shoulders/Exclusive Bicycle Lanes**

Location	Provision	Comment
Marmion Avenue	Painted bicycle logos	
Yanchep Road	Painted bicycle logos	Maintenance required to road edges
Lenore Road	Painted bicycle logos	Maintenance required to road edges – wider sealed shoulders to be provided when road is constructed to dual carriageway
Elliot Road	Painted bicycle logos	Maintenance required to road edges – wider sealed shoulders to be provided when road is constructed to dual carriageway

There are no recommendations for wide kerbside lanes to be provided in the City. However, it is recommended that for any maintenance, future upgrading or widening of roads within the City, consideration be given to the inclusion of on-road cycling facilities (i.e., wide kerbside lane or marked bicycle lanes).

## 2.6 Public Access Ways (PAWs)

PAWs provide useful links and short cuts for pedestrians and cyclists, often improving the connectivity in cul-de-sacs and disconnected street systems.

The City has received complaints about the misuse of PAWs and associated vandalism in the past, and as such number of PAWs have been closed.

However, the value of PAW's, as part of the pedestrian and cyclist network should not be underestimated. Prior to any PAW closure, the value of the short cut to land uses such as schools, shops, bicycle routes or bus stops should be determined. Education material promoting the use and benefits of PAW's should be publicised.

In cases where cul-de sacs or road closures have provision for cyclist and pedestrian through access, "No Through Road" signs should be modified by the "Bicycles Excepted" supplementary plate.

### **3. Schedule of Works**

#### **3.1 Current LABP – Spot Improvements**

The schedule of work contained within the City's current LABP identified approximately 35 spot improvements.

No formal record of the completion of the works schedule has documented the current LABP was maintained. As a result, site visits were undertaken to verify completion of the identified improvements and found that a number of improvements have not been completed. However, City Administration have identified that a number of these improvements are no longer relevant or will not be undertaken as part of the Bicycle Network improvements.

#### **3.2 Proposed Spot Improvements**

The basis of this schedule of works is the outstanding items from the current LABP that were found to be still relevant.

Items identified by the public during the consultation period, in addition to items identified by SKM during numerous site investigations are also incorporated into the Schedule of Works. The proposed work schedule, including cost estimates and priorities has been supplied and is found in the report.

#### **3.3 Schedule of Works**

SKM have, in their report identified "best practice" with regard to the provision of and construction of bicycle facilities that are adequate for the needs of pedestrians and mobility impaired.

The following is a summary of recommendations and an outline of further recommendations to ensure that the City's aim to provide and create a cycle friendly road network is achieved:

##### **3.3.1 Infrastructure Asset Register and Management**

- Register all pedestrian and cycling related assets including footpaths, shared paths and bicycle parking and signing;

- Register existing paths wider than 2.0m in the Shared Path Register

### **3.3.2 Assessment of Existing Facilities**

- Assess requirements for reflective tape on grab rails;
- Assess wheelchair access around grab rails and modify as required (following priority listing);
- Undertake assessment of provision of bicycle parking and signing;
- Assess existing PAWs less than 2.0m to determine if they can be widened;
- Ensure signing for “No Through Road” is supplemented by “Bicycles Excepted” signing; and,
- Assess major intersections to ensure provision of grab rails.

### **3.3.3 Maintenance**

- Adopt maintenance programme for pedestrian and cycling facilities including footpaths, shared paths and bicycle parking;
- Conduct audits of the kerb ramps when registering footpath widths or during standard maintenance;
- Undertake remedial actions as part of the maintenance programme and any works identified from the above assessments of existing facilities;
- Undertake maintenance of sealed shoulders; and,
- Maintain PAWs as they are vital links in the pedestrian and cyclist network.

### **3.3.4 Funding**

- Obtain funding for a program for the implementation of Shared Paths;
- Apply to Main Roads WA for signing of existing and proposed Shared Paths and lining for busier routes;
- Apply to Main Roads WA for application of painted bicycle logos in sealed shoulders with absolute minimum width of 1.0m;
- Continue to secure funding from State Government for Regional facilities – this is supported by the LABP as a result of the review of pedestrian and cyclist needs and the responses received from the community consultation;
- Consideration for future regional recreational path around Lake Gnangara; and,
- Apply for funding for bicycle parking facilities.

### **3.3.5 Education and Promotion of the need for cycling facilities**

- As part of promoting walking and cycling, in conjunction with Main Roads WA and the DPI, provide education on use of shared paths to the local community.
- Provide signing at appropriate locations on existing regional paths to inform local community of future proposals; and/ or,
- Promotion of existing and future proposals for extending existing regional facilities; and,
- Encourage public and private organisations (including retailers) to provide cycle parking at their premises for staff and visitors (through development application conditions and Town Planning Scheme).

### **3.3.6 Generic Improvements and Future Works**

- Ensure all new provision of kerb ramps and grab rails are designed and constructed in accordance with “best practice”;
- Provide quality cycle parking at educational and leisure facilities, shopping centres and all council facilities;



- Ensure through the planning process that the needs of cyclists are incorporated into new developments and redevelopments (end of trip facilities for staff and visitors);
- City of Wanneroo Town Planning Scheme No. 2 be amended to incorporate the bicycle parking requirements; and,
- Consideration for sealed shoulders (1.5m minimum) and or wide kerbside lanes in all future road maintenance, upgrades or new road construction.

### **3.4 Further Recommendations**

#### **3.4.1 Review the LABP**

The bicycle plan requires regular review and updates; this should occur at least every 3 years, or at the completion of Stage 2 of the Perth Bicycle Network. To facilitate an efficient future method of review, it is recommended that accurate construction and maintenance records be kept.

The creation and management of Infrastructure Asset Register and Maintenance Programme will aid this.

#### **3.4.2 Requirements of Cyclists for New Developments and Subdivisions**

SKM were requested to review the known structure plans and make recommendations as to appropriate future routes and facilities.

It is important that as part of any development application, the proposals reflect the future plans for cyclists and pedestrians of that sub-division or development area. Conversely, the proposals should be assessed to ensure that they do not impede the future pedestrian and cycling environment.

It is strongly recommended that the “best practice” for pedestrian and cycling provision as outlined in this report be adopted for any future scheme. This will ensure consistency in the type and level of provision being constructed and also avoid the expense of “fixing up” mistakes later on.

#### **3.4.3 Safe Routes to Schools**

City Administration strongly recommends that all schools establish a RoadWise Committee.

One of the outcomes of establishing a Roadwise Committee is that a Safe Routes to Schools programme can be implemented. Generally, Shared Paths around the perimeter of schools is provided to accommodate the programme and insure the safety of child pedestrians and cyclists. The Liveable Neighbourhoods notions of deeming that “on-road” cycling facilities provided a suitable cycling environment for primary school children is not supported in terms of safety.

It is therefore recommended that the continuing promotion of Roadwise and Safe Routes to Schools is actively progressed. Additionally, schools with Roadwise committees in place are to be encouraged to discuss all issues relating to pedestrian, cycle activities and road safety with the City.

### **3.4.4 Consideration of needs of Cyclists and Potential Bicycle Facilities before Modifications of any road within the City**

Any proposals for new roads or upgrades of existing roads (such as road modifications that are part of local area traffic management including installation of traffic calming devices and upgrading of intersection treatments) should be considered to ensure that mature cyclists needs are catered for (refer to Table 1 previously identified in this report for types of cyclists). As a minimal requirement, the width of any new or upgraded road should allow 1.5m for sealed shoulders.

The provision of cycling facilities at the time of construction is obviously less expensive than retrofitting at a later date.

### **3.4.5 Promotion of Cycling**

In addition to creating cycle friendly infrastructure, a sustained campaign of promotion and supporting activities is necessary to create a culture where cycling is seen as a normal rather than an unusual way to travel.

The following strategies are recommended to encourage cycling within the City:

- Maintain contact with those involved with the community consultation for the LABP and ensure on-going consultation between council planning and engineering officers and bicycle user groups (BUGS) and other stakeholders. This is important to ensure the LABP is properly implemented;
- The nomination of a City Administration contact officer, responsible for monitoring implementation progress;
- Cyclist education within schools to create a pro-bike culture within school and among parents;
- A process where faults or dangerous locations can be reported to the City (i.e. via either a phone "hotline", the City of Wanneroo website or hazard report cards);
- All trip attractors including facilities owned by the City, education centres and local businesses should be encouraged to provide appropriate end of trip facilities (i.e. showers, change rooms, secure bicycle parking) for staff;
- Cyclist information should be available at local government offices, libraries, and other community facilities to encourage residents to consider cycling. This information should include bicycle maps and health information;
- Collaborate with the DPI to organise some promotional events as part of the annual Bikeweek; and,
- Support a sustained program or targeted, complementary publicity and encouragement to publicise cycle networks and facilities, and to emphasise the health, financial and environmental benefits of cycling.

## **Statutory Compliance**

The Disabilities Act and the Discrimination Act need to be complied with for those who are mobility impaired. Regulations 132 and 169 of the Traffic Code 2000 refer to the use of Bicycle Lanes and to "Stopping on a Carriageway with a Bicycle Parking Sign".

Part 15, Regulations 211 to 229 relate to additional provisions for bicycle users such as the correct use of shared paths and separated footpaths, and riding in a bicycle lane. Regulation 253, (d), (e), (f) and (h) relate to who is permitted to cycle on a footpath and/or shared path.

### **Strategic Implications**

Change the Town Planning Scheme No. 2 to reflect the provisions as shown in Table 2, **Attachment 1** of the report so that private landowners and business proprietors provide bicycle parking on private property.

### **Policy Implications**

Accept and promote the new City of Wanneroo Local Area Bicycle Plan as the Policy document for the City for future planning, for current implementation, asset registration and maintenance.

### **Financial Implications**

Outstanding Spot Improvements may be undertaken through the City's maintenance programme. Newly identified Spot Improvements to be listed for consideration in the future Maintenance Budgets and newly identified works to be listed on the City's Draft Four Year Capital Works Footpath and Bicycle Facilities Programme.

### **Voting Requirements**

Absolute Majority

### **Recommendation**

**That Council:-**

- 1. ADOPTS the recommendations of the City of Wanneroo Local Area Bicycle Plan as outlined in the report prepared by Traffic Engineering Consultants, Sinclair Knight Merz.**
- 2. REQUESTS Main Roads WA to undertake linemarking and/or signage of existing Shared Paths and to undertake painted bicycle logos on the sealed shoulders of Marangaroo Drive, Hepburn Ave, Joondalup Drive, Marmion Ave and Hester Ave.**
- 3. ENSURES signage for “No Through Road” signs are supplemented by “Bicycles Excepted” as required.**
- 4. INCORPORATES bicycle parking requirements into the City's Town Planning Scheme No. 2.**

## ATTACHMENT 1

2  
 Table A ~~Part No text of specified style in document~~ Bicycle Parking Requirements

Land Use	Employee/Resident Spaces	Class	Visitor/Shopper Parking Spaces	Class
Amusement Parlour	-	1 or 2	2 plus 1 per 50m <sup>2</sup> GFA	3
Apartment House	1 per 4 habitable rooms	1	1 per 16 habitable rooms	3
Art Gallery	1 per 1500m <sup>2</sup> GFA	2	2 + 1 per 1500m <sup>2</sup> GFA	3
Bank	1 per 200m <sup>2</sup> GFA	2	2	3
Café	1 per 25m <sup>2</sup> public area	2	2	3
Community Centre	1 per 1500m <sup>2</sup> GFA	2	2 + 1 per 1500m <sup>2</sup> GFA	3
Consulting Rooms	1 per 8 practitioners	2	1 per 4 practitioners	3
Drive-in Shopping Centre	1 per 300m <sup>2</sup> sales floor	1	1 per 500m <sup>2</sup> sales floor	3
Flat	1 per 3 flats	1	1 per 12 flats	3
General Hospital	1 per 15 beds	1	1 per 30 beds	3
General Industry	1 per 150m <sup>2</sup> GFA	1 or 2	-	3
Health Centre	1 per 400m <sup>2</sup> GFA	1 or 2	1 per 200m <sup>2</sup> GFA	3
Hotel	1 per 25m <sup>2</sup> bar floor area & 1 per 100m <sup>2</sup> lounge, beer garden	1	Per 25m <sup>2</sup> bar floor area & 1 per 100m <sup>2</sup> lounge, beer garden	3
Indoor Recreational Facility	1 per 4 employees	1 or 2	1 per 200m <sup>2</sup> GFA	3
Library	1 per 500m <sup>2</sup> GFA	1 or 2	4 plus 2 per 200m <sup>2</sup> GFA	3
Light Industry	1 per 1000m <sup>2</sup> GFA	1 or 2	-	3
Major Sports Ground	1 per 1500 spectator places	1	1 per 250 spectator place	3
Market	-	2	1 per 10 stalls	3
Motel	1 per 40 rooms	1	-	3
Museum	1 per 1500m <sup>2</sup> GFA	1	2 & 1 per 1500m <sup>2</sup> GFA	3
Nursing Home	1 per 7 beds	1	1 per 60 beds	3
Office	1 per 200m <sup>2</sup> GFA	1 or 2	1 per 750m <sup>2</sup> over 1000m <sup>2</sup>	3
Place of Assembly	-	2	-	3
Public Hall	-	1 or 2	-	3
Residential Building	1 per 4 lodging rooms	1	1 per 16 lodging rooms	3
Restaurant	1 per 100m <sup>2</sup> public area	1 or 2	2	3
Retail Showroom	1 per 750m <sup>2</sup> sales floor	1	1 per 1000m <sup>2</sup> sales floor	3
School	1 per 5 pupils over year 4	2	-	3
Service Industry	* 1 per 800m <sup>2</sup> GFA	1	-	3
Service Premises	1 per 200m <sup>2</sup> GFA	1	-	3
Shop	1 per 300m <sup>2</sup> GFA	1	1 per 500m <sup>2</sup> over 1000m <sup>2</sup>	3
Swimming Pool	-	1 or 2	2 per 20m <sup>2</sup> of pool area	3
Take Away	1 per 100m <sup>2</sup> GFA	1	1 per 50m <sup>2</sup> GFA	3
University/TAFE	1 per 100 f/t students	1 or 2	-	3
	2 per 100 f/t students	2	-	3

## ATTACHMENT 2

**Table 3** ~~Error! No text of specified style in document.~~ **Proposed Shared Path Locations**

Suburb	Road	Location of path	Comments
<b>Refer to Plan A</b>			
Quinns Rocks	Lisford Avenue	Weatherley Drive to south of Blacksland Avenue	Medium Term
	Charnwood Avenue	Lisford Avenue to Marina	Medium Term
	Ocean foreshore	Link existing path to Monument to Marina (2.5m)	Potential to build this section ahead of foreshore management plan
Yanchep	Yanchep Beach Road	End of path St Andrews to Wanneroo Road	Prior to commencement of any works, City of Wanneroo to undertake UXO (unexplored ordinates)
	Yanchep Beach Road	Sections from Park (Brazier Road) to Newman Road and Walker Street to Frigate Crescent	Short term
	Brazier Road	Links Surf Club to Yanchep Beach Road	Short term
	Longfin Vista	From Lagoon Drive to Foreshore Vista	Shared path to be included in Developers works.
	Lagoon Drive	Yanchep Beach Road to schools	Short term
<b>Refer to Plan B</b>			
Carramar	Joondalup Drive	Section from Houghton Drive to Cheriton Drive and Tree Court to Celedon Loop	Medium term
	Golf Links Drive	Fernhill Avenue to Joondalup Drive	Future route to be confirmed - longer term
	Cheriton Drive	From Golf Links Drive to Joondalup Drive	Future route to be confirmed - longer term
	Joondalup Drive	Cheriton Drive to Tree Court	Future route to be confirmed - longer term
Clarkson	Ocean Keys Boulevard	Link to future Clarkson Transport Station (3.0m)	A secondary link to the future PSP - longer term
	Marmion Avenue	Ocean Keys Boulevard to south of Pensacola Terrace	Medium term
	Neerabup Road	Link to future Clarkson Transport Station (3.0m)	A secondary link to the future PSP - longer term
Mindarie	Anchorage Drive	Marmion Avenue to Rothesay Heights	In current Wanneroo budget
Mirrawa	Baltimore Road	Hestor Avenue to Jenolan Way	In current Wanneroo budget
Quinns Rocks	Ocean Drive	Sections Waymouth Drive to Robert Road and Pier Street to Quinns Road	In current Wanneroo budget
	Quinns Road	Ocean Drive to Seaham Way	Medium term

## ATTACHMENT 2, P 2

Suburb	Road	Location of path	Comments
<b>Refer to Plan C</b>			
Wanneroo Road		South of Templeton Way to 210m north of Beach Road	Identified issues noted in Appendix G. Refer to Plan A.
		135m south of Gngangara Road to Hepburn Avenue	Identified issues noted in Appendix G. Refer to Plan A.
		510m north of Gngangara Road to Gngangara Road	Identified issues noted in Appendix G. Refer to Plan A.
		Ocean Reef Road to Lancaster Road	Identified issues noted in Appendix G. Refer to Plan A.
		Church Street to Wanneroo Works Depot	Medium term
		Hastings Street to Crisafilla Road	Short term
		Crisafilla Road to San Rosa Road	In current City of Wanneroo budget
		San Rosa Road to Scenic Drive	In current City of Wanneroo budget
		Scenic Drive to Bus Stop	In current City of Wanneroo budget
		Hepburn Avenue to south of Templeton Way	In current City of Wanneroo budget
Alexander Heights	Arena Road	Mirraboooka Avenue to Riverfig Place	Medium term
Gngangara	Recreational Regional Path	Circular route around Gngangara Lake	Longer term
	Alexander Drive	Entrance to Gngangara Lake access road to Hepburn Avenue	Longer term
Koondoola/Alexander Heights	Alexander Drive	Beach Road to Hepburn Avenue	In current City of Wanneroo budget
Koondoola	Beach Road	Brinkley Crescent west to Brinkley Crescent East	In current City of Wanneroo budget
Landsdale	Alexander Drive	Hepburn Avenue to Gngangara Road	Longer term (part of MRRP funding)
Girrawheen	Blackmore Avenue	Beach Road to Templeton Crescent	Long term
	Templeton Crescent	Oldfield Road to Blackmore Avenue	In current City of Wanneroo budget
Madeley/Darch/Landsdale	Hepburn Avenue	East of Giralt Road to Alexander Drive	Medium term
	Hepburn Avenue	Kingsway to Alexander Drive	Longer term – as Hepburn Avenue is constructed
	Kingsway Road	South side Wanneroo Road to Carripan Road	Short term
	Kingsway Road	North side Carripan Road Abbotswood Drive	Short term
	Kingsway Road	Rangeview to Alexander Drive	In current City of Wanneroo Budget
	Skeit Road	Extend from existing end to Chancellor Rise	Short to medium term
Marangaroo	Marangaroo Drive	Mirraboooka Avenue to Marianne Way	Short to medium term
	Marangaroo Drive	Marianne Way to Alexander Drive	In current City of Wanneroo budget
	Marangaroo Drive	Koondoola Avenue to Mirraboooka Avenue	In current City of Wanneroo budget
	Mirraboooka Avenue	Rawlinson Drive to Berkley Road	In current City of Wanneroo budget
	Rawlinson Drive	Jefferson Drive to Bloodwood Drive	In current City of Wanneroo budget
Pearsall	Ocean Reef Road	Wanneroo Road 250m each of Archer Street	Long term
	Ocean Reef Road	Lenora Road to Gngangara Road	Long term
	East Road	Chatsworth Drive to Lenora Road	Long term

## ATTACHMENT 2, P3

Suburb	Road	Location of path	Comments
<b>Refer to Plan C</b>			
	Archer Street	Ocean Reef Road to Willespie Drive	Long term
Wanneroo	Dundebar Road	Scenario Drive to Park Drive	Long term
	Parks Drive	From Dundebar Road to Casuarina Way	Long term
	Ariti Avenue	Wanneroo Road to Scenic Drive	Short term
	San Rosa Road	Wanneroo Road to Scenic Drive	Medium term
	Ocean Reef Road	Wanneroo Road to connect to end of Regional Path (future path extends from Tyne Crescent to Ocean Reef Road)	Short to medium term – to tie in with extension of regional path construction
Wangara	Buckingham Drive	Wanneroo Road to Glossop Street	Short to Medium term
	Buckingham Drive	Glossop Street to Dobbins Street	In current City of Wanneroo Budget
	Buckingham Drive	Dobbins Street to Hartman Drive	Short term
	Prindiville Drive	Wanneroo Road to Hartman Drive	Medium term
	Hartman Drive	Ocean Reef Road to Motivation Drive	Short term
	Hartman Drive	Newly aligned section (Motivation Drive to Kingsway Road)	Longer term – as realignment of Hartman Drive is constructed
	Motivation Drive	Hartman Drive to Leadership Way	Long term

## 15. Coldstream Circuit And Baltimore Parade, Merriwa – Median Island Traffic Treatment

File Ref: 62695  
 Responsible Officer: Director, Technical Services  
 Disclosure of Interest: Nil  
 Attachments: 1

### Issue

To consider the results of the traffic surveys and recommendation for the installation of a median island treatment in Baltimore Parade, Merriwa.

### Background

Recently residents from the household on the corner of Coldstream Circuit and Baltimore Parade, Merriwa contacted the City to outline what they believed was a *“hazardous road with bad design”*.

The residents indicated that vehicles had crashed through his fence three times with the last occasion being on Good Friday, 2002. Primarily the crashes occur when motorists enter Coldstream Circuit from Baltimore Parade and *“take the corner too fast”*.

### Detail

The results of traffic and speed studies undertaken in Baltimore Parade and Coldstream Circuit are summarised below:

LOCATION	Traffic Volumes	85 <sup>TH</sup> Percentile Speed	Mean Speed	Traffic Count pre 2002	85 <sup>TH</sup> Percentile Speed Pre 2002
Coldstream Cir– north of Abba Place				214vpd	57km/h
Coldstream Cir– north of Sandon Elbow	506vpd	53km/h	44km/h	804vpd	59km/h
Coldstream Cir– south of Nerang Mews	945vpd	56km/h	48km/h	548vpd	56km/h
Baltimore Parade – North of Hester Ave	3675 vpd	62km/h	52km/h	3742vpd	66km/h
Baltimore Parade – South of Jenolan Way	2837 vpd	63km/h	53km/h	2710vpd	65km/h



Baltimore Parade – North of Greyhound Drive	2554 vpd	56km/h	48km/h	3383vpd	57km/h
Baltimore Parade – South of Greyhound Drive	2348 vpd	60km/h	50km/h	2828vpd	66km/h
Baltimore Parade – North of Coldstream Cir	1997 vpd	57km/h	42km/h	589vpd	57km/h
Baltimore Parade – South of Dalvik Ave	2181 vpd	61km/h	53km/h	1610vpd	61km/h

With reference to the above table, the 85th Percentile speeds and the mean speed recorded for both Coldstream Circuit and Baltimore Parade are consistent. However since the introduction of the 50km/h suburban speed limit, some of the speeds in Baltimore Parade are excessive and Police attention is supported.

Traffic volumes on Coldstream Circuit and Baltimore Parade are consistent with the function of the road in that connectivity is provided to the residences in all the cul-de-sacs off Coldstream Circuit and the access roads of Baltimore Parade. Coldstream Circuit is a loop road and only services the residents that live in those roads. Through traffic is not significant, as vehicular access is also provided via Yass Way and Jenolan Way to the Shops.

Crash history for Baltimore Parade has been obtained from Main Roads WA. There are no recorded crashes at the intersection. This indicates that those vehicles which crashed into the fence on the corner of Coldstream Circuit and Baltimore Parade have not been reported to the Police.

Refer to **Attachment 1** for a summary of the crash history for Baltimore Parade.

## Comment

The Structure Plan for Seagrove Estate Stages 8,9 and 10 indicates that traffic forecast figures to the year 2021 for Baltimore Parade, south of the proposed Lukin Drive intersection will be 2,840vpd, and Seagrove Boulevard will be 2250vpd. In the interim and until Connolly Drive is constructed, there will be increased traffic on Baltimore Parade for a considerable number of years.

Baltimore Parade is a 10m wide Local Distributor road. Based on the geometry of the road and the consistent speed of 60km/h (which the road was originally designed for) it is anticipated that this road will tend to maintain similar traffic speeds.

The crashes in the fence that have occurred at the intersection of Coldstream Circuit and Baltimore Parade are typical of motorists driving too fast around the corner. This can be remedied by constructing islands at the intersection.

However, rather than construct islands in isolation at the above mentioned intersection it is recommended that a median island treatment be constructed for the existing length of Baltimore Parade in order to address the compliance of 50km/h for the built up area.

Land development further north (as per the Structure Plan) should ensure that any new section of Baltimore Parade is constructed in a similar manner.

A firm proposal and associated budget costing is not known at this point in time. A concept design will be undertaken by City Administration before this project is presented for funding consideration by Council.

### **Statutory Compliance**

Nil

### **Strategic Implications**

Ensure that Baltimore Parade in Seagrove Estate Stages 8, 9 and 10 is constructed with a median island treatment that is conducive to maintaining a speed environment that is compatible to the current 50km/h urban speed limit.

### **Policy Implications**

Nil

### **Financial Implications**

List in Year 2 of the City's Four Year Capital Works Traffic Management Program the construction of a median island treatment for Baltimore Parade from Hester Avenue to Dalvik Avenue for future funding consideration by Council.

### **Voting Requirements**

Absolute Majority

### **Recommendation**

**That Council:-**

- 1. LIST in Year 2 of the City's Four Year Capital Works Traffic Management Program the construction of a median island treatment for Baltimore Parade from Hester Avenue to Dalvik Avenue.**
- 2. ADVISE the residents on the corner of Coldstram Circuit and Baltimore Parade of Council's decision.**

## ATTACHMENT 1

**CRASH STATISTICS**  
**Where : Baltimore Parade, Merriwa**  
**FOR THE PERIOD from 1 September 1996 to 31 August 2001**

Crash Type	1996				1997				1998				1999				2000				2001				A									
	F	HOS	MED	MA	MI	F	HOS	MED	MA	MI	F	HOS	MED	MA	MI	F	HOS	MED	MA	MI	F	HOS	MED	MA		MI	F							
Right Angle																											0							
Indirect RA																											0							
Side Angle																											0							
Rear End					1										1												1							
Head On																											0							
Pedestrian																											0							
Other																											0							
TOTAL	0	0	0	1	1	0	0	0	0	0	0	0	0	0	1	1	0	0	1	1	2	0	0	0	2	1	0	0	0	0	1	3	1	0
	2		Crashes		0		Crashes		2		Crashes		4		Crashes		3		Crashes		5		Crashes											

Type	Rate	Crash	Amount
Fatal	1,929,909	0	\$ -
Injury - Hospital	314,775	0	\$ -
Injury - Medical	15,003	4	\$ 60,012.00
Major Property Damage	9,253	7	\$ 64,771.00
Minor Property Damage	9,253	5	\$ 46,265.00
<b>TOTAL</b>		<b>16</b>	<b>\$ 171,048.00</b>

## Infrastructure

### 16. Burt Street Drainage Sump Design And Investigation Quinns Rocks

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File Ref: 64718  
Responsible Officer: Director, Technical Services  
Disclosure of Interest: Nil  
Attachment: Two

#### Issue

To consider options for the proposed pumping solution for stormwater volume in excess of the capacity of the Burt Street Drainage Sump.

#### Background

Council at its meeting on 5 February 2002 resolved to appoint Airey Ryan and Hill (Consultant Engineers) to design the proposed pumping solution for stormwater volume in excess of the capacity of the Burt Street sump and to investigate upgrade requirements for the Quinns Road sump.

Design drawings and associated documentation have now been received for approval by the City.

Refer to location plan **Attachment 1**.

#### Detail

##### Burt Street Pump Station

The sump upgrade, retaining wall, pump station and associated drainage works have been designed based on the investigation and recommendation for the upgrade of this sump prepared for the City by PPK Environment and Infrastructure and approved by Council on 18 December 2001. During the design process Airey Ryan and Hill suggested that a feasible alternative to pumping the excess water from Burt Street sump to Quinns Road sump would be to pump it to a location to the west of the Burt Street/Quinns Road intersection and then allow to flow into the existing drainage located near the Quinns Road/Ocean Drive intersection. This would alleviate the immediate need to enlarge the Quinns Road sump to cater for the Burt Street overflow. It was subsequently agreed by City Administration that this option be further investigated and designed as a variation to the consultancy.

It is noted that as part of the recommendations of the JDA Consultant Hydrologists report titled "Quinns Rocks Stormwater Drainage Catchment Study" endorsed by Council on 3 July 2001, new drainage would be installed from the outlet near the Quinns Road/Ocean Drive intersection eastwards along Quinns Road towards Burt Street, as part of the upgrade works. This catchment was listed third in priority for upgrading and is programmed in the City's Four Year Capital Works Program budget for consideration in 2003/2004 and following completion of Water Corporation sewer works.

The two options for pumped discharge of the Burt Street overflow are as follows:

**Pumped Discharge to Quinns Road Sump -**

Pumping to the Quinns Road sump is estimated to cost \$185,000, exclusive of the sump upgrade works which have been estimated to vary from \$80,000 to \$120,000 subject to which sump upgrade option is chosen. It does include approximately 70m of drainage pipework, which will serve no other purpose than gravitating the pumped overflow from Burt Street to the sump.

**Pumped Discharge to Quinns Road -**

Pumping to Quinns Road to a proposed temporary bubble up outlet with the discharge allowed to flow to the existing drainage system at Quinns Road/Ocean Drive, with the estimated cost of this work being \$175,000. The existing drainage system at Quinns Road/Ocean Drive is to be upgraded as part of a future stage of the Quinns Rocks Drainage Catchment upgrade works.

Refer to **Attachment 2** for details of each pipe alignment.

It is estimated that the proposed pump station will operate **(info coming)** times per year.

**Quinns Road Sump Upgrade**

The report prepared by PPK recommended “The City of Wanneroo further investigate the existing capacity, the contributing catchments, geotechnical characteristics and options for enlarging the Quinns Road sump”. This was not investigated as part of the original Quinns Rocks Stormwater Drainage Catchment Study as this sump is located outside the study area.

The existing Quinns Road sump is located in the north-eastern portion of Lot 211, Mindarie, and is bounded by Quinns Road (to the north), Seaham Way (to the east), Kinsale Drive (to the south) and the Indian Ocean foreshore (to the west).

There are currently three drainage catchment areas that discharge to the existing Quinns Road sump, they are:

- The Quinns Road catchment to the east of the existing sump, that is, the Bennett Street Subcatchment ‘Q1’ as defined in the JDA Consultant Hydrologists Report.
- The Mindarie Rise and Mindarie Keys 963 North subcatchment to the south-east of the existing sump.
- Lot 211

For the ultimate Quinns Road sump design, the discharge from the Burt Street Pump Station must also be included as an inflow volume.

From the combined storm water catchment areas the total impervious catchment discharging into the existing Quinns Road sump equates to 14.17ha in area. This calculates to a storage volume requirement for the 100 year 24 hour storm event of 18,850m<sup>3</sup>. Combined with the pumped discharge from the Burt Street sump, the total storage requirement of the Quinns Road sump equates to 21,700m<sup>3</sup> with a minimum top water level surface area of 3,550m<sup>2</sup>.

It is noted that from survey, the existing storage capacity of the Quinns Road sump has been calculated as 4,200m<sup>3</sup>. This equates to a 10 year 10 hour recurrence storm event. To date all stormwater has been contained within the site.

The following options for upgrade of the Quinns Road sump have been investigated based on the criteria described above:

Option 1 -

To achieve the required storage volume for the 100 year recurrence storm event it is suggested that a bund wall (or berm) be constructed to a height of RL 9.50AHD along the western and southern boundaries of the Water Corporation Pump Station site. The bund would be constructed having an inner impermeable core overlaid with a topsoil layer. The bund is to extend into the road verges to intersect at a similar level. The creation of the bund will allow the top water level within the sump during the 100 year 24 hour recurrence storm event to rise to the RL 9.20AHD contour to the west and south of the existing sump formation. For the 10 year 10 hour storm event, the top water level would reach a contour level of RL 8.25AHD.

A new chainmesh fence would be required to be constructed along the RL 9.50AHD contour level within the Lot 211 boundaries. This will encompass the expected flood limits and provide the necessary safety requirements, due to the expected depth of water within the sump site.

The construction cost of this option would be approximately \$80,000.

Option 2 -

Excavate an area of 40m x 44m with a new sump base level of RL 5.00AHD to the west of the existing Quinns Road sump. This will allow the 100 year 24 hour recurrence storm event top water level to rise to RL 8.25AHD.

A new chainmesh fence would be required to be constructed along the RL 8.50AHD contour level around the expected flood limits, due to the depth of water within the sump site.

The construction cost of this option would be approximately \$120,000.

Option 3 -

Excavate the existing sump base to RL 3.00AHD to provide an additional 3,400m<sup>3</sup> of storage to the capacity of the existing Quinns Road sump. It is expected the top water level during the 100 year 24 hour recurrence storm event would rise to RL 8.50AHD.

Due to the excavated base level of RL 3.00AHD, groundwater contamination issues may arise and will need to be further addressed.

A new chainmesh fence would be required to be constructed along the RL 8.75AHD contour level around the expected flood limits, due to the depth of water.

The construction cost of this option would be approximately \$100,000.

It is noted that all three options will be impacted by Bush Forever constraints, with Option 3 being the option with least impact. It is considered that agreement for any of these sump upgrade works would be difficult to obtain as each option impacts adversely on the Bush Forever land. Each option would also require varying areas to be fenced for safety reasons due to the depth of water to be contained for the 1:100 year storm event.

## **Comment**

### Burt Street Pump Upgrade

Both pumped discharge options (i.e. Options A and B) have been given due consideration with all aspects taken into account. Pumping with discharge to Quinns Road (i.e. Option B) is the preferred alternative.

Option A would require the further enlargement of the Quinns Road sump, whereas Option B would alleviate the need for enlargement of the Quinns Road sump and future additional pipework to drain the Burt Street overflow can be further utilised for drainage of Quinns Road.

### Quinns Road Sump Upgrade

The report prepared by Airey Ryan and Hill provided three possible options for upgrading of the Quinns Road sump with the recommendation that Option 1 be further investigated.

As part of the Quinns Rock stormwater catchment study, sumps within the area were prioritised for upgrading. The Quinns Road sump upgrade will be integrated into this prioritised list with further investigation being undertaken in due course.

## **Statutory Compliance**

Nil

## **Strategic Implications**

Implementation of stormwater drainage works meets the needs of the City's goal relating in "Healthy Communities" and associated strategy of "Provide and manage infrastructure to meet the needs of our community".

## **Policy Implications**

Nil

## **Financial Implications**

Funding of \$200,000 has been incorporated in the Draft 2002/2003 Capital Works Budget (SWD201 refers) for the Burt Street Pump Station Upgrade.

## **Voting Requirements**

Simple Majority

## **Recommendation**

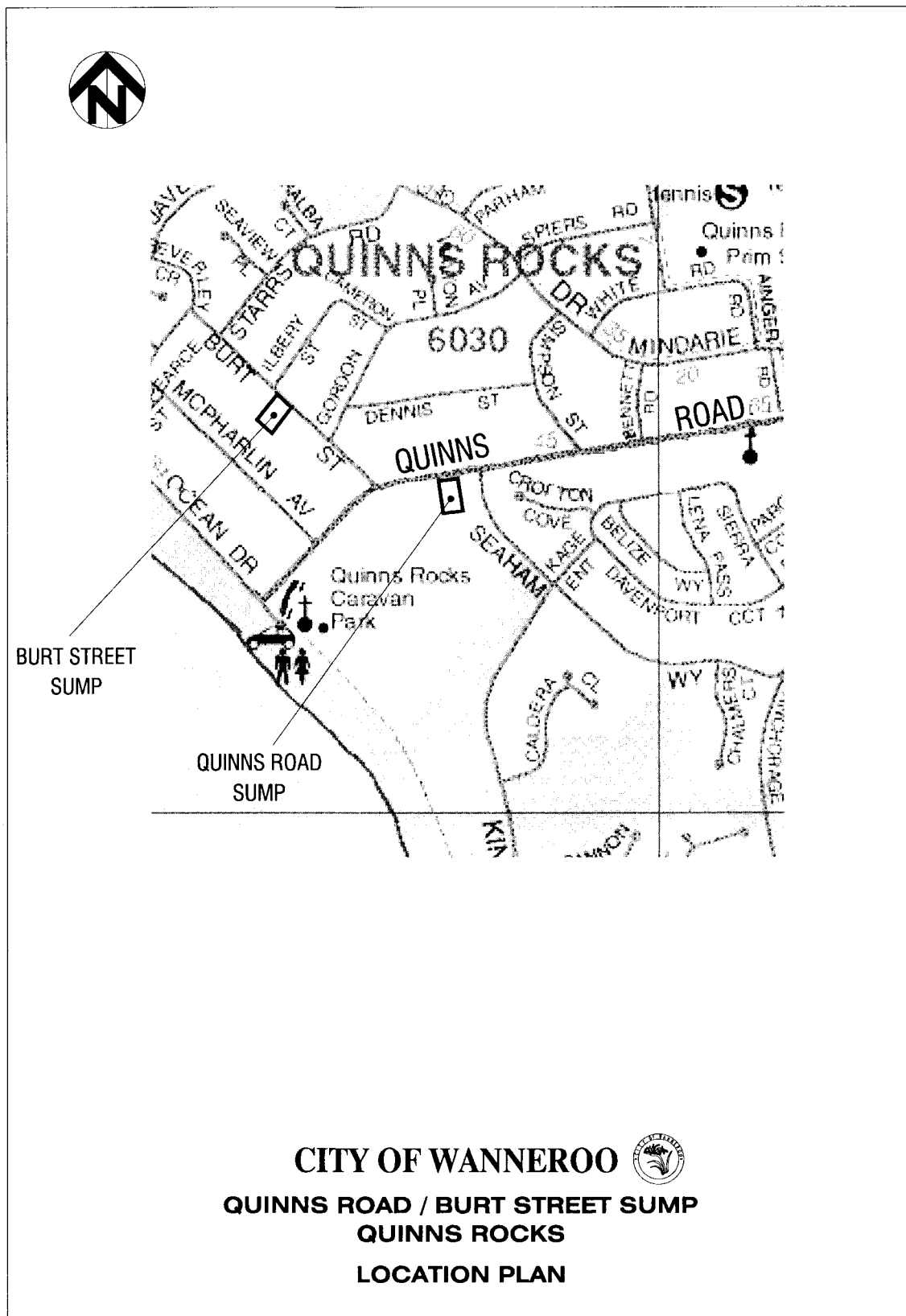
### **That Council:-**

- 1. APPROVES the design drawings and documentation for the Burt Street Pump Station Upgrade, with discharge via a temporary bubble up outlet located near the Quinns Road/McPharlin Avenue intersection.**
- 2. LIST as a high priority, an amount of \$200,000 for consideration in the Draft 2002/2003 Capital Works Budget (Stormwater Discharge) for the Burt Street Pump Station Upgrade.**
- 3. NOTES that the Airey Ryan and Hill report “Investigation of the Quinns Road Drainage Sump Upgrade (May 2002)” will be used as a reference document when further investigation/design into the upgrading of the Quinns Road Drainage Sump is undertaken.**

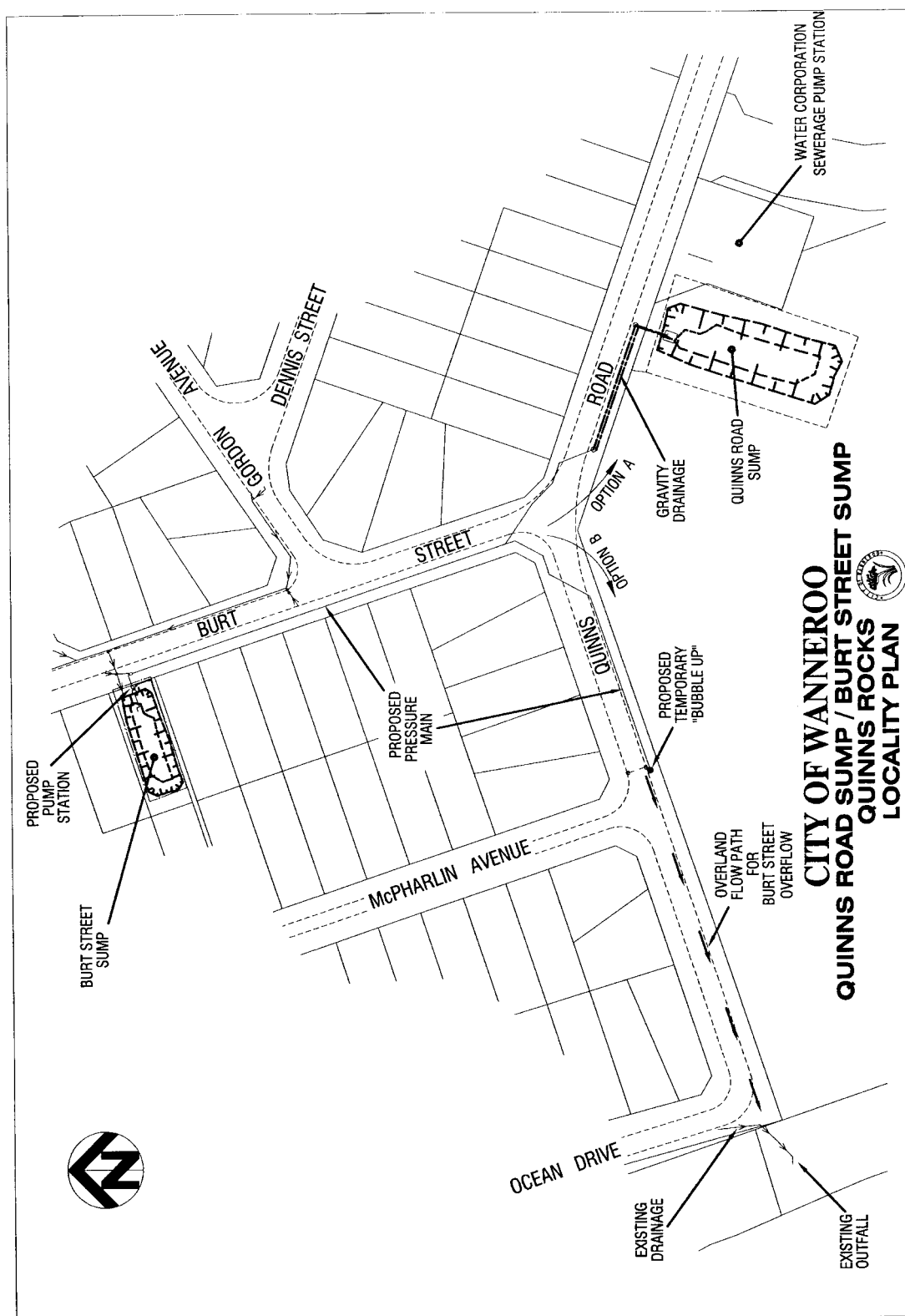
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## ATTACHMENT 1



## ATTACHMENT 2



## **Corporate Services**

### **17. Change In Rateable Status - Lot 415 Decourcey Way, Marangaroo - The Anglican Church Of Australia**

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File Ref:	P19/0033V01
Responsible Officer:	Director, Corporate Services
Disclosure of Interest:	Nil
Attachments:	Nil

#### **Issue**

To advise Council that the property located at Lot 415 Decourcey Way, Marangaroo owned by The Anglican Church of Australia, Diocese of Perth is not rateable.

#### **Background**

The Anglican Church of Australia, Diocese of Perth have written seeking an exemption from rates for the property at Lot 415 Decourcey Way, Marangaroo on the basis that the land is used for ecclesiastical purposes, namely as a rectory.

The Diocese has owned the property since 7 September 2001, and has only recently sought approval from Council for the land to be considered not rateable.

#### **Detail**

The Local Government Act 1995 states that land which is used or held exclusively by a religious body as a place of residence of a minister of religion, is not rateable.

The Anglican Church of Australia, Diocese of Perth has written to confirm that the property is used as a rectory. The use of the property as a rectory meets the above criteria.

Accordingly, the property is not rateable, effective from the date of ownership by The Anglican Church of Australia, Diocese of Perth.

#### ***Consultation***

Nil.

#### **Comment**

As rates have not been raised on the property since The Anglican Church of Australia, Diocese of Perth acquired it and its not rateable status takes effect from the date of acquisition, there is no requirement to reverse any rates on the property.

#### **Statutory Compliance**

Section 6.26(2)(d) of the Local Government Act 1995, provides that -

*“The following land is not rateable land:*

*...land which is used or held exclusively by a religious body as a place of public worship or in relation to that public worship, a place of residence of a minter of religion,...*”

### **Strategic Implications**

Nil.

### **Policy Implications**

Nil.

### **Financial Implications**

Nil.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council NOTES that the land at Lot 415 Decourcey Way, Marangaroo, owned by The Anglican Church of Australia, Diocese of Perth is not rateable effective from 7 September 2001.**

## **18. Change In Rateable Status - Lot 365 Lumsden Road, Wangara, West Coast Christian Outreach Centre**

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File Ref: P33/0024 VO1  
Responsible Officer: Director, Corporate Services  
Disclosure of Interest: Nil  
Attachments: Nil

### **Issue**

To advise Council that the property located at Lot 365 Lumsden Road, Wangara, owned by Modular Metals Pty Ltd and leased to the West Coast Christian Outreach Centre is not rateable.

### **Background**

In March 2002, the West Coast Christian Outreach Centre wrote to the City seeking an exemption from rates for the property at Lot 365 Lumsden Road, Wangara on the basis that the land is used by the congregation for religious and charitable purposes.

The congregation had leased the property since 1 March 2002 from Modular Metals Pty Ltd, and is seeking approval from Council for the land to be considered as not rateable. Previously, the congregation operated at sites in Kingsley and Greenwood and had received a partial rating concession for each site from the former City of Wanneroo and more recently the City Joondalup. The partial concession excluded the area being used as a Skate Park.

The City responded in April 2002 that the request for rate exemption was not granted as at that time the congregation was operating a Skate Park as a commercial business from the premises. Therefore the premises were not being used solely for either religious or charitable purposes and did not qualify for not rateable status under Section 6.26(2) of the Local Government Act.

The City has now been informed that as from 6 May 2002, the Skate Park was closed and has now been converted to a Youth Centre, which is free of charge to those wishing to avail themselves of this facility. The Pastor cited declining numbers attending the Skate Park and rising public liability insurance premiums as the reason for closing the skate facility.

City staff visited the Centre on 28 May 2002 to view the operations being carried out at Lot 365 Lumsden Road, Wangara to ensure that the use was of a charitable and religious purpose.

### **Detail**

The Local Government Act 1995 states that land which is used or held exclusively by a religious body as a place of public worship or in relation to that public worship, or land used exclusively for charitable purposes is not rateable.

The Local Government Act 1995 also states that land does not cease to be used exclusively for a religious or charitable purpose if it is used occasionally for another purpose which is of a charitable or religious nature.

The West Coast Christian Outreach Centre has written to confirm that the Skate Park has ceased to operate from 6 May 2002. They have advised that they are a non-profit charitable organisation and that the premises are used as a place of public worship as well as for charitable purposes. They have also confirmed that a condition of the lease that the West Coast Christian Outreach Centre has with the owners of the property is that they are responsible for all rates and taxes on the property.

As the use of the premises now meets the above criteria, the property is not rateable.

### **Consultation**

Nil.

### **Comment**

As the rates for the 2001/02 financial year have been paid in full by Modular Metals Pty Ltd, there is no requirement to reverse any rates on the property for the current financial year.

The not rateable status for the property would take effect from 1 July 2002.

### **Statutory Compliance**

Section 6.26(2)(d) of the Local Government Act 1995, provides that -

*“The following land is not rateable land:*

*...land used or held exclusively by a religious body as a place of public worship or in relation to that public worship, ....”*

Section 6.26(2)(g) of the Local Government Act 1995, provides that –

*“The following land is not rateable land:*

*...land used exclusively for charitable purposes.”*

Section 6.26(6) of the Local Government Act 1995, provides that –

*“Land does not cease to be used exclusively for a purpose mentioned in subsection (2) merely because it is used occasionally for another purpose which is of a charitable, benevolent, religious or public nature.”*

### **Strategic Implications**

Nil.

### **Policy Implications**

Nil.

### **Financial Implications**

Nil.

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council NOTES that the land at Lot 365 Lumsden Road, Wangara, owned by Modular Metals Pty Ltd and leased to the West Coast Christian Outreach Centre is not rateable effective from 1 July 2002.**

Draft

## 19. Quinns Rocks Caravan Park - Residential Tenancy Agreement

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File Ref: P/0009V01  
Responsible Officer: Manager, Contracts & Property  
Disclosure of Interest: Nil  
Attachments: 1

### Issue

To provide a status report on the review of the management of the Quinns Rocks Caravan Park.

### Background

A detailed report (CS09-04/02) on the ongoing operation of the Quinns Rocks Caravan Park was presented to the Council meeting dated 30 April 2002. As a result, the following resolution was adopted:

*“That the Council:*

1. *AUTHORISES the Chief Executive Officer to advertise for a Management Contract for the Quinns Rocks Caravan Park for a term of five (5) years;*
2. *RESOLVES that a Master Plan be prepared with reference to the guidelines identified in the Structure Plan for Lot 211 Mindarie, to detail the two stage, minor and major improvements required at the Quinns Rocks Caravan Park and anticipated schedule of works;*
3. *ENDORSES the plan to reduce the number of permanent residents at the Quinns Rocks Caravan Park to a maximum of 60% of the total sites and allocates each site in the front row to short stay immediately upon the existing residents(s) vacating their respective sites; and*
4. *ALLOWS the long term permanent residents of the Quinns Rocks Caravan Park to remain in occupation of their current site, subject to:*
  - a) *the caravans and their surrounds being brought up to a good standard of repair and presentation, as determined by the Management of the Caravan Park, within two years, and that this standard is to be maintained at all times whilst the residents(s) occupy the site;*
  - b) *the understanding that this arrangement may be terminated in the event of circumstances beyond the reasonable control of Council, which preclude the area from being occupied;*
  - c) *the understanding that this privilege is not transferable, expiring at the point at which the existing residents vacate the site;*
  - d) *the arrangement being reviewed by Council in 9 years 11 months;*
  - e) *all residents will enter into a tenancy agreement with City of Wanneroo describing all conditions and terms above.”*



## **Detail**

As a consequence of the 30 April 2002 Council resolution, a number of actions have been initiated:

### **Management Contract**

Tender specifications for a five-year Management Contract of the Quinns Rocks Caravan Park have been prepared and are currently being finalised. These will include a draft agreement outlining the proposed scope of work and responsibilities of the Manager. It is anticipated that this tender will be advertised in July, for presentation at the August Council meeting.

As the current lease expires on 30 June 2002, the Lessees have been advised that in accordance with the lease provisions, a week-by-week extension will be granted on the existing terms.

### **Long Term Permanent Residents**

In order to ascertain eligibility for the Residential Tenancy Agreement, a questionnaire was forwarded to the Caravan Park Lessee on 10 May 2002, for distribution to all residents. The questionnaire outlined the Council decision and requested the provision of information to support their application as an eligible long-term resident.

As a result of this process, thirty four (34) applications were received. After assessing the applications, it is considered that twenty three (23) meet the eligibility criteria as a long-term permanent resident due to their term in the caravan park.

Resident of caravan park prior to 1990	4
Resident of caravan between 1990 and 1995	7
Resident of caravan between 1996 and 1997	4
Resident of caravan between 1998 and 1999	8
	23
Moved into caravan park in 2000	4
Moved into caravan park in 2001	3
	30

The other four applications are not considered to be eligible on the following grounds:

1. The site was occupied in 1990, however the owners do not live on site permanently.
2. The resident purchased the caravan in 1997, however he has only lived permanently on-site for the last few months.
3. The resident purchased the caravan in October 1999, however since June 2001, the resident has lived with a daughter whilst another daughter occupied the caravan. The resident does propose to return to the caravan park.
4. Resident moved into the caravan park in May 2001 with another family member. In April 2002, the resident purchased a caravan on another site and moved in.

There are currently a further twelve (12) permanent caravans on-site, however none of these are eligible due to the following circumstances:

- owned/controlled by Lessee and available for short term rent 5
- caravans occupied on a semi-permanent basis 4
- residents intend to move in near future 3

In accordance with the Council resolution to “allow the long term permanent residents of the Quinns Rocks Caravan Park to remain in occupation of their current site” it is proposed to offer each of the twenty three (23) permanent residents that have been residents of the caravan park prior to 2000, the opportunity to enter into a formal Residential Tenancy Agreement. These non-transferable agreements will be for nine years and eleven months and will provide security over their existing site for the period of the lease.

### **Caravan Park Fees and Charges**

With the city taking control of the caravan park, it is necessary to review the appropriate schedule of fees and list them in the annual budget for 2002/03. **Attachment 1** compares the current fees at Quinns Rocks against other relevant caravan parks.

It would appear that the current charges at the caravan park are competitive, therefore only minor changes are proposed. The following fees and charges are recommended for listing in the 2002/03 annual budget.

	PEAK		OFF PEAK		Other charges
	Night	Week	Night	Week	
Tent site (unpowered)	\$17.00	\$102.00	\$17.00	\$102.00	
Standard site - unpowered	\$19.00	\$114.00	\$17.00	\$102.00	
Standard site - powered	\$21.50	\$129.00	\$19.50	\$117.00	
Permanent Residents - single		\$60.00		\$60.00	
Permanent Residents - double		\$65.00		\$65.00	
Use of washing machines					\$2.00
Extra people - children					\$2.50/night
Extra people - adults					\$5.00/night

Notes:

Standard charge applies for up to two persons per site

Permanent Resident sites are sub metered and charged for electricity consumption

## **Master Plan**

Once it has been confirmed which residents have accepted the lease, then detailed planning can commence on the development of the Master Plan for the overall upgrade of the caravan park. This plan will identify those sites occupied permanently and how the improvements can be undertaken systematically in other areas of the caravan park, including the public amenities.

Those residents who are ineligible for the Residential Tenancy Agreement will be advised that they may have to remove or if possible, relocate their caravan at some stage in the future to facilitate the improvements. These residents will retain the existing level of security offered by the Residential Tenancy Act, requiring the provision of 60 days notice. Every endeavour will be made to keep all residents informed of the plans and provide appropriate notice to minimise disruption and inconvenience.

## **Comment**

The current caravan park fees are understood to have been unchanged for two years and the minor increase proposed is considered to be reasonable given the level of expenditure that will be incurred over the next few years to undertake the necessary improvements.

Whilst concerns have been expressed by some of the residents regarding the non-transferable nature of the proposed lease, it is generally accepted that it will provide them with an enhanced level of security, as they no longer face the risk of being asked to remove or relocate their caravans.

Given the number of sites occupied by residents under a lease agreement, of which seven (7) are on the front row, then it should be possible to develop an effective Master Plan that systematically upgrades sections of the caravan park. The plan will concentrate initially on amending the layout to ensure all design regulations are complied with. This will be effected by initially upgrading empty sites and then progressively looking at those occupied by on-site vans and those owned by semi-permanent residents.

## **Statutory Compliance**

### **Imposition of fees and charges**

Section 6.16 of the Local Government Act empowers the Council to impose and recover a fee or charge for any goods or service it provides. Subsection 3 specifies that the fees and charges are to be imposed when adopting the annual budget.

### **Leasing**

Under Section 30(2)(g) of the Local Government (Functions and General) Regulations 1996, the leasing of residential property is deemed to be an 'exempt disposition' and therefore not bound by the requirements of Section 3.58 of the Local Government Act.

## **Strategic Implications**

Nil

## **Policy Implications**

Nil

## **Financial Implications**

It is anticipated that the levying of the fees as proposed will result in an annual income of approximately \$165,000. The surplus funds from the operation will be placed in a Reserve fund to facilitate the staged upgrade of the property and its facilities.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:**

- 1. DETERMINE that eligible long term permanent residents of the Quinns Rocks Caravan Park are those that have enjoyed permanent residence status for a period extending backwards prior to 2000; and**
- 2. AUTHORISE the Chief Executive Officer to offer a Residential Tenancy Agreement to each of the twenty three (23) eligible long term permanent residents of the Quinns Rocks Caravan Park that have been residents since 1999.**

## ATTACHMENT 1

	Quinns Rocks		Burns Beach		Fremantle Village		Woodman Point		Wanneroo	
	Daily	Weekly	Daily	Weekly	Daily	Weekly	Daily	Weekly	Daily	Weekly
Peak Periods										
Tent site (unpowered)	\$17.00	\$102.00	\$18.00	\$108.00	\$19.00	\$120.00	\$24.00	\$168.00	N/A	N/A
Un-powered site	\$17.00	\$102.00	\$18.00		\$21.50	\$136.50			N/A	N/A
Powered site	\$19.50	\$117.00	\$23.00	\$120.00	\$23.50	\$148.00	\$25.00	\$175.00	\$17.60	\$85.00
On-site vans	\$55.00	\$140.00	\$90-\$105	\$630-\$770	\$31-\$102	\$191-\$658	\$74-\$130	\$518-\$910	\$25-\$35	\$85-\$130
Non-Peak Periods					N/A	N/A				
Tent site (unpowered)	\$17.00	\$102.00	\$16.00	\$96.00	Same price all year - One price raise at end of year		\$17.00	\$117.00	N/A	N/A
Un-powered site	\$17.00	\$102.00							N/A	N/A
Powered site	\$19.50	\$117.00	\$21.00	\$108.00			\$19.00	\$136.00	\$17.60	\$85.00
On-site vans	\$35.00	\$110.00	\$85-\$105	\$595-\$735			\$62-\$125	\$434-\$875		
Permanent Residents										
Single		\$58.00								
Double		\$63.00		\$87.00		\$120-\$290		\$86.85		\$74.00
Visitors					Extra \$36 p/week for more than 2 people		Extra \$9 p/n for more than 2 people		All sites are submetered	

## **Community Development**

### **20. Alexander Heights Community Facility**

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File Ref: 02518W  
Responsible Officer: Director, Community Development  
Disclosure of Interest: Nil  
Attachments: 1

#### **Issue**

Approval for concept plans for the refurbishment of the Alexander Heights Community Hall and approval to go to tender.

#### **Background**

The Alexander Heights Senior Citizens Club (Inc.) (AHSCC) approached Council with regard to a purpose built facility being constructed to suit the needs of the AHSCC. In the first instance, the AHSCC requested that additions be made to the existing community hall at Alexander Heights. The City agreed to investigate the AHSCC proposal for extensions to the existing community hall.

In an effort to ensure community consultation was undertaken to underpin the process Community Services prepared a report to Council. At its meeting of 25 September 2001 Council resolved to establish the Alexander Heights Community Facility Advisory Committee (AHCFAC, reference report CD05-09/01), with the aim of “provid(ing) input in an advisory capacity on the development of additional community facilities in the suburb of Alexander Heights”. The committee is comprised of the Mayor, the two ward Councillors for the area, two representatives from the AHSCC and representatives from the City’s administration. The other main user group of the current facilities, the Alexander Heights Playgroup, has also been consulted with regard to the refurbishment of the facility.

#### **Detail**

The Committee has met a number of times to discuss options for the redevelopment of the existing Community Hall. After taking into account input from key stakeholders, a concept plan has been developed that meets each group’s requirements (**Attachment 1**).

#### ***Consultation***

The Alexander Heights Community Facility Advisory Committee was formed to look at the issue. This Committee met on a number of occasions to consider the needs and input of key stakeholders, in order to provide a recommendation to Council on the redevelopment of community facilities in Alexander Heights.

The AHSCC has strong representation on this committee, and has been able to have input at every stage of the process, including a submission on what the AHSCC requires in any new or refurbished facility. Additionally, the Alexander Heights Playgroup have had significant input.

## Comment

The main issues examined by the Committee include the location of the proposed new facility, the design of the proposed new facility and the requirements of potential user groups of the proposed new facility. The issue of whether a new facility should be constructed or additional facilities refurbished was also a major focus of the Committee.

Whilst a new facility may fully meet the needs of one particular group, it is unclear what benefits such a development would have for other sectors of the local community, or if indeed a complete new facility is required. Certainly the current facility is not fully utilised and this leads to concern that, should a new facility be constructed, utilisation rates of the existing facility would fall dramatically, with the effect that a major asset of the City would sit idle for much of the time.

The location of any new facility has proven to be problematic. Whilst the land in question is Crown land vested in the City for community purposes, the site has long been proposed as the location for a future library. This issue was flagged as early as 6 September 2001, in a meeting with representatives from AHSCC.

It would not appear appropriate for the City to proceed with the construction of a new facility on land previously gazetted for a future library before ascertaining the requirement for a library on that site, and the requirement for a new facility to be constructed in the first instance.

The refurbishment of existing facilities avoids these concerns. Further, the refurbishment option is significantly less costly than constructing a new facility, by reducing duplication of infrastructure, and allows for the inclusions of “extras” that would not be possible in a new facility. For example, the inclusion of a wheelchair lift to the stage. It would be difficult to achieve this on budget if a new facility was constructed.

The refurbishment option also allows for a broader range of requirements to be met. The refurbishment option includes redeveloped playground facilities, changing and child toilet facilities as well as catering for the needs of Seniors. This is more in keeping with the philosophy of a community facility, rather than a purpose built facility for a particular group.

The option of refurbishment will encourage interaction between user groups. For example, the Seniors group and the Playgroup have already agreed to share any refurbished facility for some periods. This intergenerational linkage is seen as highly desirable and is encouraged by the City.

Refurbishment also means that any future library site is preserved, avoids possible parking problems caused by the need to increase the number of bays to service a new building and allows for the completion of landscaping and signage works around existing facilities. It also supports the development of better integration between existing facilities, the local shopping centre and the refurbished facility.

As a result of all these considerations the AHCFAC has recommended the concept plan SK4 (please see **Attachment 1**).

## **Statutory Compliance**

Nil

## **Strategic Implications**

There are a number of strategic implications with regard to the development of this facility, relevant to Goal Two: Healthy Communities. The issues can be broadly categorised as follows:

*Goal 2.1 Achieve an understanding of our community's needs in the present and future.*

The City has not resolved the question of whether a library is required on the site designated for the purpose. To build a new facility on this site without considering future library needs could leave the City in a difficult position should it be determined in the future that the site was indeed the most appropriate site for a library.

*Goal 2.2 Provide a cohesive system of integrated land use planning.*

As above.

*Goal 2.6 Provide and manage infrastructure to meet the needs of our community.*

*Goal 2.5 Foster a community that finds strength in its diversity and Goal 2.7 Provide community focussed services and lifestyle opportunities.*

## **Policy Implications**

Nil

## **Financial Implications**

A total of \$800,000.00 has been budgeted for this project. Cost estimates for the construction of a new building are \$991,152.00. Cost estimates for the extension and refurbishment of existing facilities are \$746,714.00.

At a total cost of \$746,714 the extension and refurbishment of existing facilities could be accommodated within the existing project budget. The design upon which these costings have been based would also allow better connections between the existing buildings already on the site, not jeopardise future library developments and allow a more meaningful public view of the facility as a whole. Additionally, the plan to extend and refurbish still meets the needs as outlined by the AHSCC and the Playgroup, but for significantly less expenditure and the annual operating costs are minimised.

If the City chose to construct a new facility, the City would need to seek external funding in order to complete the project. This process would impact significantly on the timeframes for completion of the project, and would also limit the City's ability to meet all the needs outlined by AHSCC. For example, it is desired that a stage be included, with a lift to allow for easy access.



The City would find it very difficult from a financial point of view to meet this request should a new facility be constructed, but is able to meet this requirement, within the current budget, under the plan to extend and refurbish the existing facility.

## **Voting Requirements**

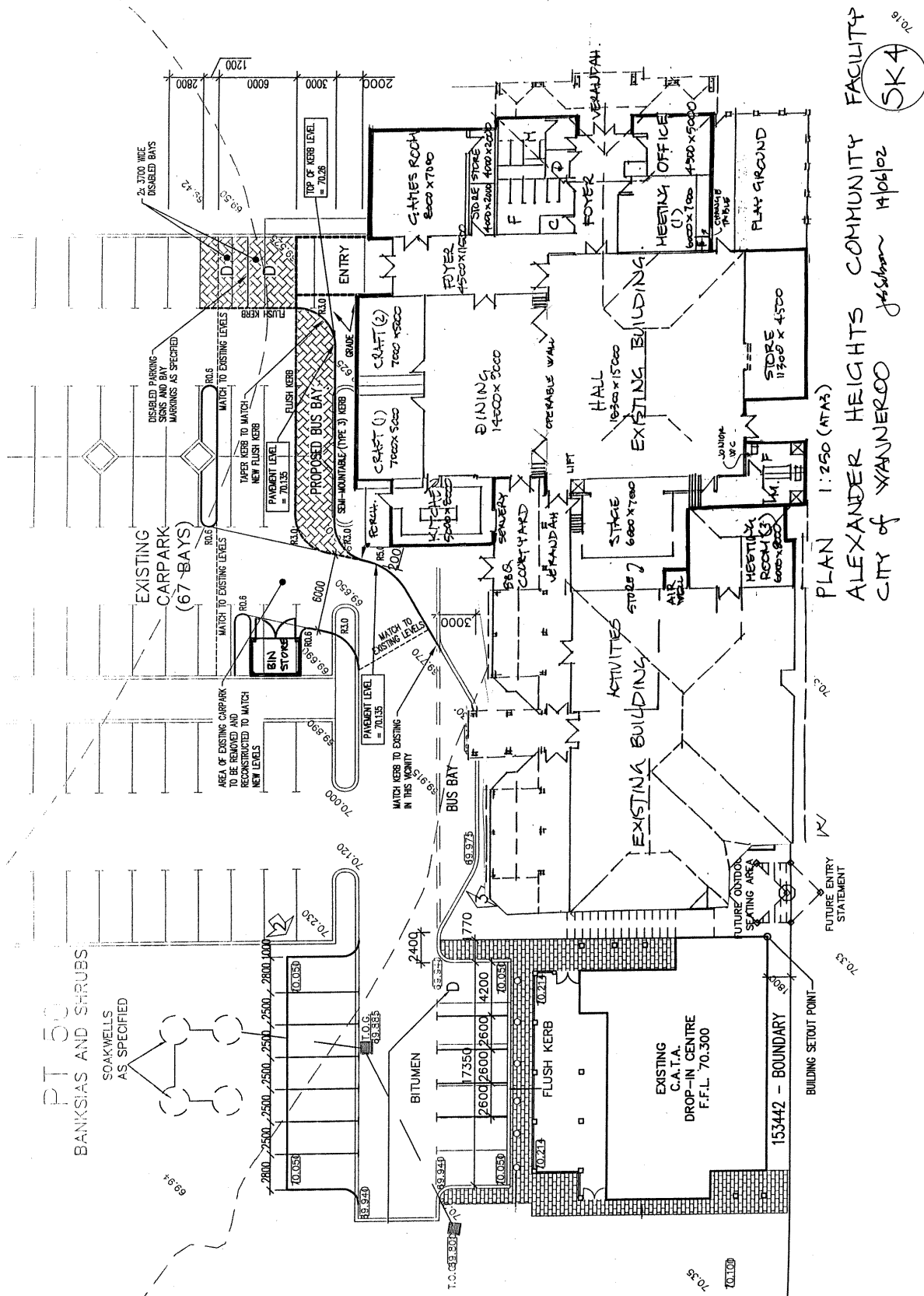
Simple Majority

## **Recommendation**

**That Council:-**

1. **AGREES in principle to the proposed refurbishment of the Alexander Heights Community Hall on reserve 43532 (Property Number 182859)) 18 Linto Way Alexander Heights, as outlined in concept plan SK4 (attached), which includes the following:**
  - **Provision of a games room**
  - **Provision of an equipped playground**
  - **Provision of child's toilet and change table**
  - **Provision of kitchenette in meeting room**
  - **Provision of stage and lift to stage**
  - **Provision of additional storage space**
  - **Provision of a dining area**
  - **Provision of 2 additional craft rooms**
  - **Provision of office space**
  - **Increase number of toilets**
  - **Provision of a BBQ courtyard**
2. **AUTHORISES the preparation of tender documentation and the calling of tenders for the construction of additions to the facility on reserve 43532 (Property Number 182859) 18 Linto Way, Alexander Heights.**

## ATTACHMENT 1



## **21. The Future Provision of Hacc Funded Voluntary Transport Services**

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File Ref: 01075  
Responsible Officer: Director, Community Development  
Disclosure of Interest: Nil  
Attachments: 3

### **Issue**

The future provision of Home and Community Care (HACC) funded voluntary transport services within the City of Wanneroo.

### **Background**

The City currently receives funding from the Department of Health for two discrete projects under the banner of the HACC program. These are Wanneroo HACC Services and Wanneroo Voluntary Services. Wanneroo HACC Services includes the City's home support program, the adult day centre program and delivered meals. Wanneroo Voluntary Services is inclusive only of a voluntary transport service, with the main aim being to provide transport to and from medical appointments. This service has been in operation since the mid 1980s.

In 1996 non-recurrent HACC funds were provided by the Health Department to review HACC transport services in the North Metropolitan region. After extensive consultation with providers of HACC transport services and consumer groups in the North Metro region, a report titled "Review of HACC Transport Arrangements in the North Metropolitan Region (Bandt Gatter and Associates)" was submitted to the Aged and Continuing Care branch of the Health Department of WA (HDWA). The core recommendation arising from this report was to trial a Transport Brokerage Service in the North Metro region (HACC Program – North Metropolitan Brokerage Service Pilot Bulletin [undated]).

### **Detail**

The HACC Transport Project, as it is now known, has completed its formal evaluation phase and the City has been approached by the Department of Health to transfer the delivery of all voluntary transport services funded by HACC to the HACC Transport Project.

The service as provided by the City currently operates with two Mitsubishi Magna station wagons, originally purchased with HACC funding. These vehicles are driven by volunteer drivers and are used for the purpose of transporting HACC eligible clients to and from medical appointments.

The City employs an Administration Officer to undertake booking and scheduling duties for the program, as well as liaison with transport volunteers. This position is currently part time, at 30 hours per week.

The City is currently under contract to provide 216 one-way trips per month. The impact of the additional HACC Transport Program service has seen the number of clients utilising the service provided by the City decrease markedly, to the point where the City is finding it extremely difficult to meet contract requirements.

Indeed a number of people who previously utilised the City's service now utilise the HACC Transport Program. This issue is further explored in the comments section of this document.

Additionally, the City is finding it difficult to recruit and maintain drivers, due to a range of factors. These can be best summarised as follows:

1. Inadequate resources to properly manage volunteers in terms of ongoing support;
2. Confusion over whether there is a requirement for volunteers to hold an 'F' class licence; and
3. An increase in volunteering opportunities on a broad statewide basis.

Other service providers in the region, such as Community Vision Inc, have already agreed to allow the HACC Transport Program to provide all transport services previously provided by Community Vision Inc.

The HACC Transport Program operates utilising taxi drivers under a strict performance based contract. This contract ensures quality service provision, and is clear in its expectations of taxi drivers who take part in the program.

### ***Consultation***

The City embarked on a significant consultation process with regard to this proposal. Prior to the advertising of the consultation period for public comment, the City wrote to all clients who had utilised the voluntary service in the last 12 months, and all volunteers involved in the provision of the service. This was to allow key stakeholders the most amount of time possible to consider the issue. The City provided information on the proposal (**Attachment 1**) as well as a feedback form and information on other avenues to have input. City staff conducted home visits where requested by clients to assist in explaining the information and completing the feedback forms.

The City also organised to meet with volunteers involved in the provision of the service. This meeting took place on 20 May 2002, and the comments made by volunteers at this meeting are attached to this report (**Attachment 2**). Further examination of the feedback received from volunteers is contained in the comments section of this report.

The City issued a press release on May 9 and a Community Consultation Program was advertised in the Wanneroo Times of May 14 2002. This consultation program ran for 28 days and closed on June 10 2002. The City also organised a public meeting to discuss the issue, held on 27 May 2002 (for minutes - see **Attachment 3**).

Information sheets and feedback forms were also located in the reception area of the New Civic Centre to encourage the general public to have their say. Additionally, the City wrote to all Senior Citizens Clubs as potential future users of the service, and to local community based groups likely to be effected by any changes to services, encouraging their feedback.

The City received a total of 79 responses to the proposal to transfer responsibility for the delivery of HACC funded voluntary transport services to the HACC Transport Program, a response rate of approximately 38%. These are outlined in the table below:

**Table (1): Results of Consultation – All Responses**

<b>SUPPORT THE PROPOSAL</b>	<b>DO NOT SUPPORT THE PROPSAL</b>	<b>UNSURE</b>
48.71%	21.80%	29.49%

Total responses received: 79

### **Comment**

The issue of the provision of voluntary transport is extremely sensitive and emotive and must be handled as such by the City. There certainly appears to be significant advantages for the City, and clients of the voluntary transport service, should the service be provided entirely by HACC. These are summarised below:

**Table (2): Advantages and Disadvantages of Proposed Changes to Voluntary Transport Services**

<b>ADVANTAGES</b>	<b>DISADVANTAGES</b>
Flexibility and range of service	Significant cost increase for short trips
Cost reduced on long trips	Question of what alternative work will be available for existing volunteers
Broader range of trip types offered	
Resolves “F” class licence issues	
Represents a co-ordinated metropolitan wide approach	
HACC Transport Project (HTP) can respond in shorter timeframe than the City of Wanneroo service	
A hoist vehicle is available with the HTP	
Many City of Wanneroo clients already choose the HTP	
City of Wanneroo service has difficulty meeting current targets	

It would appear that the HACC Transport Program represents a more appropriate use of the resources available to provide HACC transport services. It is a fact that many HACC funded vehicles sit idle during much of the day in some areas, whereas other areas are unable to meet demand. Additionally, the HACC Transport Program takes a metropolitan wide approach. This helps to iron out inconsistencies that have arisen in funding between different regions that resulted in some regions being over serviced whilst others were comparatively poorly served.

### **Clients**

Clients are clearly key stakeholders in any proposals revolving around voluntary transport, and their views have been carefully considered in the preparation of this report.

As previously noted, all clients who had utilised the service in the last twelve months were written to, inviting them to have feedback and to post this feedback in pre-paid envelopes. Officers from Community Services also made follow up home visits where requested by clients, to assist in explaining the information and to assist in completing a feedback form if so desired by the client.

It is pertinent to note that over 50% of clients indicated they had already utilised the HACC Transport Program. Of these, 89.20% indicated they were either very satisfied or satisfied with the service they received.

Of those who had used the City's Voluntary Transport service, 100% were either very satisfied or satisfied.

It is clear from the consultation results that most clients supported the proposal. Indeed, when examining only those responses gained from clients the results show a slightly higher level of support than the results of the broader consultation. This is shown in the table below:

**Table (3): Results of Consultation – Client Responses Only**

<b>SUPPORT THE PROPOSAL</b>	<b>DO NOT SUPPORT THE PROPOSAL</b>	<b>UNSURE</b>
50.72%	20.29%	28.99%

*Total responses received from clients only: 70*

#### *Comments on Client Feedback*

Of those clients who did not support or were unsure about the proposal, approximately 20.59% (or 7 responders) cited increased fees as a reason.

The two main reasons given for not supporting the proposal were familiarity with the existing service and the loss of personal service provided by volunteers.

With regard to volunteers, it is recognised that the HACC Transport Program will not utilise volunteers as drivers. However, volunteers still have a very important role to play, a role that recognises that the true value for many clients is the companionship and support that the volunteers provide, more so than the provision of transport. The HACC Transport Program allows for these extremely valuable skills to be available to clients of its service, by building a pool of volunteers attached to the Program. Clients would then be able to request a volunteer to accompany them to their appointment.

It is true to say that taxi drivers will not be able to provide the same level of support as volunteers. However, volunteers will be available to undertake all the important supports that have been identified by clients. Additionally, the City is able to work with the HACC Transport Program and volunteers, to assist volunteers to join the HACC Transport Program if they so desire and to assist in the maintenance of links with existing clients of the Wanneroo service who transfer to the program.

Of those clients who supported the proposal, the most common reason given was flexibility of service. Clients valued the ability to access services after hours and on weekends, and the fact they are able to use the service for activities other than medical appointments.

For example, some respondents indicated how valuable it was to them to be able to access a service that allowed them to visit their spouse in a nursing home.

### ***Volunteers***

Another key stakeholder group in this service is the volunteers who act as drivers for clients receiving the service. When examining only those responses received from volunteers, it can be seen that the results are much less clear than in either client only responses, or the broader results. This is indicated in the table below:

***Table (4): Results of Consultation – Volunteer Responses Only***

<b>SUPPORT THE PROPOSAL</b>	<b>DO NOT SUPPORT THE PROPOSAL</b>	<b>UNSURE</b>
33.33%	33.33%	33.33%

*Total responses received from volunteers only: 9*

An important issue to consider is the future of volunteers who have been involved in the transport program, some for many years. Whilst these volunteers have provided an invaluable service as volunteer drivers, there are many other volunteering opportunities within the City that are available. Some examples include volunteer drivers required for the City's Community Transport Program (a Council funded service completely separate to HACC funded voluntary transport), assistants within the City's Adult Day Centre program, visitors within the City's home visiting program and volunteers to assist people with shopping.

Additionally, there are volunteering opportunities within the HACC Transport Program. The HACC Transport Program is aware that many clients have built significant relationships over time with their volunteers, and enjoy the company and support that these volunteers provide. It is also recognised that it is not always possible for taxi drivers to provide this level of support. As a consequence the HACC Transport Program has a pool of volunteers available, who can be matched with clients. Should the client request a volunteer, the volunteer would simply meet the taxi at the client's house, with the client, and then accompany the client on their appointment. There will be no charge to the volunteer or the client, for the volunteer, in this scenario.

It is proposed that Community Services staff will work closely with existing volunteers, to ensure that they are assisted to access any alternative volunteering duties that may be available. This would include working with current volunteers to see if they would like to volunteer in any of the City's programs, but also assisting to access other volunteering opportunities, for example, through Volunteering WA.

### ***Changeover Process***

Should Council endorse the recommendations contained within this report it will be crucial to manage the changeover process, both for clients and volunteers. This report has already outlined a support process for volunteers currently working within the program.

It is envisaged that the City will also need to support clients of the existing service through the change process. Whilst many clients have already utilised the HACC Transport Program, the City is able to identify and assist those who have not. This assistance would take the following forms:

1. Provision of contact and booking information for the HACC Transport Pilot;
2. Provision of written and verbal information on the HACC Transport Pilot;
3. Assistance to access financial counselling services should the HACC Transport Pilot require a client to provide financial information in order to receive a reduction or waiver of fees;
4. An examination of individual clients' service provision to see if extra supports are required due to the transfer of the program; and
5. Advocacy and support.

### **Statutory Compliance**

Nil.

### **Strategic Implications**

The provision of transport services does fall within the City's strategic plan, under Healthy Communities Goal 2.3, which states:

*"Support and encourage the delivery of a safe and effective transport network".*

It can be seen that the provision of voluntary transport through HACC would still meet this goal, even if the City does not directly provide the service.

Due to the fact that the HACC transport program is able to be more flexible than that offered by the City, it is apparent that the provision of the service through HACC would enhance the ability of the City to meet the following goals in its strategic plan:

- *Goal 2.3: Support and encourage the delivery of a safe and effective transport network;*
- *Goal 2.6: Provide community focussed services and lifestyle opportunities.*

### **Policy Implications**

Nil.

### **Financial Implications**

*City*

For the 2001/2002 financial year, the City was provided with \$56,000 in funding for Wanneroo Voluntary Services, to provide a total of 2,600 one-way trips. The City heavily subsidises this program at present, with a predicted operational deficit this year of \$69,136.00, of which \$43,970.00 is charged in corporate overheads. This compares with an operating deficit of \$71,760.41 for the 2000/2001 financial year.



Additionally, the City will not lose this funding. Should the City determine to transfer responsibility for the delivery of the program to the HACC Transport Program, the Department of Health has offered to reallocate the \$56,000 of funding currently in Wanneroo Voluntary Services into Wanneroo HACC Services. The City would negotiate with the Department of Health for the areas of service provision that would increase in outputs due to the additional \$56,000.

The staff that are currently employed with the Voluntary Transport Program are still required for the operation of the City's Community Transport Program, and within the HACC program in general. This is consistent with the requirements for the expenditure of the funding. Therefore, the continued employment of this Officer within the HACC program and utilising HACC funds is possible.

It is highly likely that the transfer for the responsibility of the delivery of HACC funded voluntary transport services will have a positive impact on the budgets within Aged and Disability Services. Although the City would be required to look at additional resources in order to achieve any negotiated increase in outputs in Wanneroo HACC Services, it is highly likely that such negotiations would not require the City to subsidise the program to the level the Voluntary Transport Program is currently subsidised. There are currently areas of the HACC program that would benefit from additional funds, and it is expected that at worst the transfer of the program would be cost neutral for the City.

There is also the question of the two Mitsubishi Magnas that are currently utilised to operate the service. The Department of Health have indicated in correspondence that these vehicles may be retained by the City, for use within the HACC program.

#### *Clients*

If the City transfers responsibility to the HACC Transport Program there will be a significant financial impact on some clients living in the City, as a result of the difference in fees charged. The City charges a flat fee of \$2.00 for eligible clients to access the transport service, and an extra \$1.50 per 10 kilometres travelled. The HACC Transport Program charges \$4.00 per one-way trip for trips under 40km and \$6.00 per one-way trip for journeys over 40km. Therefore, it is highly likely that many clients, who have previously been paying \$2.00 per trip, will now be paying \$8.00 per trip if it is a return journey. It is equally likely that some clients, who would have paid up to \$25.00 per return trip under the City's fee system, would now be charged a maximum of \$12.00 for the same return journey.

It is important to note at this point that a fundamental principle of the HACC program is that no eligible individual can be denied a HACC service on the basis of not having the capacity to pay for that service (as opposed to a refusal to pay). The HACC Transport Program has indicated that it will follow a process very similar to that operated by the City currently. That is, where a client claims an inability to pay, they are asked to support this claim through a visit to a financial counsellor. The City is able to assist clients to access such service free of charge.

## **Voting Requirements**

Simple Majority

## **Recommendation**

### **That Council:-**

- 1. APPROVES the transfer for the responsibility for the provision of HACC funded voluntary transport services to the HACC Transport Program, to take effect from 1 September 2002;**
- 2. APPROVES the expenditure of \$500.00 from allocation 51.80.88.914.5131.0001 in order to hold a function to thank existing and past volunteer drivers;**
- 3. WRITES to all existing and past volunteer drivers in recognition of their outstanding contribution to the City of Wanneroo community;**
- 4. NOTES that Community Services staff will liaise with volunteers to ensure they are assisted to access other volunteering opportunities if they so desire;**
- 5. NOTES that Community Services staff will work closely with clients to support them through the change process;**
- 6. NOTES that Community Services staff will negotiate with the Department of Health for the reallocation of funding to Wanneroo HACC Services funding currently allocated to Wanneroo Voluntary Services; and**
- 7. NOTES that a report will be presented to Council outlining the results of the above negotiations and seeking approval for delegation of authority for the Mayor and CEO to sign and affix the common seal of the City of Wanneroo to the amended contract and to undertake appropriate budget amendments.**

**ATTACHMENT 1****INFORMATION SHEET – PROPOSED CHANGES TO HOME AND COMMUNITY CARE (HACC) FUNDED VOLUNTARY TRANSPORT SERVICE*****OVERVIEW***

The City has been approached by the Department of Health with regard to the future provision of voluntary transport services. Specifically, they have requested that such services be delivered by the Home and Community Care (HACC) Transport Project and no longer be delivered by the City.

The City currently receives funding from the Department of Health for two separate projects under the banner of the HACC program. These are Wanneroo HACC Services and Wanneroo Voluntary Services. Wanneroo HACC Services includes the City's home support program, the adult day centre program and delivered meals. Wanneroo Voluntary Services is inclusive only of a voluntary transport service, with the main aim being to provide transport to and from medical appointments. This service has been in operation since the mid 1980s. This proposal DOES NOT EFFECT WANNEROO HACC SERVICES.

***CURRENT SITUATION***

The City has been approached by the Department of Health to transfer the delivery of all voluntary transport services funded by HACC to the HACC Transport Project.

The service as provided by the City currently operates with two Mitsubishi Magna station wagons, originally purchased with HACC funding. These vehicles are driven by volunteer drivers and are used primarily for the purpose of transporting HACC eligible clients to and from medical appointments.

The HACC Transport Program currently utilises taxis under a strictly monitored performance based contract. Literature about the service is included for information.

Other service providers in the region, such as Community Vision Inc, have already agreed to allow the HACC Transport Program to provide all transport services previously provided by Community Vision Inc.

***FINANCIAL IMPACTS***

If the City transfers responsibility to the HACC Transport Program there will be a significant financial impact on some clients living in the City, as a result of the difference in fees charged. The City charges a flat fee of \$2.00 for eligible clients to access the transport service, and an extra \$1.50 per 10 kilometres travelled. The HACC Transport Program charges \$4.00 per one-way trip for trips under 40km and \$6.00 per one-way trip for journeys over 40km. Therefore, it is highly likely that many clients, who have previously been paying \$2.00 per trip, will now be paying \$8.00 per trip if it is a return journey. It is equally likely that some clients, who would have paid up to \$25.00 per return trip under the City's fee system, would now be charged a maximum of \$12.00 for the same return journey.

It is important to note at this point that a fundamental principle of the HACC program is that no eligible individual can be denied a HACC service on the basis of not having the capacity to pay for that service (as opposed to a refusal to pay). The HACC Transport Program has indicated that it will follow a process very similar to that operated by the City currently. That is, where a client claims an inability to pay, they are asked to support this claim through a visit to a financial counsellor.

Please find below 3 case studies that illustrate how services are currently provided, and how they would be provided under the proposal.

#### CASE STUDY (1)

Mrs Zed lives in Wanneroo, is confined to a wheelchair, and has a medical appointment at her local doctor's surgery. The one-way journey is 3 kilometres i.e. a 6 kilometre return journey.

##### *The City of Wanneroo Voluntary Transport Service*

- Unless Mrs Zed could transfer from her wheelchair into the front seat of a vehicle, the City could not provide this service. Should Mrs Zed be able to be transferred, the following applies;
- The City would require 2 full working days notice in order to provide transport;
- The City could NOT provide transport after business hours, on the weekend or on public holidays;
- Mrs Zed would telephone the City to make her booking. This booking would be confirmed over the telephone;
- Mrs Zed would be collected by a volunteer driver in a City of Wanneroo vehicle and transported to the doctor's surgery;
- The volunteer would either wait for Mrs Zed or would go on another job before returning to pick up Mrs Zed and take her home, meaning a possible delay between the end of the appointment and the trip home;
- Mrs Zed could take a carer with her at no charge;
- The volunteer may or may not be able to stay with Mrs Zed, depending on other jobs booked
- Total cost of this trip would be \$2.00.

##### *The HACC Transport Program (HTP)*

- The HTP is able to transport people confined to a wheelchair or scooter;
- The HTP would require 1 full working day notice in order to provide transport;
- The HTP could provide transport after business hours, on the weekend or on public holidays;
- Mrs Zed would telephone the HTP to make her booking. This booking would be confirmed over the telephone;
- Mrs Zed would be collected by a taxi driver in a taxi vehicle and transported to the doctor's surgery;
- Once her appointment was finished Mrs Zed would contact the HTP to arrange a pick up and return home;
- Mrs Zed could take a carer with her at no charge;

- A volunteer could be arranged to accompany Mrs Zed if required
- Total cost of this trip would be \$8.00.

Please note that for both services, the principle of not being denied a service on the basis of not being able to pay for it applies.

## CASE STUDY (2)

Mr Exx lives in Two Rocks and has a medical appointment at Sir Charles Gardiner Hospital.

### *The City of Wanneroo Voluntary Transport Service*

- The City would require 2 full working days notice in order to provide transport;
- The City could NOT provide transport after business hours, on the weekend or on public holidays;
- Mr Exx would telephone the City to make his booking. This booking would be confirmed over the telephone;
- Mr Exx would be collected by a volunteer driver in a City of Wanneroo vehicle and transported to SCGH;
- The volunteer would either wait for Mr Exx or would go on another job before returning to pick up Mr Exx and take him home, meaning a possible delay between the end of the appointment and the trip home;
- Mr Exx could take a carer with him at no charge;
- The volunteer may or may not be able to stay with Mr Exx, depending on other jobs booked
- Total cost of this trip would be approximately \$21.00.

### *The HACC Transport Program (HTP)*

- The HTP would require 1 full working day notice in order to provide transport;
- The HTP could provide transport after business hours, on the weekend or on public holidays;
- Mr Exx would telephone the HTP to make his booking. This booking would be confirmed over the telephone;
- Mr Exx would be collected by a taxi driver in a taxi vehicle and transported to SCGH;
- Once his appointment was finished Mr Exx would contact the HTP to arrange a pick up and return home;
- Mr Exx could take a carer with him at no charge;
- A volunteer could be arranged to accompany Mr Exx if required
- Total cost of this trip would be \$12.00.

Please note that for both services, the principle of not being denied a service on the basis of not being able to pay for it applies.

### CASE STUDY (3)

Mrs Why's husband lives in a nursing home south of the river. Mrs Why would like to visit her husband for his birthday on a Saturday.

#### *The City of Wanneroo Voluntary Transport Service*

- The City would be unable to meet this request.

#### *The HACC Transport Program (HTP)*

- The HTP would require 1 full working day notice in order to provide transport;
- The HTP could provide transport after business hours, on the weekend or on public holidays;
- Mrs Why would telephone the HTP to make her booking. This booking would be confirmed over the telephone;
- Mrs Why would be collected by a taxi driver in a taxi vehicle and transported to the nursing home;
- Once his appointment was finished Mrs Why would contact the HTP to arrange a pick up and return home;
- Mrs Why could take a carer with her at no charge;
- A volunteer could be arranged to accompany Mrs Why if required
- Total cost of this trip would be \$12.00.

Please note that for both services, the principle of not being denied a service on the basis of not being able to pay for it applies.

### **STRATEGIC IMPACTS**

Due to the fact that the HACC transport program is able to be more flexible than that offered by the City, it is apparent that the provision of the service through HACC has the potential to enhance the ability of the City to meet the following goals in its strategic plan:

- Goal 2.3: Support and encourage the delivery of a safe and effective transport network;
- Goal 2.6: Provide community focussed services and lifestyle opportunities.

### **SUMMARY**

The service as provided through the HACC Transport Program, has the following identified strengths:

- Flexibility of service
- Cost reduced on long trips
- Broader range of trip types offered
- Represents a co-ordinated metropolitan wide approach
- HACC Transport Project can respond in shorter timeframe than the City of Wanneroo service

- A hoist vehicle is available with the HTP
- Many City of Wanneroo clients already choose the HTP

Some concerns identified include:

- Significant cost increase for short trips
- Question of what alternative work will be available for existing volunteers

Where appropriate, volunteers will be offered alternative duties with the City within the HACC program, or will be given information and referral to access other volunteering opportunities, should this proposal proceed.

Draft

## ATTACHMENT 2

**NOTES FROM MEETING WITH VOLUNTEER DRIVERS (WANNEROO  
VOLUNTARY SERVICES) HELD 20 MAY 2002**

***Total Number of Participants: 10***

***Advantages of the Existing Voluntary Transport Service***

- Not purely based on economics;
- Value added service;
- Supported by principles of volunteering;
- Caring environment;
- Reliable service;
- On time;
- Relationships are built up with clients – familiarity/personal attention;
- More time can be spent with clients, can stay with clients through appointments;
- Interpersonal relationships;
- Benefit for both client and volunteers; and
- Higher level of customer service.

***Disadvantages of the Existing Voluntary Transport Service***

- Do not provide for emergencies;
- No First Aid training;
- No after hours contact at the City in emergencies;
- Two days notice required to book transport;
- No communication in vehicles or sign in point;
- Volunteer skill utilisation;
- Depot curfew effects hours of operation e.g. last appointment is 3pm;
- No weekend service (although most if not all medical appointments not on weekends);
- No accessible vehicle for people in a wheelchair;
- Limited service;
- Long waiting periods and long journeys where servicing multiple clients;
- Administration procedures for multiple clients can lead to confusion/missed appointments; and
- Housing of vehicle not always convenient especially for outlying suburbs.

***Proposed HACC Service – Advantages***

- Increased hours of after hours service;
- Cheaper for government, more economies, big picture approach;
- Cheaper for long distance clients;
- Availability of wheelchair lifts and other aids;
- Purpose built vehicles;
- Social outings; and
- Flexibility.



***Proposed HACC Service – Disadvantages***

- What available alternatives for volunteers;
- Politically damaging for City;
- Will it be privatised?;
- Passing on of information regarding client's special needs;
- 90% clients will be disadvantaged financially;
- Taxis may take other fares due to lack of commitment and therefore not meet appointments;
- May not take on long runs due to lack of return fares;
- Service guarantees for outlying suburbs;
- Lack of rapport and familiarity;
- If service fails what happens?; and
- Waiting time for clients – if appointments are early or late.

***Issues to Consider Should Voluntary Services Remain With the City of Wanneroo Voluntary Transport***

- First aid training for drivers;
- Multi card for fuel – allow driver to go to cheapest outlet;
- Volunteers on call for emergencies;
- Complaint handling procedures;
- Access to Depot car parking;
- Modified vehicles – special needs/affordability/no steps;
- Mobile phones in buses – no steps;
- Licensing issues – F class;
- Recorded message service – next day's appointments; and
- After hours service if possible.

***Issues to Consider for HACC Model***

- Issues for people from CLDB;
- Disadvantage created by distance particularly for outlying suburbs;
- Volunteer redundancy – new opportunities;
- Consultation strategy in terms of keeping volunteers and clients informed;
- Volunteer program offered by HACC suggesting volunteers may accompany clients in taxis is not acceptable;
- Licensing issues – F class;
- Limited amount of work for buses;
- Issues associated with Centrelink – loss of mobility allowance;
- Complaint avenues for clients; and
- Transition program for clients.

Memorandum

re: PROPOSED CHANGES TO THE HACC FUNDED TRANSPORT SERVICE

When considering today's topic it is in my view paramount to remain focused on the fact that we are considering changes to what is regarded as a well respected community service and that there are considerations other than economics which should come into play. Having said this I offer for consideration the following comments/ suggestions:-

- A In the majority of cases the service is , although not exclusively, provided to the more mature aged citizens domiciled within the boundries of the City.
- B Mindful of the fact that one or two working days notice is required if the service is to be availed of then it is fair to say that, with very few exceptions, the service does not provide for emergencies.
- C From my experience as a volunteer driver I would assess that appointment times are usually known well in advance.
- D The providers of the medical services sought by the users of the Transport Service would not normally consult on weekends or public holidays.
- E Having regard for B, C, and D above a differential of one working day in the time necessary to book transport is of little or no consequence.

- F The case study of Mrs Zed infers that the client, having contacted HTP at the conclusion of an appointment, would not be required to wait as long as he/she may have to under the current arrangements; this is a "red herring". The availability of accredited taxis within the area would be the determining factor; I'm sure many of us have experienced the frustration of waiting for taxis booked through the taxi base.
- G The correspondence makes the point that the service would not be denied to an eligible client simply because they could not afford the fee. In Case Study 2 a cost of \$21.00 is used as an example. Over the last three and a half years I have transported clients from both Yanchep and Two Rocks and have never been asked to collect a fee even close to this figure.
- H The circumstances outlined in Case Study 3 are acknowledged and are certainly of importance BUT requests of this nature would, I suggest, be in the minority when compared to the demand for transport for medical related appointments.
- I HTA obviously provides transport BUT volunteer drivers provide "value added services" and I dare say an increased level of care and compassion for those whom we transport.
- J The ultimate provider of HTP transport is a profit driven taxi company and for the individual drivers "time is money". Given the choice of a HACC short journey/low fare or a general public request for a long trip/large fare (eg: airport) logic says that for economic reasons the taxi driver would opt for the more remunerative job.
- K Other than an increased degree of flexibility ( early/late/weekend pickups ) no evidence had been tabled which would support the view that HPT can provide a more timely or equal quality service ( in the real sense of the word) than that which is already available via the City of Wanneroo Voluntary Transport .

- L. Furthermore, on an across the board basis, any cost savings under the HTP model to the individual users are questionable given the "means testing" and a policy which ensures no individual would be denied transport simply because they could not afford to pay the "normal" fee.

On balance I am of the view that the current voluntary transport arrangements offer "better service" to the citizens domiciled within its area of influence and would therefore favour its retention. Improvements are of course always possible and in the event that the City of Wanneroo votes to retain the current service, I suggest consideration also be given to:-

- 1 the acquisition of a vehicle designed to transport wheelchair bound clients and
- 2 extending the curfew for the return of the vehicles to the depot so as to accommodate those clients who, through no fault of their own, cannot make appointments/control the punctuality of the medical service provider which would enable them to have a return pickup by 3.00pm.



R K (Rod) Hannan  
Volunteer Driver  
City of Wanneroo Voluntary Transport Service  
20<sup>th</sup> May 2002

## ATTACHMENT 3



Agenda / Note Record
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<b>MEETING</b>	Voluntary Transport
<b>PARTICIPANTS</b>	Cr. Judy Hughes, Cr. Dot Newton, Cr. Glynis Monks, Cr. Rudi Steffens, Ms. Fiona Bentley (Director Community Development), Mr Mark Teale (Team Leader – Aged and Disability Services), Mr Luat Duong (Community Services Officer), Mr Peter Scott (Volunteer) and Mr John Watt (Resident).
<b>CHAIR</b>	Mayor Jon Kelly
<b>DATE &amp; TIME</b>	Wednesday 29 May 2002 @ 7pm

The meeting was convened at approximately 7.10pm. Due to the number of attendees the meeting took place in an informal manner.

A general overview of the proposal was given. Clarification was given on the different transport services provided by the City

A question was asked with regard to current service provision utilising volunteers. It was asked whether volunteers should be conducting personal business when undertaking voluntary transport duties. It was confirmed that this should not be occurring and that the issue would be followed up by Administration.

A question was asked with regard to what would happen to volunteers should responsibility for the provision of voluntary transport services be transferred to the HACC Transport Program. It was indicated that the City would work with volunteers to access alternate volunteering duties, either with the City or other service providers. It was also indicated that there was some scope for volunteers to work with the HACC Transport Program, accompanying people to appointments.

A request was made for a copy of the information that was given to clients of the existing program. This was provided.

There being no other issues raised the meeting was closed at approximately 7.45pm.

## **22. Use Of City Of Wanneroo Fire Service Logo**

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File Ref: 03601  
Responsible Officer: Director, Community Development  
Disclosure of Interest: Nil

### **Issue**

To obtain Council's approval for the continued use of the City of Wanneroo Fire Service logo.

### **Background**

In November 1999, Council employed a Fire Management Officer to manage and oversee the volunteer fire service brigades within the City. As this was a new position within Council, the marketing section designed a fire service logo/badge, utilising the existing City of Wanneroo logo that the Fire Management Officer could wear as part of his Council-issue dress uniform.

### **Detail**

This logo has been in use since November 1999 and is currently still in use on all of the Council's fire fighting vehicles and on the volunteer fire brigade letterhead. There are two items of difference with the fire service logo, as compared to the Council logo, being:

- It has the words "Fire Service" on the bottom of the circle
- The colour of the background behind the Kangaroo Paw motif is yellow instead of white.

### **Comment**

The volunteer fire fighters currently have a City of Wanneroo Fire Service brigade name badge on their fire fighting personal protective clothing. The issue of this type of badge has ceased and only a brigade name badge is being distributed.

The Council has approved the signing of a memorandum of understanding with the Fire and Emergencies Services Authority (FESA). The term Fire Services is consistent with the titles of similar services provided by this authority and would provide recognition of the service provided by the City in a professional manner and be consistent with FESA practices.

### **Statutory Compliance**

Nil

### **Strategic Implications**

Continued use of the Fire Services would demonstrates the City commitment to proactive fire fighting and the Cities strategic alignment with FESA.

**Policy Implications**

Nil

**Financial Implications**

Nil

**Voting Requirements**

Simple Majority

**Recommendation**

That Council ENDORSES the continued use of the City of Wanneroo Fire Service logo, as pictured:



## 23. July 2002 (1) - Requests for Donations and the Waiver of Fees and Charges

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File Ref:	08032
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachments	10

### Issue

To consider community requests for donations and the waiver of fees and charges for July 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 11 requests for donations. These applications have been received from:

- The Lord Mayor's Distress Relief Fund
- West Coast Christian Outreach Centre
- Belmont Business Enterprise Centre
- John Septimus Roe Anglican Community School – Parents and Friends Association Inc.
- Foodbank WA
- Safety House Association of Western Australia
- Kidz Biz Childcare Centre
- Yanchep United Soccer Club Junior Division
- City of Wanneroo resident seeking assistance for attendance at Youth Festival
- City of Wanneroo resident seeking assistance for attendance at WA Academy of Performing Arts
- City of Wanneroo resident seeking assistance for attendance at the State Schoolgirls Volleyball Competition in Darwin

Each of these applications are summarised on the following pages, along with an assessment and recommendation. Letters of application are attached (**Attachments 1 to 11**).



Applicant	Event/Activity to be supported	Amount requested	Assessment and Recommendation
The Lord Mayor's Distress Relief Fund	<p>The Lord Mayor's Distress Relief Fund was established in 1961 to provide relief of personal hardship and distress arising from natural disasters occurring within Western Australia.</p> <p>They have requested that Council consider a general donation or budgetary allocation to the Fund for the 2002/2003 financial year.</p>	<p>Not specified. Amount considered: \$200.00</p>	<ul style="list-style-type: none"> <li>It is recommended that a donation to the Distress Fund not be approved on this occasion given that Council normally considers donations for relief from natural disasters when particular events occur (eg. Rural Appeal, NSW Bushfires Appeal, both provided with significant contributions in 2001/2002)</li> </ul> <p><b>RECOMMENDATION: NOT SUPPORT</b></p>
West Coast Christian Outreach Centre	<p>The West Coast Christian Outreach Centre are currently organising an event called "Outbreak", which encourages young people to explore the hip hop culture whilst discouraging negative behaviours associated with gangs, drugs and vandalism.</p> <p>They have requested that the City provide a donation to assist with the costs associated with this event (approximately \$3000.00)</p>	<p>No amount specified Amount considered: \$100.00</p>	<p>It is recommended that this application be supported due to:</p> <ul style="list-style-type: none"> <li>The positive outcomes for young people arising from these type of programs and events</li> <li>The ability of this event to supplement and complement existing City provided services</li> </ul> <p><b>RECOMMENDATION: APPROVE (\$100.00)</b></p>

<p>Belmont Business Enterprise Centre</p>	<p>The Belmont Business Enterprise Centre have requested sponsorship from the City to the value of \$1000, which will support that staging of two youth events at the Perth Royal Show – the Young Designer Showcase and WA Youth Showcase.</p> <p>Both events are designed to showcase and reward the talents of young people across the State.</p> <p>In 2000 and 2001, 2 exhibitors at these events have been City of Wanneroo residents.</p> <p>The events have been principally supported in the past by the City of Belmont however they are unable to continue providing a high level of support in the future.</p>	<p>\$1000.00</p>	<p>It is recommended that Council approve this request given that these events:</p> <ul style="list-style-type: none"> <li>• Provide State wide recognition for the efforts of young people</li> <li>• Showcase the talents of young people to the broad Perth community</li> </ul> <p>Given that the past 2 years have, however, attracted only two City of Wanneroo participants, it is recommended that the amount of this donation be capped at \$200.00, which is commensurate with Council's donations to other State wide causes and initiatives.</p> <p><b>RECOMMENDATION: APPROVE (\$200.00)</b></p>
<p>John Septimus Roe Anglican Community School – Parents and Friends Association Inc.</p>	<p>The Parents and Friends Association of John Septimus Roe Anglican Community School, Mirrabooka and Beechboro, have requested a donation of goods and services that can be used in “showbags” at their annual fete</p>	<p>No amount specified Amount considered: Promotional items to the value of \$100.00</p>	<p>It is recommended that this request not be supported on this occasion due to:</p> <ul style="list-style-type: none"> <li>• Both schools not being located within City of Wanneroo boundaries</li> <li>• The possibility of confusion in</li> </ul>

			<p>relation to City boundaries should Council provide items for this event</p> <ul style="list-style-type: none"> <li>The large number of schools that hold fetes each year, which may lead to the City receiving a significant number of requests for donations of this nature</li> </ul> <p><b>RECOMMENDATION: NOT SUPPORT (\$100.00)</b></p>
Foodbank Centre Appeal, Foodbank WA	<p>The Foodbank Centre Appeal has been launched by Foodbank WA, which re-distribute edible food to the needy, via a system where food that cannot be sold is “deposited” by the food industry and “withdrawn” by a range of community support agencies on behalf of their clients.</p> <p>The group is currently aiming to raise \$3,500,000 for a variety of projects and programs including the purchase of an additional warehouse as a base for operations.</p> <p><b>Please note: A request for a donation to this organisation was considered by Council at their meeting held on 21 May 2002, and a resolution to provide</b></p>	<p>Reconsideration of a range of donation options has been requested, as follows:</p> <p>Supporters: Gifts between \$4,999 and \$1,000</p> <p>Friends: Gifts between \$49,999 and \$5,000</p> <p>Benefactors: Gifts between \$249,000 and \$50,000 spread over three years</p>	<p>It is recommended that this request not be reconsidered by Council due to a range of factors including:</p> <ul style="list-style-type: none"> <li>The donation previously resolved by Council (\$200.00) is consistent with donations previously provided to organisations with a State Wide focus</li> <li>It is not anticipated that the storage facility will be constructed within the City of Wanneroo</li> <li>Provision of funding to the level suggested by Foodbank WA may jeopardise other local projects, with a direct and targeted City benefit, that Council may wish to support</li> </ul>

	<p><b>a donation of \$200.00 was passed. Foodbank WA have requested that the amount of this donation be reconsidered, substantiated by the large sum they are currently hoping to raise and the valuable service they provide to communities across the State.</b></p>		<p><b>RECOMMENDATION: NOT SUPPORT A RECONSIDERATION OF ALLOCATED DONATION (\$200.00)</b></p>
<p>Safety House Association of WA</p>	<p>The Safety House Association of WA administers the Safety House Program, which is designed to protect children by providing a safer environment for children in transit to and from school.</p> <p>They have requested a donation to support Safety House Week.</p> <p>Safety House Week is the main promotional event for the Association and is designed to increase general awareness of the Safety House Program in both adults and children.</p>	<p>No amount specified Amount considered: \$100.00</p>	<p>It is recommended that this request be approved given that:</p> <ul style="list-style-type: none"> <li>• Safety Houses provide a valuable community volunteer service for children within the State</li> <li>• The aims of the program complement those of the City's Safer Citizens Program</li> <li>• The program aligns well with the City's Strategic Plan, which highlights safety and security as a key issue to local communities</li> </ul> <p><b>RECOMMENDATION: APPROVE (\$100.00)</b></p>
<p>Kidz Biz Childcare Centre</p>	<p>The Kidz Biz Childcare Centre is located in Wanneroo and has requested that Council donate an item, vouchers or a service for their Quiz Night, which will</p>	<p>No amount specified Amount considered: Promotional items to the value of \$100.00</p>	<p>It is recommended that this donation not be supported on this occasion, due to the Childcare Centre being a private business that charges fees for</p>

	raise money for the purchase of outdoor equipment.		the attendance of children at the Centre.  <b>RECOMMENDATION: NOT SUPPORT</b>
Yanchep United Soccer Club Junior Division	The Yanchep United Soccer Club have requested that Council donate a prize or prizes to support their Quiz night, which will raise money for the purchase of soccer equipment for the junior squad.	No amount specified Amount considered: Promotional items to the value of \$100.00	<p>It is recommended that this request be approved, given that:</p> <ul style="list-style-type: none"> <li>• It provides support to a sporting club who are working towards improving services provided to City of Wanneroo residents</li> <li>• The City's Community Funding Program does not usually consider applications for equipment, meaning that the Club cannot seek funds for equipment in this manner</li> <li>• It provides a valuable opportunity to promote City of Wanneroo services and facilities (in particular the Safer Citizens Service) and link the City with community causes</li> </ul> <p><b>RECOMMENDATION: APPROVE PROMOTIONAL ITEMS TO THE VALUE OF \$100.00</b></p>

City of Wanneroo resident – attendance at Youth Festival	A Marangaroo resident has requested that Council support their attendance at the Catholic Youth Festival, to be held from 16-19 July 2002.	\$79.00 (Attendance fees)	<p>It is recommended that this application not be supported on this occasion due to:</p> <ul style="list-style-type: none"> <li>• The pending review of the City's Scholarship Scheme, making it advisable to defer requests of this nature until a more consistent and accountable system is developed</li> <li>• The City receives a large number of similar requests each year and Council may choose to establish a more formal approach for residents to apply for funding assistance in this and similar areas</li> </ul> <p><b>RECOMMENDATION: NOT SUPPORT</b></p>
City of Wanneroo resident – support for attendance at WA Academy of Performing Arts	A Wanneroo resident has requested a donation to support his son's attendance at the WA Academy of Performing Arts at Edith Cowan University in Mt Lawley.	No amount specified Amount considered: \$100.00	<p>It is recommended that this application not be supported on this occasion due to:</p> <ul style="list-style-type: none"> <li>• The pending review of the City's Scholarship Scheme, making it advisable to defer requests of this nature until a more consistent and more accountable approach is developed</li> <li>• The City receives a large number of similar requests each year and</li> </ul>

			<p>Council may choose to establish a more formal process for residents to apply for funding assistance in this and similar areas</p> <p><b>RECOMMENDATION: NOT SUPPORT</b></p>
<p>City of Wanneroo resident – support for attendance at State Schoolgirl Volleyball Tournament</p>	<p>A City resident has requested support for the costs associated with her daughter attending this event as part of the WA Schoolgirls Team.</p> <p>The event is to be held in Darwin from 17-24 August 2002</p>	<p>Total cost of trip: \$1500-\$1600 Amount considered: \$100.00</p>	<p>It is recommended that this application not be supported on this occasion due to:</p> <ul style="list-style-type: none"> <li>• The pending review of the City's Scholarship Scheme, making it advisable to defer requests of this nature until a more consistent and more accountable approach is developed</li> <li>• The City receives a large number of similar requests each year and Council may choose to establish a more formal process for residents to apply for funding assistance in this and similar areas</li> </ul> <p><b>RECOMMENDATION: NOT SUPPORT</b></p>

***Consultation***

Nil

**Comment**

A brief summary of the dollar value of each application received and consequent recommendations is provided below.

<b>Applicant</b>	<b>Amount Requested</b>	<b>Recommendation</b>
The Lord Mayor's Distress Relief Fund	\$200.00	NOT SUPPORT: 200.00
West Coast Christian Outreach Centre	\$100.00	APPROVE: \$100.00
Belmont Business Enterprise Centre	\$1000.00	APPROVE: \$200.00
John Septimus Roe Anglican Community Church – Parents and Friends Association	\$100.00	NOT SUPPORT \$100.00
Foodbank WA	Reconsideration of previous donation of \$200.00	NOT SUPPORT RECONSIDERATION
Safety House Association of WA	\$100.00	APPROVE: \$100.00
Kidz Biz Childcare Centre	\$100.00	NOT SUPPORT: \$100.00
Yanchep United Soccer Club Junior Division	\$100.00	APPROVE: Promotional items to the value of \$100.00
City of Wanneroo resident seeking assistance for attendance at Youth Festival	\$79.00	NOT SUPPORT: \$79.00



City of Wanneroo resident seeking assistance for attendance at WA Performing Arts Academy	\$100.00	NOT SUPPORT: \$100.00
City of Wanneroo resident seeking assistance for attendance at State Schoolgirl Volleyball Competition	\$100.00	NOT SUPPORT: \$100.00
<b>Total</b>	<b>\$1979.00</b>	<b>\$600.00</b>

### Statutory Compliance

Nil

### Strategic Implications

During the 2001/2002 financial year, Council expended approximately \$26,000 on community requests for donations. During this time, the number of requests for donations and waivers of fees and charges has also increased dramatically.

With this level of both expenditure and requests, Council noted, at its meeting held on 21 May 2002, that a review of the donations program would be undertaken.

Consequently, a further report will be presented for Council's consideration at the next Council meeting.

### Policy Implications

Nil

### Financial Implications

Financial implications associated with this round of donation requests are provided below. Given that the 2002/2003 budget is yet to be determined by Council, the proposed budgetary amount for Elected Member Donations is included for calculation purposes.

<b>Proposed Budget 2002/2003 – Elected member donations</b>	\$35,000
<b>Amount expended to date:</b>	\$0.00 (new financial year)
<b>Available Funds as at 2 July 2002</b>	\$35,000
<b>Impact of approval of ALL applications</b>	\$1,979.00
<b>Impact of approval of RECOMMENDED applications</b>	\$600.00
<b>Remaining Funds</b>	\$34,400

### **Voting Requirements**

Simple Majority

### **Recommendation**

**That Council:-**

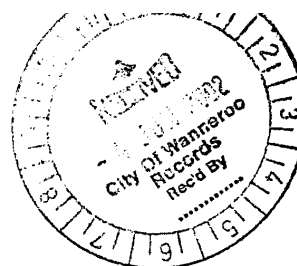
- 1. DOES NOT SUPPORT a donation of \$200.00 to the Lord Mayor's Distress Relief Fund, given Council's support of natural disasters and other events when they occur throughout the State and Australia**
- 2. APPROVES a donation of \$100.00 from account 51 05 05 052 4402 0001 (Governance – Donations) to the West Coast Christian Outreach Centre, to support a Hip Hop event for young people to be held on 20 July 2002**
- 3. APPROVES a donation of \$200.00 from account 51 05 05 052 4402 0001 (Governance – Donations) to the Belmont Business Enterprise Centre, to support the Young Designer Showcase and WA Youth Showcase to be held at the 2002 Perth Royal Show**
- 4. DOES NOT SUPPORT a donation of \$100.00 to the John Septimus Roe Anglican Community School – Parents and Friends Association Inc. to support their annual fete, given the school's location outside City of Wanneroo boundaries**

5. **DOES NOT SUPPORT** the provision of an additional donation or budgetary allocation towards the Foodbank WA's Foodbank Centre Appeal, given that the previous donation to this organisation of \$200.00 (endorsed 21 May 2002) is commensurate with donations made by Council to other State and Regional causes, events and activities
6. **APPROVES** a donation of \$100.00 from account 51 05 05 052 4402 0001 (Governance – Donations) to the Safety House Association of Western Australia, in support of Safety House Week, the main promotional event used by the Association to increase general awareness and encourage membership of the program
7. **DOES NOT SUPPORT** a donation of promotional items to the value of \$100.00 to Kidz Biz Childcare Centre, given their commercial status.
8. **APPROVES** a donation of City of Wanneroo promotional items to the value of \$100.00 from account 51 05 05 052 4402 0001 (Governance – Donations) to Yanchep United Soccer Club Junior Division, to support their Quiz Night on 20 July 2002, which will raise funds for the purchase of equipment for the Junior Team
9. **DOES NOT SUPPORT** a donation to a City of Wanneroo resident seeking assistance for attendance at a Catholic Youth Festival, pending a review of the City's Scholarship Scheme
10. **DOES NOT SUPPORT** a donation to a City of Wanneroo resident seeking assistance for attendance at the WA Academy of Performing Arts, pending a review of the City's Scholarship Scheme
11. **DOES NOT SUPPORT** a donation to a City of Wanneroo resident seeking assistance for attendance at a State Schoolgirls Volleyball Tournament in Darwin, pending a review of the City's Scholarship Scheme



LORD MAYOR'S  
DISTRESS RELIEF FUND

## ATTACHMENT 1



Enquiries to: Frank Edwards, Honorary Secretary  
9461 3260  
Noelene Jennings, Honorary Treasurer  
9461 3261  
File Ref: P1005842-9

31 May 2002

Mr Charles Johnson  
City of Wanneroo  
Locked Bag 1  
WANNEROO WA 6946

City of Wanneroo		Doc No 3587
File Ref(s)	S/0078 VOL	
Receiving Officer(s)	Office Fin Manager	
Attachments	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/>		
\$	Cheque No.	

Dear Charles

The Lord Mayor's Distress Relief Fund was established in 1961 to provide relief of personal hardship and distress arising from natural disasters occurring within Western Australia. The perpetual fund is a registered charitable body and has the approval of the Australian Taxation Office for tax deductibility of contributions.

Appeals administered by the Fund raise money to assist those suffering hardship, helping residents to repair their properties and restore normal living conditions as soon as possible. Communities across the State, interstate and overseas have been assisted by the Fund when they faced adversity resulting from such natural disasters as floods, bushfires and cyclones. Recent relief appeals include Cyclone Olivia (1997), Ashburton River Floods (1997), Brookton/Pingelly Fires (1997/98), Esperance Floods (1999), Moora Floods (1999) and Cyclone Vance (1999). Monies distributed are greatly appreciated by residents affected by the natural disasters.

The Fund provides permanent and supplementary funds for the alleviation and relief of distress, suffering and hardships, brought about by any disaster or emergency which has been declared by the Western Australian Government through the State Emergency Service. The Lord Mayor's Distress Relief Fund offers financial assistance and advice in the event of a natural disaster.

Council House  
27 St George's Terrace  
GPO Box C120, Perth  
Western Australia 6839  
Telephone - (08) 9461 3261  
Facsimile - (08) 9461 3073  
Website - [www.appealswa.org.au](http://www.appealswa.org.au)  
ABN - 63612113922

## ATTACHMENT 1, P 2

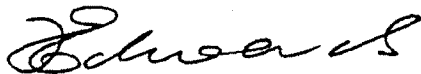
Since 1997, the Fund has distributed in excess of \$1.9 million for local disasters alone.

At this time of year when Western Australian Councils are in the midst of planning for the next financial year, we ask that a consideration be made in your budget for a donation of funds towards the next Appeal. Should your administration be in the position to assist, cheques can be made out to the Lord Mayor's Distress Relief Fund and sent to the City of Perth, Council House, 27 St George's Tce, Perth.

All donations are fully accounted for and the Fund administration by the Fund's Board members is provided free of charge.

I enclose for your information the latest details of the Fund including the names of Board members. Should you ever require any information on the Lord Mayor's Distress Relief Fund, please call either the Honorary Treasurer or myself on the numbers listed above.

Yours sincerely,



FRANK EDWARDS  
Honorary Secretary



*"Thanks a million for your foresight and fabulous appeal to put me and others back on our feet in comfort again"*  
**Bernice McLeod, B.E.M., Exmouth WA.**

**ATTACHMENT 1, P 3**

thanks

*"Thank you once again, our heartfelt thanks to the people of WA for their generous offer of assistance after the devastating fire on 15/12/97"*  
**K.T. & C.F. Hall of Brookton, WA.**

**proudly supported by**



**CITY of PERTH**



**LORD MAYOR'S DISTRESS RELIEF FUND**

## ATTACHMENT 1 P 4

**The Lord Mayor's Distress Relief Fund was established in 1961 to provide relief or personal hardship and distress arising from natural disasters occurring within Western Australia. The perpetual fund is a registered charitable body and has approval of the Australian Taxation Office for tax deductibility of contributions.**

Communities across the state, interstate and overseas have been assisted by the Fund when they faced adversity resulting from such natural disasters as floods, bushfires and cyclones. Recent relief appeals include: **Cyclone Olivia (1997), Ashburton River Floods (1997), Brookton/Pingelly Fires (1997/98), Esperance Floods (1999), Moora Floods (1999) and Cyclone Vance (1999).**

The appeals administered by the Fund raise money to assist those suffering hardship, helping residents to repair their properties and restore normal living conditions as soon as possible. Monies distributed are greatly appreciated by residents affected by the natural disasters.

The Fund provides permanent and supplementary funds for the alleviation and relief of distress, suffering and hardships, brought about by any disaster or emergency which has been declared by the Western Australian Government through the State Emergency Service.

The Lord Mayor's Distress Relief Fund offers financial assistance and advice in the event of a natural disaster. All monetary donations to the Fund are greatly appreciated and can be made at the City of Perth, Council House. Alternatively, cheques can be made out to the Lord Mayor's Distress Relief Fund and sent to the City of Perth. Donations of goods, clothing and foodstuffs are not taken or administered through the Fund. Instead, these donations can be distributed by a charitable organisation such as the Salvation Army.

All donations are fully accounted for and the administration of the Fund is provided free of charge by the Fund's Board members. The Board of the Fund comprises:

The Lord Mayor, Dr Peter Nattrass  
Noelene Jennings, Honorary Treasurer  
Rob Rowell  
Barry McKinnon, AM  
Jennifer Smith

Frank Edwards, Honorary Secretary  
Digby Blight, OA  
Ann Carnley  
Albert Tognolini, AM  
Ian Taylor

*Once a formal announcement has been made, the Board of the Lord Mayor's Distress Relief Fund liaises directly with the Local Government of the district or districts affected. Criteria for the assessment of claims are made and the local government is required to form a Local Recovery Committee who are responsible for providing advice to the Board on all claims submitted.*

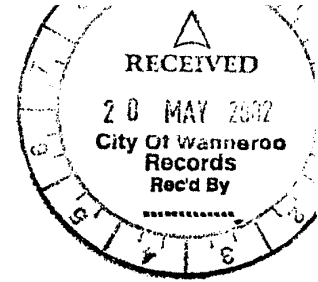
*The Recovery Committee, made up of representatives from Local Government, the local community, lead combat authority and local state government, works with the community in question and acts as a communication line to the Lord Mayor's Distress Relief Fund Board. The Recovery Committee follows set Board guidelines, pass claims to the Board and make recommendations on disbursement.*

*The Lord Mayor's Distress Relief Fund Board makes a final decision on disbursement of the funds.*

**For general information on dealing with natural disaster situations, more information about the Lord Mayor's Distress Relief Fund or assistance with applications for disaster relief, please contact the Honorary Treasurer, Noelene Jennings, on 08 9464 2261 or 0440 014 370, or via our web page at [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au)**

## ATTACHMENT 2

Jon Kelly  
Mayor of Wanneroo



Re: REQUEST FOR DONATION

16 / 5 / 2002

Dear Mr Kelly,

My name is Ben Hawsworth and I am a volunteer youth worker at West Coast Christian Outreach Centre, Wangara.

On December 1<sup>st</sup> 2001, we ran an event called 'OutBreak'. More specifically a breakdancing freestyle session and competition. The day was unbelievably successful with over 130 people in attendance.

This year we have planned another event for Saturday July 20<sup>th</sup> and we hope that this event will be attended by close to 300 young people from the City of Wanneroo.

It is the goal of these events to educate young people about freedom of expression through Hip Hop culture whilst discouraging the negative behaviours associated with gangs, drugs and vandalism. By displaying Hip Hop as a positive outlet for young people and by surrounding them with positive role models from within this subculture we hope to inspire the young people of our city.

I am personally involved in running a Hip Hop program for the City of Joondalup and have seen first hand that Hip Hop can be a positive outlet for young people when guided in the right direction.

To run the event this year we have costs to the value of \$3000.00 dollars to be spent on areas such as:  
Promotional materials  
Rental of Sound Equipment  
Stage Construction

It is our hope that the City of Wanneroo would be able to help us with these costs by the way of a donation.

Thankyou for your careful consideration. If you would like to view a professionally edited video of last years event to see how successful it was, then this can be arranged.

Yours sincerely,

*Ben Hawsworth*

Ben Hawsworth

08032 S	City of Wanneroo
File Ref(s) <u>S/0077.V01</u>	
Receiving Officer(s) <u>off mayor Comgrants Grant</u>	
Attachments Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/>	
\$	Cheque No.



## ATTACHMENT 3

Mayor Jon Kelly  
City of Wanneroo  
23 Dundobar Road  
Locked Bag 1  
Wanneroo WA 6946

07116 S	City of Wanneroo
File Ref(s) <u>\$p078</u>	
Receiving Officer(s) <u>Off Mayor Comgrants</u>	
Attachments Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> <u>Pamphlets and</u>	
<u>etc send to off mayor</u>	
Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/>	
\$	Cheque No.

grants

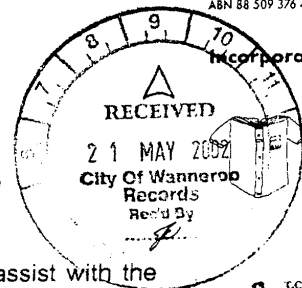


Belmont  
Business  
Enterprise  
Centre Inc.  
ABN 88 509 376 480

May 20, 2002

Dear Mayor Kelly

**Re: Young Designer Showcase – 2002 Perth Royal Show  
WA Youth Showcase – 2002 Perth Royal Show**



Belmont  
Clothes  
Library

I am writing in request of \$1,000 sponsorship support to assist with the participation of young people from your geographical region to participate in the above two community events being staged by the Belmont Business Enterprise Centre Inc (BEC) at the 2002 Perth Royal Show.



Over the past 3 years, Belmont BEC has staged the above Young Designer Showcase and WA Youth Showcase events with the financial sponsorship of the City of Belmont which has been of great support to us, even though the majority of the participants involved in these events have not been from the City of Belmont region, it has been very encouraging for a local government authority to support those young people from outside it's own area over these past three years.



Unfortunately the City of Belmont is unable to continue their financial support of this event and I am now calling on the support of other local government authorities from Western Australia to assist us in being able to continue to provide this exciting opportunity to young people from your region to participate in the 2002 Perth Royal Show Young Designer Showcase and/or the WA Youth Showcase during September 27 – October 5, 2002.

**Supported by**  
Small Business  
Development  
Corporation

City of Belmont



Australia Post

Lotteries  
Commission

Watering Concepts

**Patron**  
Ms. Louise Percy

Suite 1  
313 Abernethy Rd  
Belmont W.A. 6104  
P.O. Box 370  
Cloverdale W.A. 6985  
Tel: (08) 9479 3777  
Fax: (08) 9479 3888

Mobile: 0417 963 231  
Email: [info@bbec.asn.au](mailto:info@bbec.asn.au)  
[www.bbec.asn.au](http://www.bbec.asn.au)

Attached please find copies of past participants directories from the years 1999, 2000, 2001 which clearly highlights to you and your council the vast geographical location that all the participants have come from and have greatly benefited from their participation over these past years. We have many, many letters of thanks received, of which we can send you copies on request if required. In excess of 300 direct participants of designers and young business entrepreneurs or young achievers. This event also attracts a large volume of community volunteers and supporters, especially young aspiring models, dancers, hairdressers, makeup artists, performers and design students who are looking to gain work experience at WA's largest fashion show – 58 shows staged over 9 days. There will 9 Youth Showcase staged in 2002.

## ATTACHMENT 3, P 2

These two events attract audiences in excess of 35,000 people each year and always attract major local and state media coverage. Last years results can be viewed at [www.bbec.asn.au/royalshow2001.html](http://www.bbec.asn.au/royalshow2001.html) or [www.bbec.asn.au/youth2001.html](http://www.bbec.asn.au/youth2001.html) both these web sites attracted more than 35,000 hits over a 14 day period during last years Perth Royal Show.

Belmont BEC designs and co-ordinates these two events each year in order to showcase the state's young design talent and young business entrepreneurs and community achievers at the largest community event held in Western Australia. Belmont BEC believes that these positive youth showcases not only provide inspiration to other young people to follow their dreams and achieve their goals but also to assist in providing recognition to those that are striving for excellence.

The theme of this years Designer Showcase and Youth Showcase will be to highlight MultiCultural diversity to the WA community and the achievements and design talents of WA's multicultural young participants in both these events.

If you and your council are able to assist us in sponsoring participants from your region to participate in these events your Council logo will be featured on the multimedia screen during the show presentation of your sponsored participant/s, during the credits following each show, in our official programs, web site and official Certificates presented to all participants. In particular the media coverage outlined in your local newspapers will advise of your council's support of participants.

Your Council will also receive 2 complimentary tickets to attend our VIP Official preview and other sponsor hospitality benefits.

Please do not hesitate to contact me if you require any further information or would like to view the past years video presentations of the events or require past copies of media coverage or letters of thanks received from the participants.

Thanking you in anticipation of your support and assistance and looking forward to hearing from you in the near future.

Yours sincerely



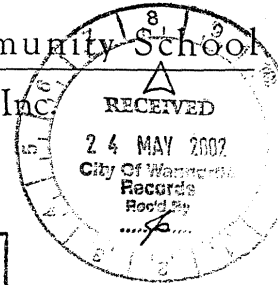
Carol Hanlon  
Manager

## ATTACHMENT 4



# John Septimus Roe Anglican Community School

## Parents & Friends Association Inc.



21st May 2002

The Manager  
City of Wanneroo  
23 Dundobar Rd  
WANNEROO WA 6065

09032 S	City of Wanneroo
File Ref(s)	S/0078 VOL
Receiving Officer(s)	comserv
Attachments	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/>	
\$	Cheque No.

Dear Sir/Madam,

We are writing to you in regards to our annual school fete, which this year is to be held at our Beechboro Campus.

As you may be aware, a fete is a major source of income for community based schools such as ours. We, the J.S.R.A.C.S. P&F Association, pride ourselves on having only one fundraising event per year, and because of this, we need every assistance from our local businesses in making our fete as successful as possible.

We are approaching your company to seek a donation of any goods or services that be used in our "Show bags".

Across our two campuses - Mirrabooka and Beechboro, the school boasts nearly 1700 students from 1000 families. The fete attracts many thousands of visitors and our sponsors are well noticed through acknowledgments on our flyers and sponsor boards.

You can be assured that you donation will be of great assistance in raising much needed funds for our school and we thank you for your anticipation.

Yours faithfully

Michelle Day  
Year 2 Fete Liaison

23 Roydon Way  
GIRRAWHEEN WA 6064  
08 9342 8256

Page 1 of 1

## ATTACHMENT 5

**Martell, Tracey**

---

**From:** Pritchard [pritch@crystal.com.au]  
**Sent:** Monday, 27 May 2002 22:11  
**To:** tracey.martell@wanneroo.wa.gov.au  
**Subject:** Foodbank Centre Appeal: Request for financial support

**Attention Ms Tracey Martell**

Good afternoon Tracey,

Thank you for your time this morning and the news that The City of Wanneroo has agreed to give Foodbank \$ 200.00 towards our Appeal. Please convey our thanks to your Council. Your support is gratefully appreciated.

Whilst we do appreciate your donation, is it possible for the cause to be reconsidered? We are seeking to raise \$ 3,500,000 to purchase a new warehouse from where we can better service our many agencies. Today we redistribute food to over 360 agencies within The City of Wanneroo, the Perth metropolitan area, Albany, Kalgoorlie-Boulder and Pell-Mandurah who in turn give the food to their needy families. Within your City we support 17 agencies, some of whom are; Adracare Clarkson, River of Life Ministry Trust, Mission Australia Girrawheen, and Success Christian Ministries. It is difficult to estimate how many people we assist through your agencies, but it would be approximately 10,000 people at least once per annum .

Foodbank is also providing soup to 12 primary schools in Perth, in an effort to assist some of the 16,000 children who go to school daily on empty stomachs. This year we have commenced a "Fruit for Kids" program whereby we are distributing fruit to 12 schools within your City and to 58 other schools throughout the wider metropolitan area. Primary schools such as Clarkson, Blackmore, Girrawheen, Landsdale, Wanneroo and others benefit from this program.

Without Foodbank, agencies and schools within the City of Wanneroo would seek greater assistance from you. By helping us, you are helping 29 agencies and schools.

Is it possible to consider support to Foodbank as a budgetary item over the next three years? This will enable you to make a meaningful gift spread over a number of years. To date we have received over \$2,000,000 in cash and pledges towards our target. Support has been received from both the corporate and private sectors.

Support from The City of Wanneroo will be of tremendous benefit to our local community and will greatly assist in our mission to feed the hungry of Western Australia.

Thank you.

Yours sincerely,

John  
JW Pritchard  
Appeal Director, Foodbank Centre Appeal.  
Ph 9245 6126  
Mob 0413 092 147  
Email [foodbank@fcs.com.au](mailto:foodbank@fcs.com.au)

12/06/2002

## ATTACHMENT 6

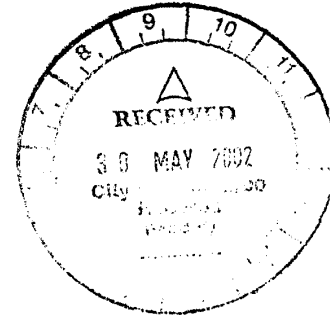


# SAFETY HOUSE ASSOCIATION OF WESTERN AUSTRALIA INC

PATRON: MRS RUTH REID

PATRON: MR BRIAN BULL

2<sup>nd</sup> Floor  
25 Irwin Street  
Perth WA 6000

16<sup>th</sup> May, 2002

Mr J Kelly JP  
City of Wanneroo  
Locked Bag 1  
Wanneroo WA 6946

Dear Sir

The Safety House Association of WA Inc administers the Safety House Program which is a community based program designed to protect children by providing a safer environment for children in transit to and from school.

This is achieved through establishing a network of Safety Houses in an area where children can go if they require help or protection. Safety Houses are clearly identified by a yellow and black triangular smiling house sign that is affixed to the letterboxes of participating houses. Commercial premises may also be Safety Houses.

The Safety House Program was first established in Western Australia in 1983 and since then has developed to a present total of:-

- 253 Safety House Committees
- 289 Primary Schools
- 8465 Safety Houses

Safety Houses provide a vital service in the community. Statistics regarding the use of Safety Houses indicate that many children require the assistance and protection afforded by Safety Houses and that there is a continuing need for this important service to children. 23 uses of Safety Houses were reported in WA to date this year. These were for a variety of reasons such as bullying, injury and stranger approaches.

The Safety House Association is a Community Service Organisation with limited funding. To be effective and to continue to expand our program to assist all the children in the state we need to increase general awareness about our program.

In August of each year our Association holds a Safety House Week. This is the main promotional event for the Association and is designed to increase general awareness of the Safety House Program in both adults and children. In 2002 Safety House Week will be conducted from Monday 12 August to Friday 16<sup>th</sup> August, 2002. Due to lack of available finance for this event, we are writing to you to ascertain whether you would be able to assist us with a donation.

We thank you for your time and trust this letter will provide sufficient information on which to make a value judgement. However, should additional information be required please do not hesitate to contact me.

Yours faithfully

BER *House*

CAROLE OSBORNE A.I.W.C.W. A.I.M.M.  
Executive Officer

17843 S	City of Wanneroo
File Ref(s) <u>S/0578</u>	<u>vol</u>
Receiving Officer(s) <u>Off Mayor</u>	<u>Financ</u>
Attachments Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/>	
\$	Cheque No.



FUNDED BY: COMMONWEALTH GOVERNMENTS  
INTERNATIONAL YEAR OF VOLUNTEERS 2001  
SMALL GIANTS PROGRAM

ABN 18 540 152 526  
ACN 082 930 827

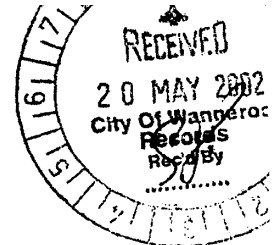
# KIDZ BIZ CHILD CARE CENTRE

3 Keane St  
Wanneroo  
P.O. Box  
Wanneroo  
W.A. 6

Tel: (08) 9306 5  
A/H: (08) 9307 2

## ATTACHMENT 7

16/05/02



To Whom It May Concern

We are currently organising a Quiz Night to raise money to purchase outdoor equipment for our Childcare Centre and are aware that your company may help organisations with fundraising.

If you can help by donating an item, vouchers or service to our fundraiser as prizes it would be greatly appreciated by staff and children.

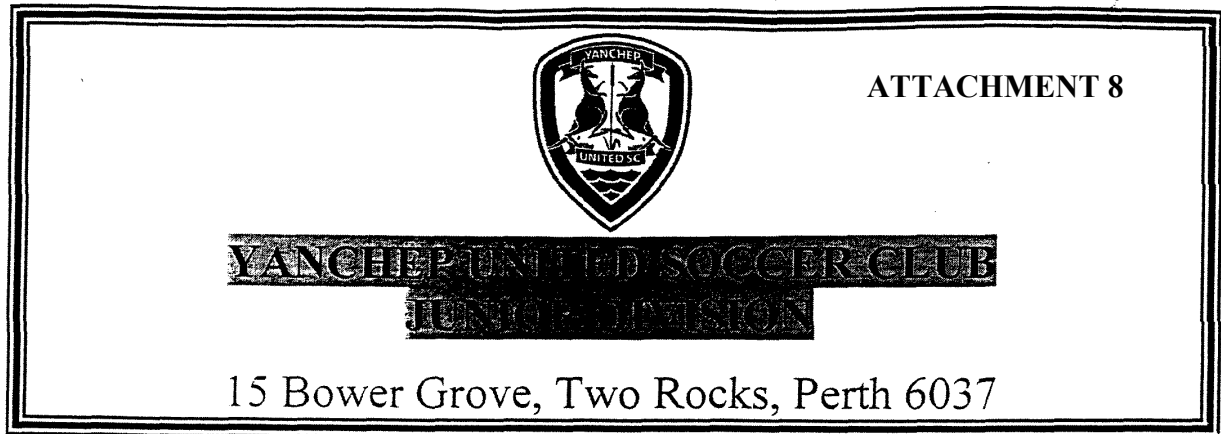
All participating companies will be given acknowledgement throughout the fundraiser.

Thank you for your consideration on this matter.

Yours sincerely

Danique Riky & Tania Hazeldine  
Fundraising Coordinators

50007	City of Wanneroo	Doc No
08032	Wanneroo	3661
File Ref(s)	00015101	50078V01
Receiving Officer(s)	LEISURE	
Attachments	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
Cash <input type="checkbox"/>	M.O. <input type="checkbox"/>	Chq. <input type="checkbox"/>
\$	Cheque No.	



26<sup>th</sup> May 2002

To whom it may concern,

My name is Heather Jarvis, I am organising a Quiz night for the Yanchep United Soccer Club JUNIOR Division on Saturday 20<sup>th</sup> July 2002. We are hoping to get 20 tables of six people to take part in this fun filled event. The theme for the Quiz night is Music/ Television and Films.

We are looking for sponsors to donate prizes to be used as main prizes, spot prizes and a raffle. If you could assist in anyway, it would be very much appreciated.

All sponsors will be acknowledged on the night, and Major sponsors will also be acknowledged in the local paper.

Anything you can donate will be very much appreciated. Should you require any further information, I can be contacted on 9561 6373 (evenings), 9405 5618 (working hours) or you can drop a note to 9 St Claire St, Yanchep W.A 6035. The Club President can also be contacted on 9561 5098 or at the above address.

Should you require someone to collect a donation, please do not hesitate to contact me.

We have some very talented players in the juniors and it is our aim to be able to continue to support the youngsters, to do this we need to fundraise, this enables us to supply them with the equipment they need. We would not be able to do this without the valuable assistance of caring people like yourselves.

I thank you for taking the time to read this and look forward to hearing from you in the near future.

Yours faithfully,

Heather Jarvis


Authorised by:

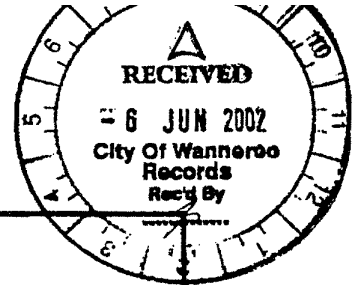
Andrew Orford  
President.

## ATTACHMENT 9

Lien Duong  
22 Pannel way  
Girraween W.A 6064

To Charles Johnson  
23 Dundobar rd  
Wanneroo W.A 6065

 City of Wanneroo	
File Ref(s)	<u>S/0077V01</u>
Receiving Officer(s)	<u>Finmanager Comserv</u>
Attachments	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/>	
\$	Cheque No.



Dear Charles,

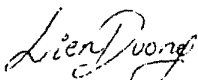
My name is Lien Duong and I am writing to you to request your assistance with funds to attend the first ever Catholic Youth Festival held on July 16th -19th.

I am currently attending year 10 Mercy College in Koondoola. A Youth Festival representative came to our school to talk about the event which was extremely interesting. They talked about 3 days of fun filled excitement and self discovery.

I believe this experience will be very good for me because it will help me to better understand my self. The cost of the festival is \$79. I am sending you this in hope that you will agree to sponsor my attendance at the Catholic Youth Festival.

I have enclosed 2 pages from the Youth Festival Booklet providing relevant information needed. Please also note that the festival is open for year 10's up to people of age 24. Thank you for your consideration of my request.

Yours faithfully

  
Lien Duong  
1/6/02



## ATTACHMENT 9, P 2

## So what exactly is the Youth Festival?

The Catholic Youth Festival runs from July 16<sup>th</sup> to 19<sup>th</sup> 2002. It is a non-residential event including music, presentations and amazing fun. With a focus upon celebration and motivation, it is an opportunity for you to equip yourself with new knowledge of leadership, faith and life.

Each day begins at 9.30am at Gibney Hall, Trinity College. The days include great sessions involving music, drama, dance, speakers and activities. Lunch is at 1pm daily, dinner is held at 6.30pm with Festival Nights beginning each night at 7.30pm. Festival Nights are open for public attendance and should conclude by 11 pm. Delegates can then be collected from Trinity College at 11pm.

The Youth Festival is an event to make you bigger, better, stronger and wiser!

### So what now?

1. Make the decision to be at the **first ever** Catholic Youth Festival!
2. Mark the dates in your diary now - the second week of the July school holidays.
3. Send in your registration form with payment.
4. Get a group of friends and encourage them to be there with you!
5. We'll then send you details on what to bring, where to go and anything else you need to know.
6. Get ready for the biggest youth event to hit Perth in 2002!

See you in July...

Foundations is a ministry in the Catholic Church in the Archdiocese of Perth. Foundations seeks to assist people to be successful in all spheres of life and presents the gospel in a modern and contemporary way. Fuel is the Youth Ministry of Foundations.



FOUNDATIONS  
Catholic Ministry



check out our website: [wwwFOUNDATIONS.org.au/youthfestival](http://wwwFOUNDATIONS.org.au/youthfestival)

## ATTACHMENT 9, P 3

**Age:** Young Adults from Year 11 at school up to age 24.

**When:** Tuesday 16<sup>th</sup> to Friday 19<sup>th</sup> July 2002  
Day delegate registrations are available. Please indicate which days you will be attending.

**Bookings:**  
To register for the Festival please complete the attached registration form and send with payment to:  
Youth Festival Registrations  
P.O. Box 1564  
Osborne Park WA 6916

**REGISTRATIONS CLOSE 5pm ON MONDAY 8<sup>th</sup> JULY 2002**

**Registration:**  
The Youth Festival begins with the opening session on Tuesday July 16 at 7.30pm. Registrations for the Festival will be held from 6pm until 7pm. Day delegate registrations will be from 8.45am until 9.15am daily.

**Cost:**  
\$79. Lunch and Dinner will not be provided. Please bring your own food. Alternatively, meals can be purchased at the venue or pre-ordered. Further details for pre-ordered lunches will be sent to delegates before the Festival. Morning and afternoon tea are included in the cost of the Festival.

**Festival Nights:**  
Parents, friends and siblings are invited to purchase tickets for the Festival Nights at the door. Tickets are \$6 for adults, \$4 for students, free admission for children under 12.

**Parking:**  
Street Parking is available at the venue.

**Billeting:**  
Billeting will be available for delegates who travel long distances. Please contact our office on 9445 3700 or email [youthfestival@foundations.org.au](mailto:youthfestival@foundations.org.au)

**DELEGATE REGISTRATION FORM**

Venue: Trinity College  
16<sup>th</sup> - 19<sup>th</sup> July 2002

Please mail to:  
Youth Festival Registrations, P.O. Box 1564, Osborne Park, WA, 6916.

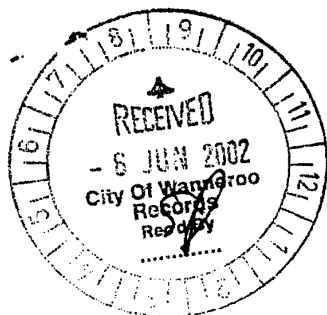
Surname: Duong  
Given Names: Lien  
Address: 22 Poochel Way  
Suburb: Girrawah P/C: 6064  
Phone: 9242 5918 Mobile: 04113427  
Date of Birth: 17/11/87 Male: ☐ Female: ☒  
Email address: \_\_\_\_\_ (for latest news)

Cost: \$79.00 Full Registration

DAY RATE: \$30.00 per day  
Please indicate which day(s) you will attend  
☒ Wednesday 17/7/02 ☒ Thursday 18/7/02 ☒ Friday 19/7/02

I have enclosed a cheque/money order for \$ \_\_\_\_\_  
Being for: Deposit (\$30) ☐ Full payment ☐  
Please tick if you would like to pay in instalments ☐  
Please make cheques payable to: Foundations

Cardholder's Name \_\_\_\_\_  
BankCard ☐ Visa ☐ MasterCard ☐ AMOUNT \$ \_\_\_\_\_  
Card No. \_\_\_\_\_  
Expiry Date \_\_\_\_\_ Signature \_\_\_\_\_




Mr Garry Prus  
Manager – Special Projects  
City of Wanneroo  
Locked Bag 1  
WANNEROO W.A. 6946

Dear Mr Prus,

## ATTACHMENT 10

5<sup>th</sup> June 2002

Mr Joe Perrozzi  
29 Downing Crescent  
WANNEROO W.A. 6065

 City of Wanneroo	
File Ref(s)	<u>S/0077V01</u>
Receiving Officer(s)	<u>Fin Manager Conserv</u>
Attachments	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/>	
\$	Cheque No.

My wife and I have lived in the Wanneroo area for the past twenty years and our children have attended the East Wanneroo Primary School and later Woodvale Senior High School to study their Music courses.

Our eldest son Marcus Perrozzi undertook to play percussion at Woodvale and showed such a rare talent and gift for this instrument that each year from Years 8 – 12 he received awards for special recognition and achievement. Last year he took his TEE exams and received top score in the state for his Practical Music Performance exam in Percussion. So impressed with his talent was the panel of TEE examiners at the W.A. Academy of Performing Arts at Edith Cowan University in Mount Lawley, that he was invited to audition for a place in the Western Australian Philharmonic Orchestra. He was successful and now also plays with the Western Australian Youth Orchestra. Upon completing his TEE last year he was given a first round offer to attend the Academy to study a Bachelor of Performing Arts in Classical Music which he accepted with great enthusiasm.

Now that he has commenced his degree his teacher, Mr Tim White who is the Head of Percussion for the Academy, has suggested that we enquire as to whether the City of Wanneroo has a Music Scholarship scheme to provide financial assistance, similar to other Local Government Councils like the City of Bayswater. He is aware of my situation and believed it worthy of an application and so I write to you today.

I am writing to seek your help with our current financial predicament in terms of providing assistance to my son Marcus, who is suffering the consequences of an unfortunate accident that I had last year.

In January 2001, while out with my wife and three children I had a very bad accident in which I sustained serious spinal injuries as a result of which I could not walk. I was taken to Joondalup Health Campus, then Sir Charles Gairdner Hospital and eventually to the Spinal Ward at Royal Perth Hospital's Shenton Park Campus for rehabilitation. After spending some six weeks there on my back motionless, I was allowed to gradually sit up and then stand and began the long process of learning how to walk again. In the following months I underwent extensive Physiotherapy treatment in the Spinal Gym at Shenton Park. Although I have made good progress from the threat of never being able to walk again, it became evident to my orthopaedic surgeon and other neurosurgeons who studied my injuries, that I must have several serious

## ATTACHMENT 10, P 2

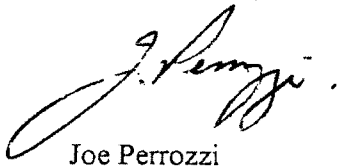
operations. So on the 28<sup>th</sup> February this year I had an anterior cervical decompression and fusion over three levels in my neck and back which went rather well – I can still manage to walk!!

Now I must have another series of physiotherapy treatment before M.R.I. scans will reveal when I have my next operation. During all of this time I have been unable to work and so have been receiving a small Sickness Allowance from Centrelink to help with living expenses. My wife has to work, cares for the children and takes care of me as I am still unable to drive a car or do any other physical activities. The pressure on her and the kids has been enormous but we battle on....


Hence my purpose in writing is to kindly request whatever financial assistance you may see fit to provide for Marcus as the textbooks and specialised equipment he requires for his course has already surpassed the \$1000 mark.

I have been advised by your staff that no actual scholarship scheme exists but that special provisions can be made under special circumstances. Your consideration of my situation is appreciated and if you require any further information please call me at home on 9405 8830.

Yours faithfully,



Joe Perrozzi

 City of Wanneroo	
File Ref(s)	<u>S/0077V01</u>
Receiving Officer(s)	<u>Leisure</u>
Attachments	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/>	
\$	Cheque No.

## ATTACHMENT 11

23 Davenport Circuit,  
Mindarie 6030  
12/6/02

### Donation Request.

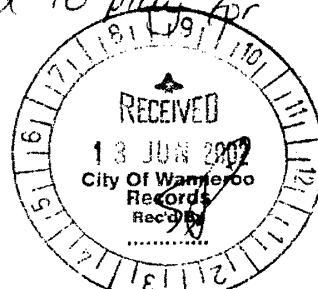
Dear Claire,

I am writing on behalf of my daughter Caroline who has been selected in the State Schoolgirls Volleyball team to compete in Darwin, Northern Territory from the 17th to 24th of August 2002.

The total cost of the trip is between \$1500 - \$1600 and any donation from the council would be greatly appreciated.

Caroline has been playing volleyball for nearly two years and is very honoured and excited to be selected to play for the State.

Yours faithfully  
Lesley Aberdour



## **Chief Executive Office**

### **24. Appointment of Council Delegates to the AGMs of Western Australian Local Government Association & Local Government Association**

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File Ref: 00033  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil

#### **Issue**

To consider the appointment of Council delegates to the forthcoming AGMs of the Western Australian Local Government Association (WALGA) and the Local Government Association (LGA).

#### **Background**

The AGMs for WALGA and LGA are scheduled for Sunday 4<sup>th</sup> August 2002 as part of Local Government Week.

Council's current delegates on the North Zone Committee of WALGA are:

Cr Stewart  
Cr Newton  
Cr Cvitan  
Cr Grierson

Mayor Kelly (Deputy).

#### **Detail**

Council is required to formally nominate two (2) delegates for the WALGA AGM and four (4) delegates for the LGA AGM. These AGMs are required by each Association's respective constitution and take place every year.

#### **Comment**

Council may wish to consider nominating the four current delegates on the WALGA North Zone as delegates for the WALGA AGM and further select two delegates from the WALGA North Zone to represent Council at the LGA AGM.

#### **Statutory Compliance**

Section 5.10 of the Local Government Act 1995 (as amended) allows Council to appoint members to Committees by an Absolute Majority.

## **Strategic Implications**

Nil

## **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

Absolute Majority

## **Recommendation**

**That Council:-**

1. **APPOINT by ABSOLUTE MAJORITY the following elected members to represent Council at the Annual General Meeting of the Western Australian Local Government Association to be held on Sunday 4<sup>th</sup> August 2002.**

**Cr \_\_\_\_\_ & Cr \_\_\_\_\_ with Cr \_\_\_\_\_ - (Deputy)**

2. **APPOINT by ABSOLUTE MAJORITY the following elected members to represent Council at the Annual General Meeting of the Local Government Association to be held on Sunday 4<sup>th</sup> August 2002.**

**Cr Stewart**

**Cr Newton**

**Cr Cvitan**

**Cr Grierson**

**Mayor Kelly (Deputy)**

## **25. City of Wanneroo Private Property Local Law 2001 - Amendments Required by the Delegated Legislation Joint Standing Committee**

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File Ref: S21/0004001  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil  
Attachments: 1

### **Issue**

To consider the advice received from the Delegated Legislation Joint Standing Committee and amend the City of Wanneroo Private Property Local Law 2001 to delete Part 4 of the local law relating to Graffiti protection of walls.

### **Background**

Council at its Ordinary Council Meeting of the 9<sup>th</sup> April 2002 resolved to adopt the City of Wanneroo Private Property Local Law 2001. Prior to the adoption of this local law Council followed the detailed procedure contained in Local Government Act 1995 including giving state-wide and local notice of the proposed local laws, inviting submissions from the public on the local law, providing copies of the local law to any Minister under which the Minister administers the Act which the local law is made under and formally considering all comments made about the local law prior to adoption.

After this extensive consultation process Council, in accordance with the Local Government Act has gazetted the local law and given state wide public notice to this effect. On the 28<sup>th</sup> May 2002 Council received advise from the Joint Standing Committee on Delegated Legislation objecting to the new local law and requiring Part 4 on the local law to be repealed.

### **Detail**

Part 4 of the Private Property Local Law states as follows:

#### **4.1 Graffiti protection and removal**

- (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.



## 4.2 Record of graffiti protection

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.

## 1.6 Definitions

"non sacrificial graffiti protection" means a coating applied to a fence or wall which is not removed in the process of removing graffiti.

The Standing Committee objection to Part 4 of the local law is detailed as Attachment One and can be summarised as follows:

The requirement to force a resident to meet the cost of graffiti is not reasonable as the owner should not have to pay for the criminal actions of someone else and exposes poorer constituents of the City to a financial burden.

The Committee use the test of unreasonableness in determining to require Council to repeal this section.

### **Comment**

Council has previously made a submission to the Minister for Local Government and Regional Development in regards to the current review of the Local Government Act 1995 requesting that the Act be amended to require that the Joint Standing Committee on Delegated Legislation comment on proposed local laws during the public consultation period.

The current practice is inefficient and in relation to amending a part, exposes Council to further costs associated with recommencing the advertising process. The decision of the Joint Standing Committee in requiring the amendment to be carried out is not subject to public comment and review.

The test of unreasonableness in this instance does not seem to take into account the fact that the local law did not receive any objections from the community during the public consultation period and was further supported by the elected body of Council.

Whilst it is unfair that the home owners are indirectly paying for the criminal activities of offenders, the community expect Council to remove graffiti and this cost is currently already being meet by home owners through their rates. The local law hopes to reduce the long-term impact on the cost to the community by looking at reducing the cost associated with graffiti removal prior to it actually happening.

The Joint Standing Committee are however requiring Council to immediately repeal the following parts of the Private Property Local Law:

- Part 4
- That part of clause 1.6 which defines "non sacrificial graffiti protection"; an

- That part of the fifth Schedule referring to Part 4.

The Committee has failed to note that also Clause 5.2 (2) would require amendment as it refers to Clause 4.1 in Part 4.

Clause 5.2 (2) states “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.”

It is suggested subject to the approval of the Joint Standing Committee that Clause 5.1 (1) should be amended as follows:

#### 5.1 Estate fencing

##### New Clause

- (3) No person shall construct or erect an estate entry statement or estate boundary fence without treating the fence, structure, building or wall with non sacrificial graffiti protection.

It is considered not unreasonable to require a developer to treat an estate fence or entry statement with non sacrificial graffiti protection.

The Joint Standing Committee is also requiring an undertaking from Council will not rely on Part 4 in a prosecution in the interim.

### **Statutory Compliance**

The Local Government Act requires that any proposal to amend a local law which would be significantly different from what was first proposed must be treated as if Council was adopting a new local law.

### **Strategic Implications**

The Private Property Local Law supports several strategic objective and is supportive of the strategic goal of fostering an identity that promotes lifestyle choices and provision of quality services and infrastructure. Recent market research conducted by Hides Consulting Group in 2001 highlighted the concern the community have in the issue of graffiti management.

### **Policy Implications**

Nil

### **Financial Implications**

Council will incur additional costs in readvertising and gazettal of the proposed amendments to the local law.

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council:-**

1. **NOTE** the advice received from the Joint Standing Committee on Delegated Legislation requiring amendments to the Private Property Local Law 2001 as follows:

**Repeal**

- **Part 4**
- **That part of clause 1.6 which defines “non sacrificial graffiti protection”; and**
- **That part of the fifth Schedule referring to Part 4.**

2. **ADVISE** the Joint Standing Committee on Delegated Legislation that Council is prepared to

**Repeal**

- **Part 4**
- **That part of the fifth Schedule referring to Part 4**
- **Clause 5.2(2)**

**Introduce New Clause as follows:**

- (3) **No person shall construct or erect an estate entry statement or estate boundary fence without treating the fence, structure, building or wall with non-sacrificial graffiti protection.**

3. **Subject to APPROVAL of 2 above ADVERTISE the proposed amendments to the City of Wanneroo Private Property Local Law 2001**



## ATTACHMENT 1

**JOINT STANDING COMMITTEE ON DELEGATED LEGISLATION**

Our file: 3616/S  
Your ref: Daniel Simms

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

**By Facsimile: 9405 5499**

Dear Mr Johnson,

**City of Wanneroo Private Property Local Law 2001**

I refer to your letter to the Joint Standing Committee on Delegated Legislation dated May 7 2002 which enclosed a copy of the *City of Wanneroo Private Property Local Law 2001* and explanatory memorandum.

The Committee scrutinised the Local Law at its meeting on Wednesday, May 22 2002 and resolved to write to you about Part 4 which deals with Graffiti.

Part 4 requires a person who lives next to a public place or reserve to treat their newly erected fences with a non sacrificial graffiti protection and fix a plate to the wall indicating the name of the graffiti paint. Existing fences may require such treatment when directed by the local government.

The previous Joint Standing Committee on Delegated Legislation rejected such local laws when it scrutinised the *Town of Vincent Local Law Relating to Fencing, Floodlights and Other External Lights* in October 1999 as being punitive. The Committee considered such local laws to be unacceptable in 1999 and the current Committee retains that position.

Home owners and occupiers paying for graffiti protection when their actions were not the cause of the graffiti is burdensome given the compulsory nature of the requirement to apply an expensive graffiti protection coating to an existing fence or when erecting a new fence, structure, building or wall. No doubt there will be circumstances where the owner /occupier is not in a position to pay for the work

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PARLIAMENT HOUSE PERTH WA 6000 TELEPHONE +61 8 9222 7222  
FACSIMILE: HOUSE +61 8 9222 7809 COMMITTEES +61 8 9222 7805

## ATTACHMENT 1, P 2

Delegated Legislation (Joint Standing Committee)

Page 2

required and this would expose the person contravening the requirement to offences under the local law that impose a modified penalty of \$100 as per the Fifth Schedule.

The compulsory nature of these local laws infringe on the home owner's existing rights by requiring that person to remedy and pay for (under threat of penalty) damage to the appearance of their property perpetrated by another.

The Committee concedes that under section 3.5 of the *Local Government Act*, the City can make a local law, and under section 3.10. that local law can create offences and prescribe penalties. However, the Committee considers that Parliament did not contemplate section 3.5 being used to make a local law in which home owners or occupiers are locked into a particular method of dealing with criminal damage to their own property. There are other, less expensive methods of maintaining the amenity of the fence. These include painting over the offending material or planting fast growing ivy or hedges to make the fence less likely to be vandalised.

In the Committee's opinion, the prescriptive nature of Part 4 is beyond the power (*ultra vires*) of the *Local Government Act* to make on the grounds of unreasonableness. Part 4:

- exposes poorer constituents of the City to a financial burden; and
- indirectly punishes home owners for the criminal activities of others by making them "offenders" if they fail to pay the modified penalty.

There is a presumption against Parliament making unreasonable delegated legislation and the test of "unreasonableness" is whether the local law is capable of being considered to be reasonably proportionate to the end to be achieved.<sup>1</sup> The local must be so lacking in reasonable proportionality so as not to be a real exercise of the power.

In applying this test, the end sought to be achieved by the City is the removal of graffiti in the District so as to maintain amenity. However, the means of achieving this is disproportionate because it in effect, punishes the home owner/occupier who may not be able to pay either for the non sacrificial paint or the modified penalty if there is a failure to comply with the local law. That home owner/occupier has already suffered damage to his property and is not given the option of less expensive means of ameliorating the problem. Further, the Committee considers that graffiti eradication is essentially a "whole of community" problem, rather than an individual home owner/occupier problem and that the community should bear the cost of graffiti protection and removal. Such an approach is a more "proportionate" response to this problem.

For these reasons, the Committee requires a written undertaking that the City will repeal:

- Part 4,
- that part of clause 1.6 which defines "non sacrificial graffiti protection"; and
- that part of the Fifth Schedule referring to Part 4.

<sup>1</sup> *South Australia v Tanner* (1989) 166 CLR 161

## ATTACHMENT 1, P 3

Delegated Legislation (Joint Standing Committee)Page 3

The Committee requires the written undertaking by Friday, June 28 2002. The undertaking must state that the repeals will be made as soon as possible and that in the interim, Part 4 will not be relied upon in a prosecution.

For your information, the Committee has not, at this stage, given notice in the Legislative Council of a motion to disallow the local law. However, the Committee may proceed with a disallowance motion and recommend disallowance of this local law if a suitable written undertaking is not received by the requested date.

If you require any further information, please contact me on 9222 7828.

Yours sincerely

*Anne M. Turner.*

Anne Turner  
Legal Advisory Officer  
May 28 2002

D

## 26. Local Government Postal Elections May 2003

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File Ref: 29068  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil  
Attachments: 1

### Issue

To approve the method of conducting the May 2003 Local Government Elections by postal election and further approve the Electoral Commissioner to be responsible for the conduct of the election.

### Background

Since the formation on the new City of Wanneroo, Council has conducted all local government elections by way of a postal election with the Electoral Commissioner responsible for the conduct of the election.

In the May 2001 Biennial Elections, elections were carried out in 4 wards with 22,890 election packages circulated. A total of 7,908 packages were returned with a total of 7,741 ballot papers admitted to the count giving a participation rate of 33.82%.

A copy of a report prepared by the Western Australian Electoral Commission on the May 2002 Election is available in the Councillors Reading Room.

### Detail

Under the Local Government Act Council is required to determine the method in which the local government election will be conducted. The Western Australian Electoral Commissioner has contacted all Councils advising that he has given his agreement to be responsible for the elections and is requesting advice from Council indicating if they would like the Commission to conduct the elections on behalf of Council.

The May 2003 election will, depending on number of nominations received involve a Mayoral election plus seven ward elections. This would involve the distribution of approximately 50,674 election packages.

Council may decide either to conduct an in-person election or a postal election. If Council is to conduct a postal election, then the Western Australian Electoral Commission is the only permitted provider of this service.

Detailed in **Attachment 1** is a list of Council's that participated in postal elections in May 2001 for Council's information.

### Comment

It is estimated that the cost of conducting the May 2003 election by postal voting will be, based on every ward and Mayoral seat being contested, in the vicinity of \$120,000.

Whilst the report does not detail a cost comparison to Council for an in-person election it is considered that the cost would be less than that of a postal election.

Results from local governments in general indicate that the participation rate is significantly higher in postal elections than in-person elections. Should Council wish to receive further information pertaining to the costs associated with in-person elections and participation rates a further report can be prepared.

## **Statutory Compliance**

The Local Government Act 1995 details the procedure that must be followed in relation to elections and in particular:

1. Section 4.20(4) states that Council may subject to the written agreement from the Commissioner declare that the Commissioner be responsible for the conduct of the election.
2. Section 4.20(5) requires Council to declare this not less than 80 days before the election (14<sup>th</sup> March 2003).
3. Section 4.61(1)(2) allows Council to decide on conducting an election as a **postal election** or as a **voting in person election**. The decision to conduct a postal election must be made by a special majority of Council.
4. Section 4.61 (4) states that the decision of Council to conduct a postal election has no effect unless Council declares that the Electoral Commissioner is responsible for the conduct of the election.

## **Strategic Implications**

A key theme of the strategic plan is increasing community participation in Council activities. It is suggested that by conducting local government elections by postal voting, Council is making it very easy for the community to participate in the next local government elections.

## **Policy Implications**

Nil

## **Financial Implications**

The cost of the May 2001 Biennial postal elections conducted by the Western Australian Electoral Commission was \$54,500 which equates to an average cost of \$2 per circulated election package or \$7 per actual counted election package.

The estimated cost for the 2003 elections based on every ward being contested as well as the Mayoral seat is \$120,000 based on the distribution of 50,674 election packages and a return rate of 50%.

This amount has been included in the draft 2002/03 budget together with an allowance for a referendum in the Mindarie Ward relating to traffic issues.

## **Voting Requirements**

Special Majority & Absolute Majority



## **Recommendation**

### **That Council:-**

- 1. DECLARE by ABSOLUTE MAJORITY in accordance with Section 4.20(4) of the Local Government Act 1995, the Electoral Commissioner to be responsible for the conduct of the May 2003 elections.**
- 2. DECLARE by SPECIAL MAJORITY in accordance with Section 4.61(2) of the Local Government Act 1995, that the method of conducting the election will be as a postal election.**

**Draft**

## 2001 Local Government Postal Elections

WESTERN AU  
Electoral Commission

## ATTACHMENT 1

## Appendix 14 – Enrolment and Voter Participation for Local Governments Using the Postal Election Process in 2001 and 1999

District	Enrolment in 1999	Voter Participation in 1999	Participation %	Enrolment in 2001	Voter Participation in 2001	Participation %
Albany ^	20,748	13,378	64.5%	15,139	6215	47.7%
Armadale	18,927	8,035	42.5%	20,243	7,233	35.7%
Ashburton	803	356	44.3%	1,829	746	40.8%
Augusta-Margaret River	4,971	2,927	58.9%	No election		
Bassendean	9,510	4,055	42.6%	6,355	2,521	39.7%
Belmont	19,897	8,067	40.5%	20,272	8,437	41.6%
Bridgetown- Greenbushes**	2,895	1,758	60.7%	<b>2,454</b>	<b>760</b>	<b>31.0%</b>
Bunbury**	19,685	8,743	44.4%	20,777	10,536	50.7%
Busselton	7,482	3,313	44.3%	4,385	1,943	44.3%
Cambridge ^	17,026	6,979	41.0%	16,938	7,324	43.2%
Canning**				48,446	17,260	35.6%
Capel				4,540	1,914	42.2%
Carnarvon				3,701	1723	46.6%
Claremont**	3,776	1,642	43.5%	6,438	3,060	47.5%
Collie	5,979	2,610	43.7%	5,933	3,036	51.2%
Cottesloe**				5,345	2,729	51.1%
Cue				216	141	65.3%
Dandaragan**	2,205	1,588	72.0%	<b>269</b>	<b>114</b>	<b>42.4%</b>
Denmark				3,708	2,391	64.5%
Donnybrook-Ballingup	524	327	62.4%	3,152	1,543	49.0%
East Pilbara				2,622	858	32.7%
Exmouth				1,471	894	60.8%
Geraldton**				12,845	5,574	43.4%
Gingin				2,716	1,579	58.1%
Gosnells				51,388	16,563	32.2%
Greenough				3,631	1,500	41.3%
Joondalup				100,111	29,727	29.7%
Kalamunda	24,056	9,526	39.6%	30,091	12,084	40.2%
Kalgoorlie-Boulder ^	17,855	6,885	38.6%	17,337	6,008	34.7%
Kwinana	10,642	3,837	36.1%	10,942	4,188	38.3%
Mandurah**				32,873	15,728	47.8%
Melville ^	42,529	16,754	39.4%	65,305	24,481	37.5%
Mundaring				23,373	8,375	35.8%
Murray	2,287	962	42.1%	4,322	2,185	50.6%
Nannup	702	466	66.4%	696	482	69.3%
Nedlands				3,331	1,172	35.2%
Perth ^	6,843	3,695	54.0%	8,428	3,913	46.4%
Plantagenet	2,339	1,443	61.7%	3,157	2,076	65.8%
Rockingham	39,832	15,275	38.3%	41,409	15,081	36.4%
Serpentine-Jarrahdale	4,646	2,142	46.1%	7,438	3,205	43.1%
South Perth**	23,894	9,795	41.0%			
Stirling	87,410	32,000	36.6%	103,903	36,477	35.1%
Subiaco**	7,013	2,599	37.1%	10,149	4,748	46.8%
Swan	38,109	14,178	37.2%	44,862	16,159	36.0%
Victoria Park ^	17,786	6,448	36.3%	17,966	6,442	35.9%



WESTERN AUSTRALIAN  
Electoral Commission

**2001 Local Government Post**

**ATTACHMENT 1, P 2**

District	Enrolment in 1999	Voter Participation in 1999	Participation %	Enrolment in 2001	Voter Participation in 2001	Participation %
Vincent <sup>^</sup> <sup>††</sup>	18,458	7,270	39.4%	18,341	7,274	39.7%
Wanneroo				22,890	7,908	34.5%
Waroona				1,659	821	49.4%
Yilgarn				932	567	60.8%
<b>TOTAL</b>	<b>478,829</b>	<b>197,053</b>	<b>41.2%</b>	<b>831,605</b>	<b>315,821</b>	<b>37.98%</b>
<b>Total of local governments – contested postal elections</b>			30			45

Comparative Statistics 1999 and 2001 – participation rate for contested postal elections. Source: 55185. In-person elections in 2001 are shown in ***bold italics***, the data for which is not included in the total.

\* No election in May 2001

\*\* Postal election in 1999 but in-person method in 2001

<sup>^</sup> Mayoral Election in 1999

<sup>††</sup> Mayoral Election in 2001

## **27. Municipal Workcare and Municipal Liability Scheme – Revisions to Scheme Rules**

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File Ref: S/0082V01  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil

### **Issue**

To accept the amendments to the Scheme Rules for the Municipal WorkCare and Municipal Liability Scheme.

### **Background**

With the formation of the new Western Australian Local Government Association (WALGA) the Board of Management for Municipal WorkCare Scheme and the Municipal Liability Scheme have decided to amend the Scheme Rules to in reflect the new Association name as well various other amendments.

### **Detail**

The changes to the rules can be summarised as follows:

- Substituting “Western Australian Local Government Association (WALGA)” for Western Australian Municipal Association (WAMA) where it appears. This is a consequential amendment to resolutions carried by Association
- Changing the definition of “special resolution” in the Municipal WorkCare Scheme Rules to require an absolute majority decision of total members whether present or not. An absolute majority requirement is considered more appropriate, as the existing provision, which requires the unanimous vote of all Board members present at a meeting, effectively gives a right of veto to any individual Board member on matters of expulsion of a council from the Scheme or utilising Scheme funds for making loans, which in both cases also requires the approval of WALGA, or to admitting a body other than a Council into the Scheme.
- Within Clause 5.3 of the Muniicipal WorkCare Scheme Rules, requiring the delegation of any function being approved by an Absolute Majority decision of the Board (currently only an ordinary resolution is required).
- Within Clause 8.1 replacing “the Standards as prescribed by the Institute of Chartered Accountants in Australia” with “accordance with generally accepted accounting principles”.

### **Comment**

The Manager of Contracts advises that the changes do not provide for any real change to the intent of the Scheme Rules and are recommended to Council for approval.

### **Statutory Compliance**

Formal adoption of revisions to the Scheme Rules requires over 50% of Scheme members to indicate their support.

## **Strategic Implications**

The purpose of membership of the WALGA Insurance Scheme is supportive of the corporate goal of Corporate Management and Development in relation to risk management.

## **Policy Implications**

Nil

## **Financial Implications**

Nil

## **Voting Requirements**

Simple Majority

## **Recommendation**

**That Council SUPPORT the changes to the Scheme Rules of the Municipal WorkCare Scheme and Municipal Liability Scheme as summarised below:**

- **Substituting “Western Australian Local Government Association (WALGA)” for Western Australian Municipal Association (WAMA) where it appears. This is a consequential amendment to resolutions carried by Association**

## 28. Adoption of Principal Activity Plan 2002 - 2006

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File Ref: 6655  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil

### Issue

To approve the City of Wanneroo Principal Activity Plan after the closing of the community consultation period.

### Background

Council at its Ordinary Council Meeting on the 9<sup>th</sup> April 2002 resolved as follows:

**That Council ENDORSE the City of Wanneroo Principal Activity Plan for the period commencing on the 1<sup>st</sup> July 2002 to the 30<sup>th</sup> June 2006 as detailed below**

The consultation period concluded on the 17<sup>th</sup> June 2002.

### Detail

Council has received no public submissions in relation to the proposed Principal Activity Plan. Council's Manager of Finance has reviewed the Principal Activity Plan and made several minor amendments, which are highlighted in *Italics* in the Officers Recommendation.

The purpose of the Principal Activity Plan currently 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

### Consultation

The Principal Activity Plan has been advertised in the Wanneroo Times and the Western Australian as well as on all Council Public Notice Boards. Copies of the plan have been made available in all Council Libraries, Administration Centre and on Council's web site at [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au). Public comment was open for a period of 42 days.

### Statutory Compliance

Section 5.58 of the Local Government Act 1995 allows Council to accept the Principal Activity Plan with or without modifications.

## **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 ADOPT the City of Wanneroo Principal Activity Plan for the period commencing on the 1<sup>st</sup> July 2002 to the 30<sup>th</sup> June 2006 as amended and detailed below.**



City of  
Wanneroo

Attachment pending.

## 29. Adoption of Amendment to the City of Wanneroo Standing Orders Local Law – Removal of Elected Members Question Time

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File Ref: 01369  
Responsible Officer: Chief Executive Officer  
Disclosure of Interest: Nil

### Issue

To consider the adoption of the amendment to the City of Wanneroo Standing Orders Local Law to remove Elected Members Question Time after the closing of the public notice period.

### Background

Council at its Ordinary Council Meeting on the 19<sup>th</sup> March 2002 resolved as follows:

**That Council in accordance with Section 3.12 of the Local Government Act 1995, resolve to ADVERTISE the proposal to amend the City of Wanneroo Standing Orders Local Law 2000 for the purpose of deleting Clause 6.5 Questions from Elected Members and by further deleting the reference to Questions from Elected Members from Clause 5.4.1 Order of Business from the Standing Orders Local Law 2000.**

A total of 66 written submissions were received from the community objecting to the proposed amendment.

### Detail

Included in this number were 64-signed copies of the following statement, which were submitted to Council by Mrs A Hine on behalf of the objectors.

#### **OBJECTION TO THE AMENDMENT**

#### **CLAUSE – 5.4.1 AND CLAUSE – 6.5 INCLUSIVE**

*Council has advertised to “AMEND” Standing Orders Local Law to “delete” Councillors Question Time.*

*Do you as a Ratepayer feel that our Elected Members should keep their allocated Question Time as their Democratic RIGHT?*

*Did you as a RATEPAYER vote your Councillors onto Council to keep the public well informed and practice OPEN AND ACCOUNTABLE GOVT. And to Stop the PERCEPTION OF SECRECY?*

Mrs A Hine submitted a written objection to the proposed amendment, which is detailed as Attachment One. Mrs Hine ground for objection can be summarised as follows:

- Reduced accountability of the administration to the Elected Members and so to the community at large
- Contrary to the intent of the Local Government Act 1995



- Reduction in the rights of Elected Members and therefore a reduction in the rights of the general community.

Council has also received advice from the Wanneroo Ratepayers Association objecting to the proposed amendment. The Association did not provide any grounds for the objection.

### **Consultation**

In accordance with the Local Government Act 1995, Council has advertised the proposed amendment in the Wanneroo Times inviting comment within a 42 day period. Copies of the proposed amendment have been made available in all Council libraries, the Civic Centre and through Council's website at [www.wanneroo.wa.gov.au](http://www.wanneroo.wa.gov.au).

### **Comment**

The Department of Local Government and Regional Development in their final report to Council on the Strategic Review into the City of Wanneroo stated as follows:

*Councillor Question Time – this should be removed from the agenda. All elected members can obtain information regarding issues and queries raised by ratepayers at other times rather than in ordinary meetings of council. It is a waste of time for all involved. It is an opportunity for “grandstanding” by elected members for no benefit except their own egos. It is also an opportunity to embarrass staff members who may not have enough details in front of them to answer a question.*

It is considered that with the involvement of the Department of Local Government and Regional Development in the Strategic Review that the Department is supportive of the proposed amendment and therefore it is unlikely that the amendment would be deemed in contrary to the intent of the Local Government Act 1995.

In relation to comments raised by objectors regarding the ability of Elected Members to raise issues with Administration, Council has several systems in place to assist Elected Members with information. These include:

- Councillor Enquiry System
- Council Briefing Sessions
- The Chief Executive Officer and Directors are available to meet with Elected Members between 4 – 6.00pm the Monday before each Council Briefing Session.

With the introduction of the new Proclaim Action Request System, all customer enquiries and service request and all Councillor Enquiries will be electronically tracked and identified and reports will be presented to Council in this regard.

The suggested amendment submitted by Mrs Hine in relation to Questions with Due Notice may be worth further consideration if Council wishes to maintain Elected Members Question Time.

### **Statutory Compliance**

Section 3.12(4) of the Local Government Act 1995 states:

After the last day for submissions, the local government is to consider any submissions made and may make the local law\* as proposed or make a local law\* that is not significantly different from what was proposed.

*\*Special Majority*

The City of Wanneroo Standing Orders clause 8.19.3 states:

A 75% majority is at least 75% of the number of elected members of Council whether or not-

- There are vacancies; and
- All members are present and able to vote (ie 12 members)

NB A Special Majority is the same as a 75% majority.

### **Strategic Implications**

Nil

### **Policy Implications**

Nil

### **Financial Implications**

Nil

### **Voting Requirements**

Special Majority

### **Recommendation**

**That Council MAKE by a SPECIAL MAJORITY the amendment to the City of Wanneroo Standing Orders Local Law 2000 by deleting Clause 6.5 Questions from Elected Members and by further deleting the reference to Questions from Elected Members from Clause 5.4.1 Order of Business from the Standing Orders Local Law 2000.**

To

Mrs A. J. Stine  
134 Dundee Rd  
Wanneroo 6065  
15/6/02

Dear Mr Johnson,

Please accept this letter as an objection to the proposed change to Standing Orders Local Law.

I object to the deletion of "Questions from Elected Members". My reasons are as follows.

- (1) Reduced accountability of the administration to the Elected Members and so to the Community at large
- (2) Contrary to the intent of the Local Government Act 1995
- (3) Reduction in the rights of Elected Members and therefore a reduction in the rights of the general community.

The reasons for these objections are explained in greater detail below.

**1. Reduced accountability of the administration to the Elected Members and so to the Community at large**

Whilst it maybe true that Councillors may be able to ask Council Staff questions on behalf of their electors at any time by e-mail or by a telephone call, such communications are not records that are easily accessible to the general public. Questions asked at a Council Meeting however are recorded in the minutes and the minutes are now even available on the Internet, and at progressive councils maybe searched for key words or phrases.

Where questions are asked at Council meetings the Administration is held publicly accountable in an open democratic process. Where councilors are forced to question the Administration in secret local government becomes less open and accountable.

**2. Contrary to the intent of the Local Government Act 1995**

The Local Government Act 1995 states the intention of the Act is to result in:

- (a) better decision-making by local governments;
- (b) greater community participation in the decisions and affairs of local governments;
- (c) greater accountability of local governments to their communities; and
- (d) more efficient and effective local government.

Deleting question time for Councillors is contrary to the intent of section 1.3 (2) of the Act, particularly to sub-sections (b) and (c).

If only the concerned resident and their Councillor knows the subject matter of an e-mail or telephone call from a Councillor to the Administration, compared to the same matter being dealt with through "Elected Members Question" Time at a Council Meeting, then clearly there will be less, not greater community participation in the decisions and the affairs of that local government.

It should be noted that the 1995 Local Government Act, section 1.3 (2) ( c ) states that the Act intends to increase accountability of the local government to "their communities". Clearly "Elected Members Question Time" promotes this intent of the Act as an Elected Member asking questions at a meeting of Council during "Elected Members Question Time" is furthering the intent of the Act in a forum available to all of the local community.

The process of Elected Members asking questions via e-mail, fax or telephone call does not promote the intent of the act to be open and accountable, and will reduce public participation in the decisions and affairs of the local government.

**3. Reduction in the rights of Elected Members and therefore a reduction in the rights of the general community.**

Changes to laws that reduce the rights of citizens should not be supported. The move to delete "Elected Members Question Time" will reduce the rights of the residents of the City of Wanneroo to have Councillors performing their roles as defined in the Local Government Act 1995.

Section 2.10 ( c ) states that the role of a Councillor is to "facilitates communication between the community and the council". Deleting "Councillor Question Time" will reduce the communication between the Community and Council. Therefore it will reduce the right of people to have effective local government representation.

Therefore if Council believes that controls are required to administer "Elected Members Question Time", may I suggest that Council advertises the following changes to its Standing Orders.

**"Questions with Due Notice**

24 (1) Any member desiring to ask a question at any meeting shall direct the question to the Mayor and shall give notice thereof in writing to the Chief Executive Officer at least ten hours before the hour fixed for the meeting. Both the question and the answer shall be recorded in the minutes.

(2) Every question and answer shall be submitted as briefly and concisely as possible and only one set of additional questions from the member submitting the questions shall be allowed, unless the member asking the question authorises another member to ask the set of additional questions.

**Questions without Due Notice**

25 (1) Any member may ask questions without due notice when that member believes such questions, and receiving a reply to the questions, will assist the Council or committee to be better informed regarding any issue which is the business of Council or that committee. Questions without due notice may be refused by the Chairman, or taken on notice, unless the meeting decides otherwise.

(2) Every question and answer shall be asked as briefly and concisely as possible and only one set of additional questions from the member asking the questions shall be allowed, unless the member asking the question authorises another member to ask the set of additional questions.

I believe that these changes will improve the decision making process at Wanneroo and not reduce them as proposed by the currently advertised changes.

Yours truly



Audrey Hine

## **Item 4 To be tabled at the briefing**

### **30. Consideration of the Two Rocks Northern Precinct Local Structure Plan**

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Late Report

### **31. Construction of the Extension of Hepburn and Mirrabooka Avenues**

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Late Report – Currently out to tender, closing this Friday.

### **32. Policy for Landscape Upgrades to Distributor Roads and Parks**

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Late Report – Going to Policy Forum this week.

### **33. Financial Report for the Month Ended 31 May 2002**

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Late Report

### **34. Warrant of Payments for May 2002**

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Late Report

## **Item 5 Closure**