

ORDINARY COUNCIL MEETING
7.00pm, 17 December, 2002
Civic Centre,
Dundebar Road, Wanneroo

Public Question & Statement Time

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

Protocols

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

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

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

The following general rules apply to question and statement time:

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

Deputations

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

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

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

Recording of Council Meetings Policy

Objective

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

Statement

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.



Notice is given that the next Ordinary Council Meeting will be held at the Civic Centre,
Dundebar Road, Wanneroo on **Tuesday** 17 December, 2002 commencing at **7.00pm**.

C JOHNSON
Chief Executive Officer
12 December 2002

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A G E N D A

Item 1 Attendances

Item 2 Apologies and Leave of Absence

Item 3 Public Question Time

Item 4 Confirmation of Minutes

OC01-12/02 Minutes of Ordinary Council Meeting held on 26 November 2002

That the minutes of the Ordinary Council Meeting held on 26 November 2002 be confirmed.

Item 5 Announcements by the Mayor without Discussion

Item 6 Questions from Elected Members

Item 7 Petitions

New Petitions Presented

Update on Petitions

PT06-11/02 Childcare Facility, Anchorage Drive, Mindarie

Cr Goodenough presented a petition of 330 names, 315 unsigned and 15 signed, in support of a new educational childcare facility situated at 18 Anchorage Drive, Mindarie.

ACTION

Due to growing demand, Community Services supports in principle a proposed new educational childcare facility to be situated at 18 Anchorage Drive, Mindarie. A report is included in these agenda papers.

PT07-11/02 Closure of PAW between Bresnehan Place and Highclere Boulevard, Marangaroo

Cr Treby presented a petition signed by 11 residents requesting the closure of the PAW between Bresnehan Place and Highclere Boulevard, Marrangaroo.

ACTION

The organiser of the petition and those owners of the property that adjoin the PAW have been written to with an explanation of the process involved and asked to provide supporting evidence and an undertaking to purchase the land for closure action to proceed.

PT08-11/02 Traffic Management Lights, Giralt Road and Hepburn Avenue, Marangaroo

Cr Treby presented a petition signed by 459 (2 unsigned) residents requesting Council to enforce the original development approval provisions for the Kingsway Shopping Centre with respect to the installation of traffic signals for the intersection of Giralt Road and Hepburn Avenue.

ACTION

A report will be presented to the 25 February 2003 Council meeting.

Item 8 Reports

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

Cr Cvitan to declare a proximity interest in Item PD12-12/02 due to the property in question being close to where he currently lives.

Cr Cvitan to declare an indirect financial interest in Item PD13-12/02 due to having an interest in purchasing the property.

Cr Loftus to declare an impartiality interest in Item CD05-12/02 due to being a member of the Two Rocks/Yanchep Regional Environmental Group.

Cr Monks to declare an impartiality interest in Item TS11-12/05 due to being a patron of the Wanneroo Tennis Club.

Cr Stewart to declare an impartiality interest in Item CD02-12/02 due to being a life member of the Quinns Rock Cricket Club who may seek to be a tenant of any proposed clubrooms.

Cr Stewart to declare an impartiality interest in Item CD05-12/02 due to being the President of the Wanneroo Cricket Association of which West Coast Cricket Club is a member.

Cr Steffens declared an impartiality interest in Item TS02-12/02 due to being the Chairman of the City of Wanneroo Roadwise Committee.

Cr Steffens declared a proximity interest in Item TS03-12/02 as his property backs onto Anchorage Drive.

Cr Steffens declared a proximity interest in Item TS06-12/02 due to his property backing onto Anchorage Drive.

Planning and Development

Policies & Studies

PD01-12-/02 Review of The Two Rocks - Yanchep Foreshore Management Plan

File Ref:	S01/0001V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	2

Issue

To consider a review of the Two Rocks – Yanchep Foreshore Management Plan.

Background

In 1997, Council adopted the Two Rocks – Yanchep Foreshore Management Plan (FMP) in respect to the foreshore reserves adjacent to the Two Rocks and Yanchep town sites.

In 1997, Council also adopted a FMP in respect to the foreshore reserve adjoining Lot 614 to the immediate south of the existing Yanchep Townsite (known as the Ocean Lagoon estate).

Since this time, the following major issues have been identified:

1. The current location of the Yanchep Surf Life Saving Club building has been found to be inappropriate for future expansion and adequate surveillance.
2. The construction of the dual use paths in certain areas would require a high degree of earthworks within the foreshore due to the undulating terrain of the foreshore area.

In view of these issues it was considered appropriate that the FMPs be reviewed.

In May 2001, the Western Australian Planning Commission granted conditional subdivision approval in respect to a portion of Lot 614. This subdivision design made provision for an area of public open space adjoining the foreshore reserve. One of the conditions required the applicant to carry out a review of the Foreshore Management Plan for the foreshore adjoining Lot 614 to incorporate the public open space. As the City is now reviewing the FMPs, this matter is also included in the review.

Detail

The main issues that have been identified in this review are as follows:

1. The revised location of the Yanchep Surf Life Saving Club Building.
2. A review of the need for the future link road bypassing the Yanchep lagoon area in view of the impact this link will have on the foreshore environment.
3. Regularising the current carparking areas.
4. The identification of the most suitable alignment of a dual-use pathway connecting the existing dual-use path on the foreshore abutting Foreshore Vista and the proposed dual-use path on the foreshore abutting Compass Circle.
5. Complementing Foreshore Management Plan proposals with the recommendations of Bush Forever.
6. A review of the recommendations relating to a Free Beach and Animal Exercise Area.
7. A general review of the other recommendations of the current FMP's.

Consultation

Prior to undertaking the review, relevant extracts of the current FMP reports were forwarded to key community and environmental groups in the Two Rocks and Yanchep areas, inviting submissions on any matters that they consider appropriate for the Review. The City received two responses to this initial consultation, one from the Royal Life Saving Society Australia and the second from the Wider Horizons Action Group, Two Rocks. The issues identified by these groups have been incorporated into the review.

Once the draft review is adopted by Council, a full consultation program will be undertaken with both the community and relevant Government agencies. The consultation period for FMP's is normally 6 weeks. In view of the upcoming Christmas/New Year holiday period however, it is recommended that the consultation period be extended to eight weeks in this case and will include a forum where local residents can discuss the proposal with City administration.

Comment

Copies of the revised draft FMP and the original FMPs have been provided in the Elected Members Reading Room.

A detailed list of the management strategies is set out in **Attachment 1** to this report. Each management strategy has been allocated a timeframe for implementation. The major management strategies relating to the issues listed in the Detail section above are briefly discussed below.

Proposed location of the Yanchep Surf Life Saving Club Building.

In consultation with a representative of the Surf Life Saving Club two alternative sites were considered. One of the sites was adjacent to the existing kiosk and the other in an elevated site to the north of the kiosk. Of these two options, the second option was considered suitable as the other option could have conflicted with the operation of the kiosk at least during the construction phase.

Constructing the possible future link road in the short-term rather than in the long-term.

In the original FMP this link road was proposed as a possible proposal when traffic increases on Brazier Road. The 1997 traffic count on Brazier Road at the lagoon area was about 750 average weekday traffic (AWT). In the absence of a current traffic count, considering the increase in the population of Yanchep since 1997, which is about 1 1/2 times, it is assumed that the volume of traffic could have increased at the same proportion, ie: approximately 1200 AWT. In view of the low volume of traffic it is considered appropriate that the link road be dealt as a long-term proposal.

Dual-use pathway connecting Foreshore Vista and Compass Circle.

The previous FMP for Lot 614 depicted a dual use path linking Foreshore Vista and Compass Circle. Since construction of a concrete surface dual use pathway would disrupt the dunes and the vegetation, it is recommended that this dual use path be constructed partly concrete (where the terrain is fairly flat) and partly as a boardwalk (where the terrain is undulating).

Free Beach and Animal Exercise Area (horses.)

In the previous Two Rock – Yanchep FMP, a Free Beach and an Animal Exercise Area (Horses) were proposed in the foreshore reserves to the north and south of Yanchep Townsite respectively. These sites adjoin landholdings, which are now being subject to detailed planning by the respective landowners. It is considered appropriate that these proposals be reconsidered as part of the planning of these landholdings.

General review of the other recommendations of the current FMPs.

The general recommendations of the existing FMPs are considered appropriate and are included in the review.

The plans outlining the locations of the various recommendations are set out in **Attachment 2**.

Statutory Compliance

Nil

Strategic Implications

The draft Foreshore Management Plan review is consistent with the Environmental Sustainability and Healthy Communities Goals of the City's Strategic Plan. These goals provide for the protection and enhancement of the natural environment and the provision of quality services and infrastructure.

Policy Implications

Nil

Financial Implications

The FMP makes recommendations for a series of capital and ongoing management works within the foreshore areas adjacent to the Two Rocks and Yanchep Townsites. The implementation of the FMP will therefore have financial implications for the City. The adopted FMP will however represent a framework in which works should be undertaken and therefore as a basis upon which the capital works program and annual budgets should be based.

Voting Requirements

Simple Majority.

Recommendation

That Council ENDORSES the management strategies and plans contained within the draft review of the Two Rocks – Yanchep Foreshore Management Plan as outlined in Attachments 1 and 2 of this report and ADVERTISES the management strategies and plans for a period of 8 weeks.

FORESHORE MANAGEMENT PROPOSALS

Proposals		Rating	Responsible Agency
General Recommendation Proposals			
1.	Dune Stabilisation and Rehabilitation	H	COW
2.	Provision of appropriate signage	H	COW
3.	Establishment of fencing	H	COW
Specific Recommendation Proposals			
YANCHEP			
Sector 1			
Short-term Proposals			
1	Provide a 2.5 metre wide dual use path adjacent to the coast	H	COW
2.	Create a strong pedestrian link between the Kiosk and the beach	H	COW
3	Provide outdoor showers and foot-washing facilities near the beach access	H	COW
4	Upgrade the access road to the Surf Life Saving shed as the club intends to use it as a storage place in the future when the club building is built elsewhere	H	COW
5	Upgrade the existing limestone walls, steps and other site structures	H	COW
6	Paint the toilets in Fisherman's Hollow to match the Kiosk	H	COW
7	Establish a signage colour scheme of grey, blue, and sand	H	COW
8	Provide timber steps to link Fisherman's Hollow with the beach	H	COW
9	Upgrade Brazier Road to the Australian standards by providing appropriate traffic calming proposals and a dual use path	H	COW
10	Upgrade the carpark to Fisherman's Hollow	H	COW

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11	Upgrade and regularise the existing carparking areas around the kiosk including clearly marking the parking bays and the vehicular movements.	H	COW
Long term Proposals			
1	Relocate the existing coastal road through the dunes to the east of the kiosk	L	COW
2	Close a portion of Brazier Road and create a recreational node	L	COW
3	Extend the carparks as a result of the road closure	L	COW
4	Create a vehicle look-out and pedestrian look-out on the high dunes overlooking the ocean to the east of the kiosk.	L	COW
5	Convert the kiosk into a restaurant.	L	COW
Sector 2			
1	Provide a 2.5m dual use path to the western verge of Brazier Road	H	COW
2	Formalise beach access path and construct steps at beach egress	H	COW
3	Replace dog exercise sign with smaller, more attractive sign	H	COW
4	Employ traffic calming measures for Brazier Road	H	COW
Sector 3			
1	Provide a 2.5m dual use path to the western verge of Compass Circle and Brazier Road	H	COW
2	Formalize the access track at the southern end of Compass Circle	H	COW
3	Upgrade the carparks	H	COW
4	Retain pine post and rail system of access control and monitor	H	COW
5	Construct a new carpark at the northern end of the Sector	H	COW
6	Repair existing paths and realign western egress to face away from the south west	H	COW
7	Revegetate disturbed areas of dunes with brushing and planting	H	COW

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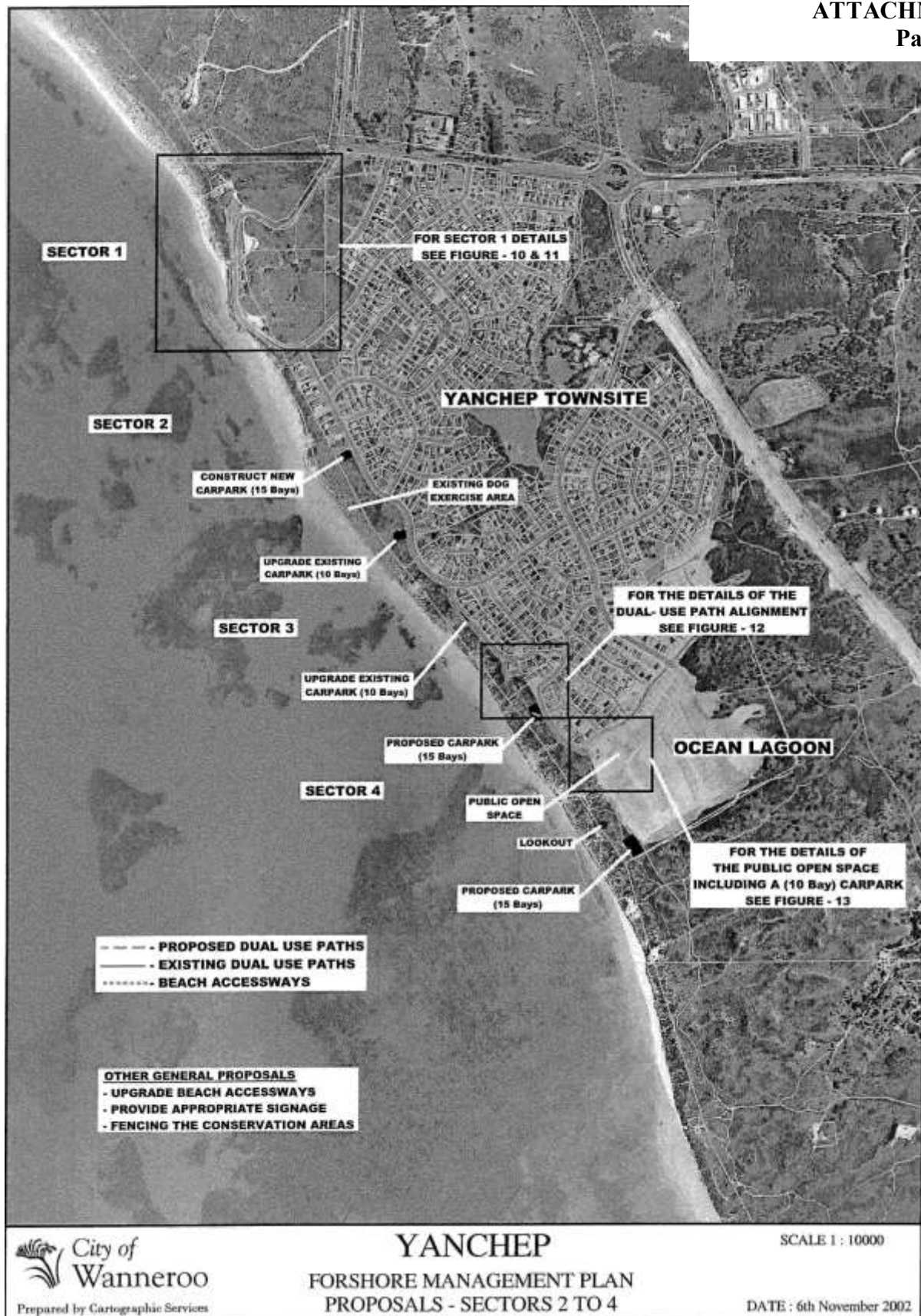
8	Employ traffic calming measures for Brazier Road.	H	COW
Sector 4			
1	Protection of landforms and vegetation	H	COW
2	Provision of pedestrian accessways, dual use paths and lookouts, parking areas, public facilities, landscaping, fencing and signs	H	COW
3	Construction of a carpark within the public open space adjoining the foreshore reserve	H	Peet & Co.
TWO ROCKS			
Sector 1			
1	Provide a 2.5m wide dual use path linking Leeman's Boat Landing to the Yanchep Lagoon	H	COW
2	Retain and upgrade one of the tracks linking Two Rocks Road and beach. Close off and rehabilitate the remainder	H	COW
3	Fence boundary with Two Rocks Road to prevent vehicle access	H	COW
4	Re-contour old sand pit to stable gradients and revegetate	H	COW
5	Integration of the future development of the Urban Development zone by way of providing beach accessways	M	COW & Pyrford Court Pty Ltd
Sector 2			
1	Develop a major sea-side park at Leeman's Boat Landing with showers, path access to the beach, carparking, and provision for a kiosk and change rooms and extension to the existing toilets	M	COW
2	Fence and protect areas of dune vegetation from off road vehicles	M	COW

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Sector 3			
1	Council to work with Tokyu Corporation to prepare and implement a plan for the foreshore area, which provides for the pedestrian experience as well as providing adequate carparking	M	COW
2	Integration of the future development of Part Lot 50 with the marina by providing appropriate pedestrian links	M	
Sector 4			
1	Build stabilising structures or use other methods to alter the coastal dynamics of the coast to the north of the marina	L	COW
2	Restore the existing northern beach accessway	H	COW

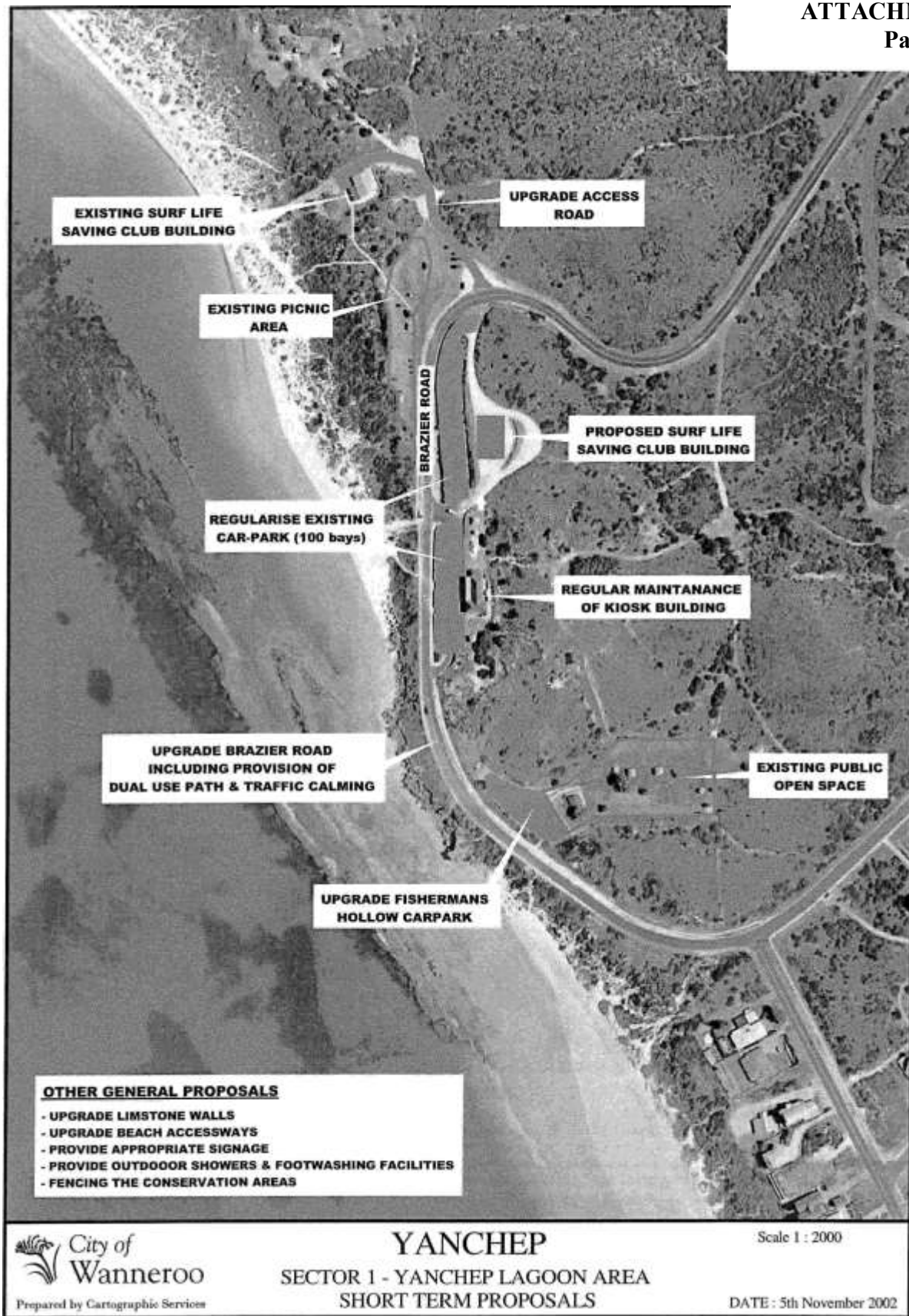
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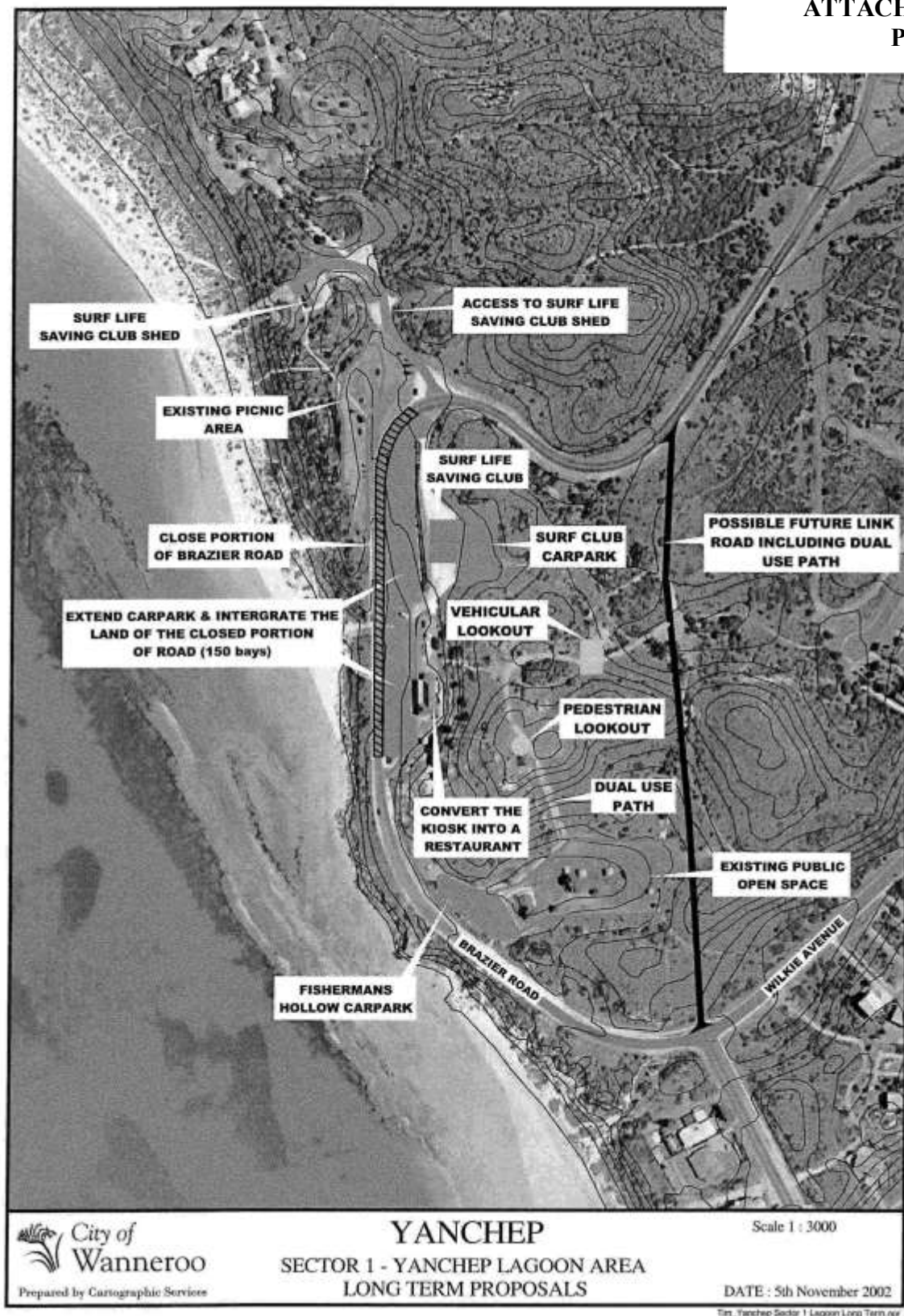


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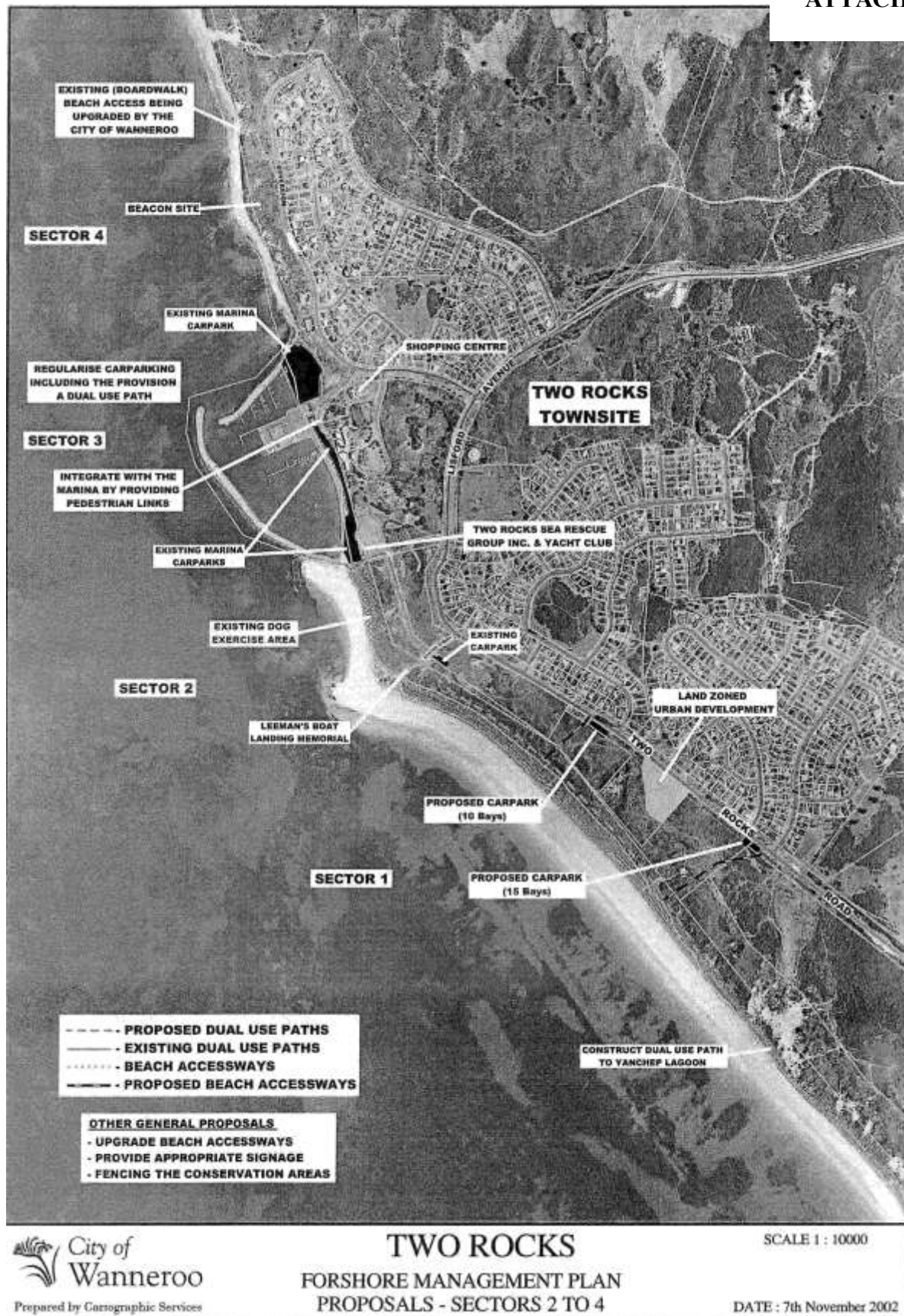


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ATTACHMENT 2

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PD02-12/02 Western Australian Planning Commission Endorsement of the City's Local Centres Strategy

File Ref:	S09/0003V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments	Nil

Issue

To consider adopting several modifications to the City's Centres Strategy required by the Western Australian Planning Commission (WAPC).

Background

On 8 August 2000, Council resolved to finally adopt its Centres Strategy as a planning policy under former Town Planning Scheme No 1 (TPS1), and to refer the final Centres Strategy to the WAPC with a request for its endorsement as a Local Commercial Strategy pursuant to the Metropolitan Centres Policy (see item W224-8/00).

The WAPC endorsement as a Local Commercial Strategy provides the basis for consideration and determination of development proposals, structure plans and rezoning proposals, and for delegation of development control powers from the WAPC to the City to determine major commercial developments consistent with the endorsed Strategy.

In late 2001, the WAPC advised it had resolved to endorse the Centres Strategy as a Local Commercial Strategy, subject to several modifications. These modifications are as follows:

- The Strategy definition of 'Main Street' is to conform with that in the Metropolitan Centres Policy;
- The classification of the Wanneroo, Clarkson and Butler Town Centres is to be modified from 'regional centre' to 'district centre';
- Table 5.2 (Centres Floorspace Guide) is to be modified by changing the title to 'Retail Nett Lettable Area for Centres', changing the column heading 'Planned Size NLA' to 'Maximum NLA', and deleting the 'Viable by 2006' column;
- Any modifications to the Strategy resulting from the Butler Charrette process to be pursued through the Scheme amendment process;
- Girrawheen (Newpark) District Centre to be restricted to 10,500sqm maximum retail floorspace;
- Madeley (Kingsway City) District Centre to be shown with 20,000sqm maximum retail floorspace, with Points and Strategy Measures as per the draft Strategy (with one modification to adjust the floorspace from 19,400sqm to 20,000sqm in Point T1/D1).

In addition, the WAPC resolved to advise that an amendment to District Planning Scheme No. 2 (DPS2) should be initiated by the City to include the Local Commercial Strategy retail floorspace figures in the Scheme.

A report was presented to Council's meeting of 26 February 2002 for consideration of the WAPC endorsement (item PD10-02/02). Following a deputation from the owners of Newpark Shopping Centre, Girrawheen, Council resolved to refer the matter back to Administration for further investigation. It is understood the purpose of deferral was to provide an opportunity for the Newpark owners to seek clarification and/or reconsideration from the WAPC of its position to allow expansion of the Madeley (Kingsway City).

Submissions were prepared and submitted to the City and DPI from the owners of Newpark, Wanneroo Central and Alexander Heights Shopping Centres objecting to the WAPC decision to permit early expansion of Kingsway City. A further submission was also made from the owners of Kingsway City seeking equal consideration of its position. After a lengthy delay, the Department for Planning and Infrastructure (DPI) requested that the City should formally request a reconsideration of the WAPC decision on Madeley and a letter was sent in accordance with that request.

A copy of each of the recent submissions on the matter has been placed in the Elected Members' Reading Room.

Detail

The WAPC has now reconsidered its position on the Madeley District Centre and has resolved to uphold the strategy points and measures for that centre as proposed in final Centres Strategy document adopted by the City in August 2000 (see below). It also resolved to advise that any future proposed expansion of this centre needs to be justified in accordance with Statement of Planning Policy No 9 (Metropolitan Centres Policy), particularly with respect to the potential adverse economic impacts on other centres in the hierarchy contained within that Policy.

The relevant Strategy Measures for Madeley Centre as adopted by Council are as follows:

No expansion of Madeley Centre will be considered until it is demonstrated to the satisfaction of Council that the population of the centre's primary trade area, and improvement in the trading performance of non-food shops for both this centre and nearby centres has reached a level that according to Council warrants expansion to an area commensurate with Council's Centres Strategy. Any such expansion will not increase the total area above 20,000 m² nla. The balance of the site should be subdivided off from the shopping centre site for mixed business and service commercial uses.

Any further development of the centre and adjoining mixed business uses shall be subject to an approved revised structure plan.

Madeley Centre is listed in Strategy Table 5.2: Centres Floorspace Guide at a planned (maximum) retail NLA floorspace of 15,000sqm, and is listed accordingly in Schedule 3 of DPS2.

Comments on the other modifications required by the WAPC in its endorsement of the Centres Strategy are outlined in the Comments section below.

Consultation

Widespread consultation was undertaken during the preparation of the Centres Strategy. The WAPC considered the submissions received from this consultation before endorsing the strategy. In addition, it is understood that the WAPC has considered the latest round of submissions from the relevant centres owners involved.

Comment

In the main, it is considered that the modifications required by the WAPC do not present any significant concerns for the City. It is important, however that Council is aware of the modifications required by the WAPC and the ramifications thereof.

The modifications required by the WAPC are outlined and commented upon below.

Main Street Definition

The WAPC requires the definition of 'Main Street' to conform with the definition as given in the Metropolitan Centres Policy (MCP).

The Centres Strategy and MCP definitions are provided below for comparison purposes:

Centres Strategy: 'Main street' planning principles as they apply to this centres strategy include centre location at or near the junction of a major arterial road and main local road (or 'main street'), promotion of the centre as the community focus, and including mixed commercial, administrative, community and residential uses which address the street frontage and/or public domain. The majority of individual businesses (if not all) should be able to be accessed by pedestrians directly from the street or public domain.

MCP: 'Main Street' means mixed use land developments fronting to a street in a manner whereby pedestrian access to the majority of individual businesses can be achieved directly from the street and/or where customer car parks on private property generally do not separate the road reserve boundary from the front of a building.

The definition used in the Centres Strategy was derived from the MCP and other sources. It also sought to complement the Strategy principles and Figure 1 - Main Street Principles in the Strategy. Whilst it is considered the two definitions are generally consistent, the Centres Strategy definition is more detailed, specific and tailored to local circumstances.

Although it is unfortunate that the WAPC has not recognised these circumstances and supported the Centres Strategy definition, it is considered that the MCP definition is quite adequate and should present no concerns.

Status of Wanneroo, Clarkson and Butler Town Centres

The WAPC requires that the classification/status of Wanneroo, Clarkson and Butler Town Centres be modified from 'regional centre' to 'district centre' (which is consistent with the MCP classifications of these centres).

The Centres Strategy designated Wanneroo, Clarkson and Butler as regional centres in the centres hierarchy by virtue of their planned sizes (30,000sqm, 28,800sqm and 23,500sqm NLA retail floorspace respectively) and range of functions, which Council consider more appropriately classifies these centres as regional.

Table 5.1 – Centre Hierarchy and Functions from the Centres Strategy, which is a more detailed version of a similar table in the MCP, serves as a guideline to the key characteristics of centres in the hierarchy. The table recommends a maximum floorspace for district centres of 15,000sqm NLA retail, which is much lower than the planned sizes of the three centres in question. It can also be seen that whilst the range of functions/uses for district and regional centres is similar, there is certainly a broader scope of functions suggested for location at regional centres (eg major recreational, leisure and entertainment facilities). Whilst the differences between regional and district centres may arguably be ‘subtle’ (floorspace limits aside), the emphasis in the Centres Strategy was on a functional hierarchy.

In the case of Wanneroo town centre, the Strategy promotes this centre as a regional centre and “.....as the primary commercial, social and cultural centre for the City of Wanneroo district, and as the preferred location for city administration, major offices and retailing as well as a rich mix of leisure, entertainment, recreation and community facilities” (Strategy, p.27).

Notwithstanding the considerations outlined above, the practical ramifications of the WAPC’s position on these centres is not considered to be significant. In particular, the retail floorspace limits for Wanneroo, Clarkson and Butler centres are retained in the Strategy, and Wanneroo and Clarkson centres are included accordingly in Schedule 3 of DPS2. Further, as noted above the range of functions of centres in Table 5.1 is intended to provide a guideline only and the Strategy is intended to be a flexible policy.

Centres Floorspace Guide (Table 5.2)

The WAPC requires that Table 5.2 (Centres Floorspace Guide) be modified by changing the title to ‘Retail Nett Lettable Area for Centres’, changing the column heading ‘Planned Size NLA’ to Maximum NLA, and deleting the Viable by 2006 column.

The modifications to Table 5.2 are considered to be insignificant, except that the ‘Viable by 2006’ column was considered useful for Strategy information purposes, reflecting the results of the consultants’ modelling on viable floorspace for specific centres for the Strategy period to 2006.

Butler Charrette

The WAPC advises that any modification to the Local Commercial Strategy resulting from the Butler Charrette should be pursued through the Scheme amendment process.

This is a minor matter, as the Strategy Measures for Butler-Jindalee (and other areas) promotes review of the commercial structure for the area in the context of revised structure planning. Retail modelling for the Butler-Jindalee area is one of the requirements of the Butler-Jindalee District Structure Plan adopted by Council on 26 November 2002 (item LR02-11/02). It is likely that this modelling will be finalised in time for inclusion in the DPS2 amendment that will need to be initiated to implement the various Centres Strategy recommendations.

Girrawheen (Newpark) Centre

The WAPC requires that the Girrawheen (Newpark) district centre be restricted to 10,500sqm maximum retail floorspace (which is its current limit).

In its consideration of the Centres Strategy in August 2000, Council resolved to permit this centre to expand to 15,000sqm, subject to justification that population in the centre's trade area could sustain such growth. This position taken by Council was based on the submission received from the centre owners (Mair and Co), and was intended to provide equal opportunity for Girrawheen to expand (subject to appropriate justification) as was afforded to Madeley (Kingsway City) centre.

The DPI officer involved in assessing the Centres Strategy was requested to provide either the WAPC meeting minutes (which was declined) or to provide justification for the WAPC decision on this matter. The response provided was that the WAPC considered that there was no rationale to allow an increase in floorspace to 15,000sqm for this centre.

It is noted that the City's consultants responsible for preparation of the Centres Strategy indicated in their report on submissions that the population in the Girrawheen centre's primary trade areas has already peaked and is now in decline, and this would result in a declining trade potential for the centre of 10-13 percent by 2006 (the Strategy period). Based on this advice, there is little prospect of the Girrawheen centre owners being able to provide any justification for expansion of the centre in the future. There is, however, scope for diversification of the centre into mixed business/commercial uses.

Implementation of Centres Strategy/Local Commercial Strategy

In order to implement the strategy, the City will need to modify its Local Planning Policy to incorporate the WAPC's required modifications, and amend DPS2 to incorporate the endorsed Local Commercial Strategy by reference and to address several specific matters listed in the Strategy. It is expected that modification of the Local Planning Policy and the proposed Scheme amendment would be subject of a report to Council in the near future, once the detail of the changes has been prepared.

In addition to these changes, the Local Commercial Strategy will also be used as the basis for considering development, rezoning and structure plan proposals in the future.

In accordance with the references in the MCP to Local Planning Strategies as noted above, it is appropriate to hereafter refer to the endorsed Centres Strategy as a Local Planning Strategy: Local Commercial Strategy.

Statutory Compliance

Nil

Strategic Implications

The endorsed Centres Strategy will be the strategic document that will guide the planning and development of commercial centres until 2006. The strategy is consistent with the economic development and healthy communities goals of the City's strategic plan which seek to maximise opportunities for balanced economic growth and to promote the provision of quality services and infrastructure.

Policy Implications

As outlined above, the Centres Strategy has been adopted by Council as a Local Planning Policy pursuant to clause 8.11 of DPS2. Endorsement of the WAPC's required modifications will necessitate modification of the Local Planning Policy.

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

That Council:

- 1. ENDORSES the modifications required by the Western Australian Planning Commission in its endorsement of the City's Centres Strategy as a Local Planning Strategy: Local Commercial Strategy and the preparation of a Final document accordingly.**
- 2. ADVISES the owners of Newpark, Wanneroo Central, Alexander Heights and Kingsway City Shopping Centres of the outcome of the request for reconsideration of the Western Australian Planning Commission position in relation to Madeley centre.**
- 3. ACKNOWLEDGES that a further report on the modification of the Centres Planning Policy and a proposed amendment to District Planning Scheme No 2 to incorporate the endorsed Local Planning Strategy: Local Commercial Strategy will be prepared in due course.**

Town Planning Schemes and Structure Plans

PD03-12/02 Proposed Amendment No. 21 to District Planning Scheme No. 2: Additional Uses for Lot 27 (2048) Wanneroo Road, Neerabup

File Ref:	TPS/0021
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments	4

Issue

To consider an amendment to District Planning Scheme No. 2 (DPS2) to include Lot 28 (2048) Wanneroo Road, Neerabup in Schedule 2 of DPS2 to enable a number of additional specified uses to be undertaken on that land.

Applicant	Gray & Lewis
Owner	Mirco Bros Pty Ltd (under contract with A & M Tenji)
Location	Lot 27 (2048) Wanneroo Road, Neerabup
Site Area	9.4039 hectares (ha)
DPS 2 Zoning	General Rural and Parks and Recreation Reserve
MRS Zoning	Rural and Parks and Recreation Reserve

Background

The location of Lot 27 is shown on **Attachment 1**. It may be noted that Lot 27 is an ‘L’ shaped property with the north-eastern ‘leg’ portion of the lot extending into Lake Neerabup. It is this north-eastern portion which is reserved Parks and Recreation under both the Metropolitan Region Scheme (MRS) and DPS2.

Lot 27 is one of about 40 properties which lie between Wanneroo Road and Lake Neerabup. In 1997, an application was made to the Council seeking rezoning of that area to Special Residential to facilitate subdivision into lots ranging from approximately 2,000m² to 5,000m². The application was withdrawn by the applicant when it was apparent that the Administration report on the matter was likely to be unfavourable.

In the course of preparation of the City’s Interim Local Rural Strategy (LRS), a number of owners in the area made submissions supporting the previous Special Residential proposal, while others supported alternative approaches (ranging from urban use to greater protection of the attributes of the area). The resulting position taken by Council is described under the ‘Comment’ section of this report.

Detail

The present application for Lot 27 seeks to have this lot included in Section 1 of Schedule 2 of DPS2, which deals with ‘additional uses’. Clause 3.20 of DPS2 provides that:

“Notwithstanding anything contained in Table 1, the land specified in Section 1 of Schedule 2 may be used for the specific use or uses that are listed in addition to any uses permissible in the zone in which the land is situated subject to the conditions set out in Schedule 2 with respect to that land”.

The additional uses which are sought are:

- sale of vegetable and flower seeds;
- sale of stockfeed;
- sale of fertiliser, fungicides and insecticides;
- sale of and repair of farm machinery and farming implements, irrigation equipment and a hardware store;
- showroom;
- warehouse.

The application includes site plans and elevations (refer **Attachments 2, 3 and 4**). It should however be noted that these plans have not been assessed in any detail and merely represent a concept of how the site could be developed if the rezoning was successful. A formal development application and subsequent approval would be required before development could proceed. No status should therefore be afforded to these plans.

A copy of the full application report has been placed in the Elected Members’ Reading Room. It should be noted that this report also includes background information regarding the Mirco Bros. Pty Ltd current operations at Wangara and Henderson. The report includes the following summary and recommendation:

“Mirco Bros. Pty Ltd rural farm supply business has outgrown its existing site in Arrigo Street, Wangara. The constrained nature of the site has created problems when endeavouring to cater for modern transport. The existing sloping site is becoming congested and dangerous with a mix of forklifts, trucks and cars.

For the last 5 years the company has endeavoured to find a larger site in a rural location to establish the new business not only to overcome the constraints of the existing site but also to better service the continued relocation of the market gardening community north and east of the Wanneroo townsite.

Pt Lot 27 Wanneroo Road, Neerabup is an ideal location situated on the rural strip east of Wanneroo Road and in close proximity to existing market gardening locations of – Carabooda, Nowergup, Mariginiup and Gnangara.

Being located between two existing service stations adjacent to Wanneroo Road it is not anticipated that the proposed land use will significantly impact upon the amenity of the surrounding rural area – but in fact enhance and complement the rural activities.

The main planning issue is traffic generation, however due to the nature of the operation where goods are generally ordered by phone, fax or through reps and delivered as opposed to being ordered and picked up on site, the number of vehicles trips is relatively low. In addition, the service road fronting the subject land will minimise potential access/egress conflicts with Wanneroo Road.

It is concluded that the proposed land use is soundly based and will result in minimal impact on the amenity of the surrounding area."

Consultation

The Town Planning Regulations 1967 require that all Scheme Amendments undergo a process of advertising for public submissions, usually for a period of 42 days. This normally involves advertisements in the local paper, signs placed on site if appropriate, and notification of adjoining and nearby landowners and relevant state government agencies.

The Town Planning Amendment Regulations 1999 indicate that the Western Australian Planning Commission's (WAPC) consent to advertise an amendment is not required so long as it complies with the MRS and other planning policies and strategies. In this instance, given that there are no specific state policies or strategies relating to this proposal, it is considered that WAPC consent for advertising should be obtained, should it be decided to support the application.

Comment

Clarification of Proposal

Although the application has been made in respect to 'Lot 27', it may be noted that the proposed development would be sited only on the western portion of the property, fronting Wanneroo Road. If supported, it may therefore be appropriate that the 'Additional Use' designation only be applied to the western part of the property.

Relevant Planning and Policy Framework

District Planning Scheme No 2

Clause 3.16.1 of DPS2 provides that the objectives of the General Rural zone are to:

- "(a) accommodate agricultural, horticultural and equestrian activities;*
- (b) maintain and enhance the rural character and amenity of the areas designated for rural use and to protect their ground water and environmental values."*

The proposal involves most of the lot remaining used for agricultural purposes with only a relatively small area changing to a non-agricultural use. This proposal in itself would therefore not overly compromise objective (a) above, however if it served as a precedent for many similar proposals, then objective (a) could be seen to be compromised.

The issues raised in objective (b) are dealt with later in this report.

Interim Local Rural Strategy

Section 5.12 of the City's Interim Local Rural Strategy (LRS) relates specifically to the rural land situated between Wanneroo Road and Lake Neerabup (Planning Policy Area No. 5) and has the following policies applying to this area (comments are made in respect to those policies which are considered particularly relevant to this proposal):

“P5.12.1 Council does not support Special Residential zoning of this area. Rather Council seeks an alternative, dynamic planning approach to this area.”

“P5.12.2 Council supports the limited development of uses that are compatible with and can exploit, the rural character and scenic attractions of this area such as farm stay tourist accommodation and the like.”

(Comment: The issue of compatibility with the rural character of this area was also previously raised in respect to objective (b) of the General Rural zone and is dealt with later in this report.)

“P5.12.3 Council requires that any application for a residential or other sensitive building in this area includes a geotechnical survey to demonstrate, to its satisfaction, that the building site is not subject to karstic formations or in danger of subsidence.”

(Comment: This requires that a geotechnical survey is done to demonstrate the stability of the site.)

“P5.12.4 In its consideration of any application for planning approval in this area Council shall look favourably on proposals which include the re-establishment of trees and other natural vegetation.”

“P5.12.5 Council requires the proponent of any development in this area to demonstrate that stormwater drainage and other environmental issues can be managed, especially with regard to the quality of water in Lake Neerabup.”

(Comment: The applicant has advised that the project would be designed and managed in such a way as to present no risk to Lake Neerabup.

“P5.12.6 Council considers Rural Community zoning to be the most appropriate future zone for this area, aimed at accommodating a form of subdivision, use and management of the area which carefully responds to a detailed assessment of the area’s natural, social and economic attributes. Such assessment and planning should be undertaken on as comprehensive a basis as possible (ie. over large portions, if not all, of the area concerned), and should consider means for achieving equitable sharing of costs and benefits between all owners including land-pooling arrangements, rather than each landowner developing on an individual basis.”

(Comment: This policy does not however preclude the possibility of non Rural Community zone related uses establishing (as indicated in P5.12.2).

Other relevant Interim LRS policies are:

P3.2 *“No conflicting, or potentially conflicting, land uses should be permitted within agricultural areas, unless it can be demonstrated to the satisfaction of the Council that there will be no conflict, and unless the Town Planning Scheme is amended”.*

The present application of course involves an application for the Scheme to be amended to accommodate the proposed uses.

- P13.2 This policy includes Wanneroo Road as one of several ‘scenic roads’ which “...are to be the subject of special consideration in respect to rezoning, development, subdivision and building proposals which are received for land near to them. The basic aim shall be to protect and enhance the rural landscape character of land which is readily visible from those roads”. This again raises the issue of rural landscape character.

Government Agency Comments on Proposal

The proposal has been referred to a number of agencies for comment. Comments received to date are as follows:

Water and Rivers Commission (WRC)

WRC has no objection to the proposal subject to the development conforming to the guidelines and recommendations contained in the WRC’s “Water Quality Protection Note: Toxic and Hazardous Substances – Storage and Use, Mechanical Servicing and Workshop and Mechanical Equipment Wash-down”.

Water Corporation (WC)

WC has no objection to the proposal.

Main Roads WA (MRWA)

MRWA advises that the subject land abuts Wanneroo Road where the road reservation is under review and that the proposal should therefore be referred to the Department for Planning and Infrastructure as the authority responsible for future planning on Wanneroo Road.

The proposal has been accordingly referred but no reply received to-date. However, given the recent substantial road improvements made along this section of Wanneroo Road, it would seem very unlikely that it would be decided to widen the road reserve at this location.

Planning Considerations Addressed by Applicant

The applicant’s submission addresses the following planning considerations:

Land Use

The applicant argues that taking a broad perspective, the rural zone should be accepted as accommodating not just agricultural uses but also the businesses which service those uses such as Mirco Bros.

“In the same way as it is sound land use planning to site workplaces close to living places and shops close to consumers, it is also sound land use planning to site uses servicing the rural community within the rural zone from which the demand for such uses arise. Not only is this more convenient to those who demand such services and those that supply them, but it reduces transport costs thus making the provision of the service to the rural community more economic”.

DPS2 does indeed already make provision for certain non-agricultural uses (which are closely allied to agricultural uses) to be permitted in the rural zones. (“industry-rural: means an industry handling, treating, processing or packing primary products grown, reared or produced in the locality, and a workshop used for the servicing of plant or equipment used for rural purposes in the locality”).

It may be noted however that the above definition does not include most of the types of uses proposed by the present application. DPS2 through its zoning table provides that such uses should generally be sited within zoned industrial areas. A good case therefore needs to be presented for such uses to be accepted in the rural zone.

The applicant submits that in terms of this particular location, given it is adjacent to two existing service station sites and given the relatively compact nature of the proposed use, it is unlikely that the use will cause any significant impact upon adjacent existing land uses.

It should be noted that the service station site which lies to the south of the subject land (the Amgas/Neerabup Roadhouse site) is presently not operating and is signposted as ‘temporarily closed’. It will presumably reopen at some time in the future.

Although the proposal would be compatible with the adjacent service stations, a house exists on Lot 28 (2042) Wanneroo Road, immediately south of the proposed site. The house, like the proposed development, is situated at the front of the lot and would be immediately adjacent to the proposal. Given this proximity, the City’s Environmental Health section recommends that should this application be supported, the applicant must first demonstrate that the issue of noise can be satisfactorily addressed by way of the following conditions:

1. That the applicant incorporate an acoustic design along the boundary fence that attenuates onsite noise, by way of barrier, buffer or onsite acoustic design to ensure compliance with the Environmental Protection (Noise) Regulations 1997.
2. That the applicant provide an acoustic consultant’s report demonstrating that all installations, activities, and processes, using computer based modelling of proposed noise levels from plant and traffic both individually and in combination. The report should include the presence of tonal components, amplitude or frequency modulations or impulses. Further the report should advise of further requirements of acoustic design to attenuate onsite noise, to ensure compliance with the Environmental Protection (Noise) Regulations 1997.

The other issue which requires consideration is that of impact on the rural character on the area which has been referred to previously in this report.

In this respect, given the presence of the service stations on either side of the site, as well as the Seabreeze Landscaping Supplies premises situated immediately south of the Amgas service station site, the rural character of this discrete area has already been adversely affected, although the development would intensify and further impact on the rural character of the broader area. It may also be seen as a precedent for further proposals of a non rural character in the rural area.

Traffic Impacts

The applicant argues that the small amount of traffic which should be associated with the proposal would be insignificant compared to the traffic associated with the two service stations. It is also argued that the new service road arrangement effectively manages any traffic impacts associated with vehicles entering and leaving Wanneroo Road. These points are considered valid.

Site Constraints

The applicant argues that there are no site constraints to the proposal, given that the land concerned is flat, cleared and comprised of well drained, sandy soils. Any detrimental environmental impacts will be avoided through standard practices and regulations regarding storage of chemicals etc being complied with.

These views are generally supported, however it would still be desirable that geotechnical confirmation be provided regarding the stability of the site as required by Policy P5.12.3 of the Interim LRS.

Other Planning Considerations

1. There are likely to be many types of businesses and industries which, given the opportunity, may prefer to locate in the rural area, and particularly on a well exposed site like Wanneroo Road, rather than be in a zoned industrial area. The City therefore needs to be mindful of the precedent which may be set by support for a proposal such as this, and how it would deal with any similar future proposals, particularly as nearby industrial land is available in the Neerabup Industrial area.
2. The applicant advises that Mirco Bros. sponsor experts from around the world to provide educational training and demonstrations in respect to improved agricultural practices and the use of alternative products that are less harmful to the environment. This can be seen to be related to a number of other initiatives:
 - a) The Interim LRS seeks to encourage farmers to continually improve their operations through adoption of 'best practice' techniques to minimise or eliminate offsite impacts.
 - b) The City has recently received correspondence from the Office of the Minister for the Environment and Heritage, seeking the City's cooperation with the Water and Rivers Commission and Agriculture WA in the undertaking of educational programmes for local farmers to assist them in improving their efficiency in water use.

The plans for the present proposal do not however reflect any significant role for the project in such educational programmes (eg. display areas, lecture room, information/library room).

3. The applicant advises that the rear portion of the lot (which is currently intensively market gardened) will be retained for rural/horticultural use and for possible trial of new vegetable varieties. It is also advised that improved farming techniques would be used on this land which would be far more environmentally responsible than the high concentration fertiliser application currently undertaken on this land. Such a change would obviously be beneficial for the land and the adjacent Lake Neerabup wetland environment.

The current market garden actually extends eastwards over the boundary of Lot 27 into the adjoining property, presumably seeking to market garden as close to the edge of the wetland as possible. This would obviously be detrimental on the wetland through fertiliser and other chemical runoff. Ideally, there should be no intensive agriculture such as this within about 200 metres of the edge of the wetland. If this proposal was to include a proposal to rehabilitate the land adjacent to the wetland, and to demonstrate to other growers in the district how this can be done, then that would provide a further positive environmental aspect for this proposal as a whole.

Statutory Compliance

If initiated, this scheme amendment proposal would follow the procedures set down under the Town Planning Regulations. WA Planning Commission approval would be required for advertising of the amendment.

Strategic Implications

Support for this proposal as it currently stands would be contrary to the Healthy Communities goal of the City's Strategic Plan which includes provision for a cohesive system of integrated land use planning. However should the proposal be able to be modified as suggested in the following recommendation, then it may present a proposal which would be supportive of the environmental sustainability and economic development goals of the Strategic Plan.

Policy Implications

The relevant Council policy is the Interim LRS and the proposal's relationship to that policy has been described earlier in this report.

Financial Implications

Nil

Voting Requirements

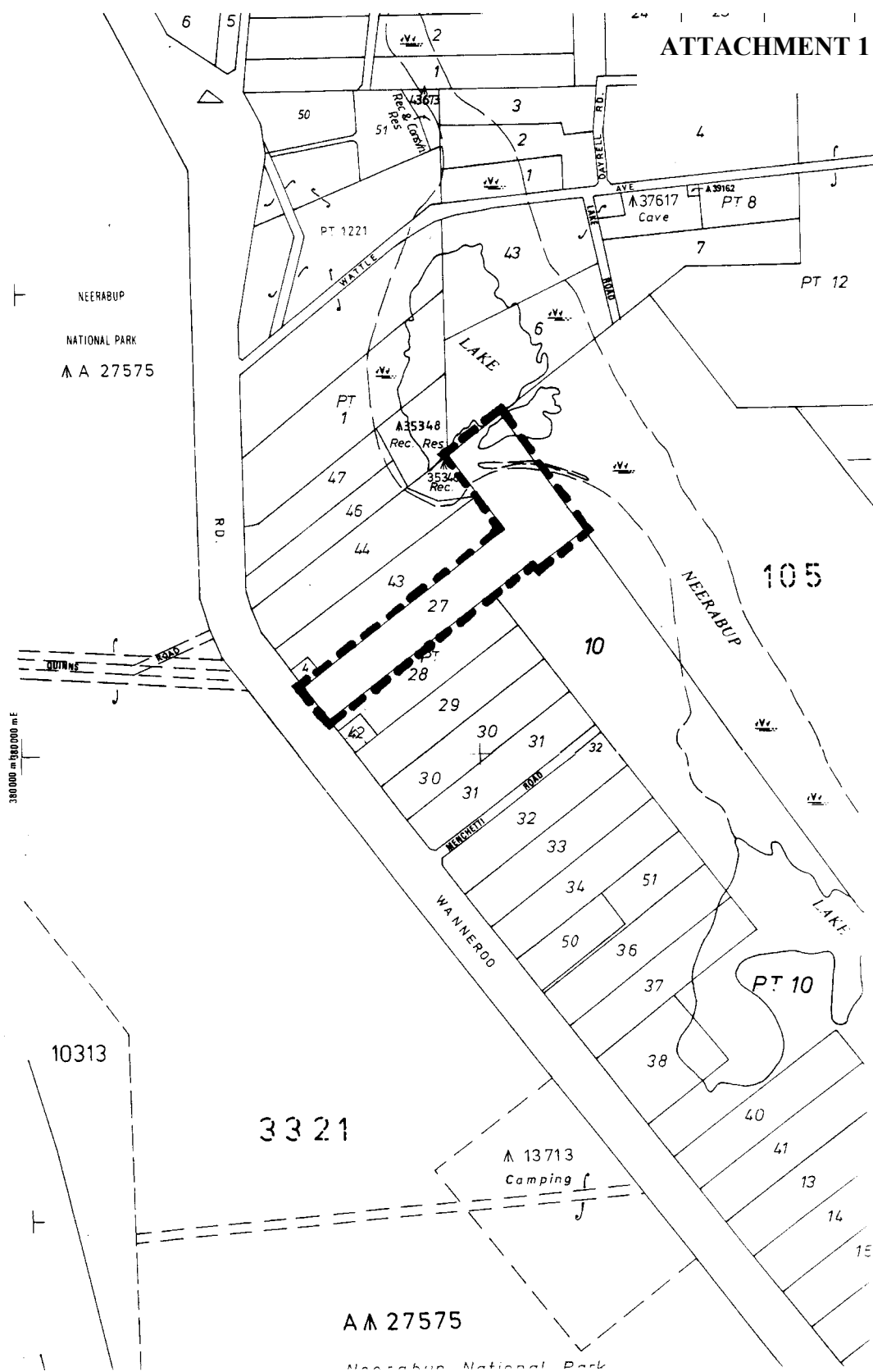
Simple Majority.

Recommendation

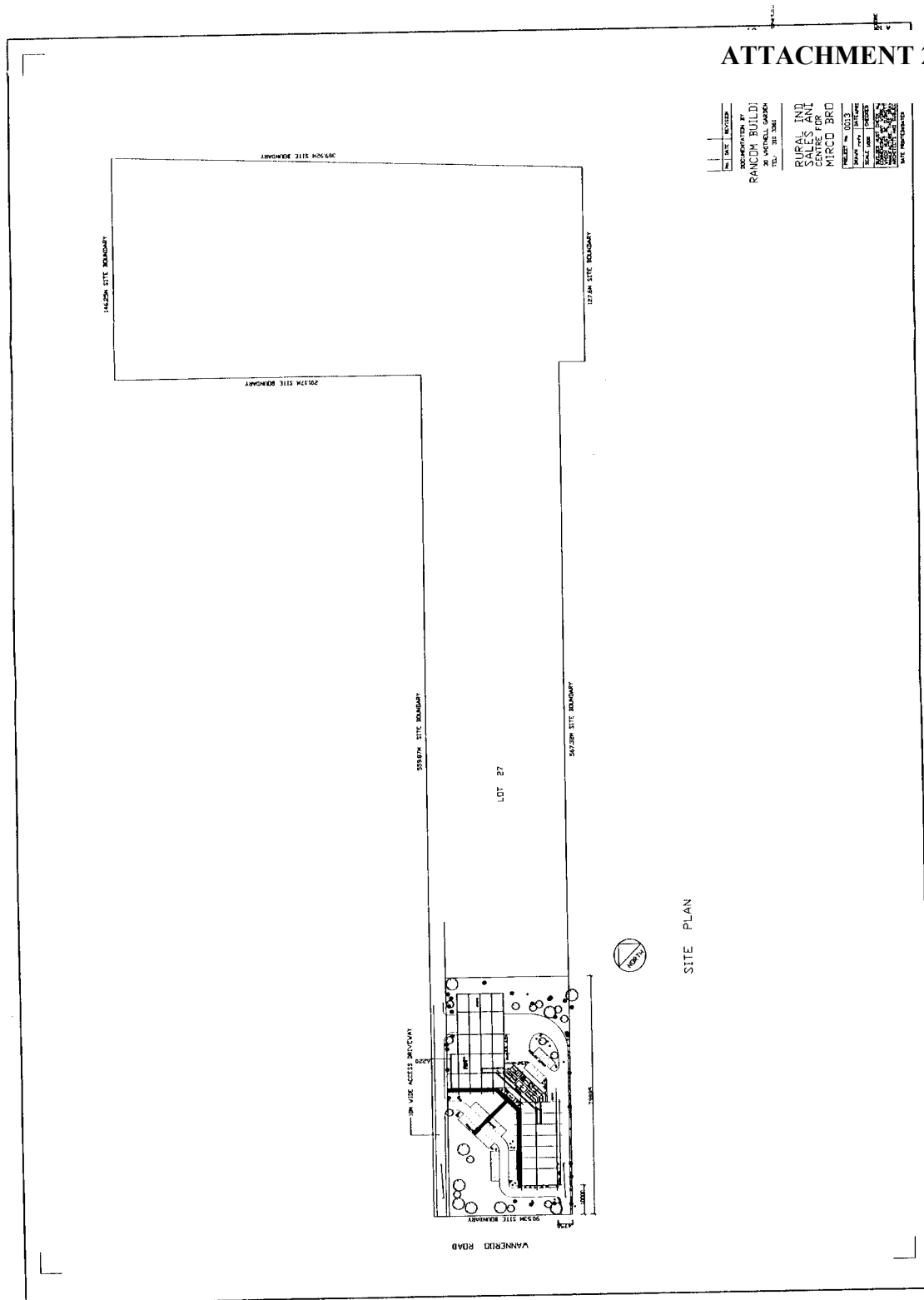
That Council:-

- 1. NOT SUPPORT the application submitted by Gray & Lewis on behalf of Mirco Bros. seeking an amendment to City of Wanneroo District Planning Scheme No. 2 to allow additional uses to be undertaken on Lot 27 Wanneroo Road, Neerabup for the following reasons:**
 - a) it is considered to constitute essentially a combination of industrial and commercial uses which should generally be located in zoned industrial areas, rather than in the rural areas;**
 - b) if approved, it would represent an undesirable precedent for similar uses seeking to be located in the rural area.**
- 2. ADVISES the applicant that it may be prepared to consider supporting this application if it was modified to:**
 - a) make it more appropriate for locating in the rural area in such a well exposed site adjacent to Wanneroo Road, by:**
 - i) incorporating features which would strengthen its role as a facility to assist in the education of farmers in the improvement of farming practices in respect to such matters as water use and use of fertilisers and other chemicals which impact on the environment. In this respect, it is recommended that the applicant engage in discussions with representatives of the Water and Rivers Commission, Agriculture WA and this City with a view to exploring the possibility of this project forming part of a partnership arrangement between these parties, aimed at seeking improved farming practices in the district.**
 - ii) demonstrating how proposals for the trialing of new vegetable varieties on the property will take place.**
 - b) include firm commitments on the following matters which would enhance the further positive environmental and planning aspects of the proposal:**
 - i) the introduction of improved farming practices in respect to the existing farming undertaken on the property;**
 - ii) the ceasing of intensive agriculture adjacent to the Lake Neerabup wetland (for a distance of approximately 200m from the wetland edge) and the rehabilitation of that area in a manner which will complement the other educational programmes undertaken on the site prior to any development of the site;**
 - iii) the design of the development on the property that would be complementary to the rural character of the broader area.**
 - c) include the following information:**

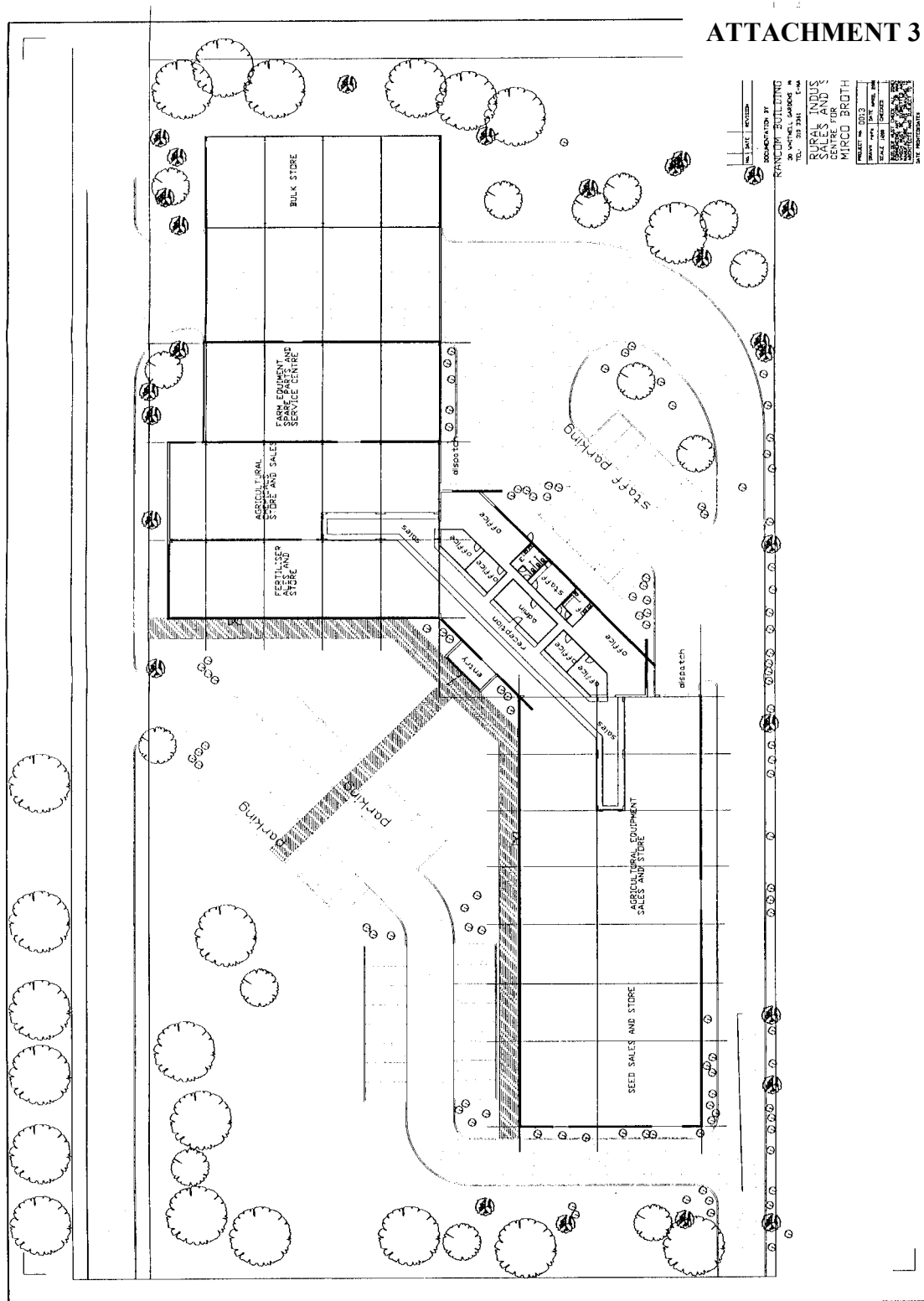
- i) an acoustic study addressing the impact of the proposal on the adjacent house on the adjoining Lot 28 Wanneroo Road; and
 - ii) a geotechnical survey confirming the stability of the site.
 - d) seek to apply the additional use designation over only the western portion of Lot 27, which is proposed for the development, rather than the whole lot.
3. ADVISES the Office of the Minister for the Environment and Heritage, the Water and Rivers Commission and Agriculture WA of its resolution on this application and seeks their cooperation in the matter.



ATTACHMENT 2



ATTACHMENT 3



PD04-12/02 Proposed Amendment No 22 to District Planning Scheme No 2 to Introduce Provisions for Commercial Vehicle Parking in the Rural Zones

File Ref:	TPS/0022V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	2

Issue

To consider an amendment to District Planning Scheme No 2 (DPS2) to introduce provisions for the parking of commercial vehicles in the Special Rural, Rural Community, General Rural and Rural Resource zones (collectively referred to as ‘the rural zones’), where such vehicles are used for purposes unrelated to the use of the rural property concerned.

Background

Clause 4.23 of DPS2 deals with commercial vehicle parking in the urban related zones. There are currently no specific provisions for commercial vehicle parking in the City’s rural zones, although the Clause 4.23 provisions have been used as a guideline for rural zones.

The DPS2 use class ‘Transport Depot’ is defined as the use of a property for the parking of more than one commercial vehicle and is a use only permitted in the Industrial zones and is not permitted in the rural zones.

A copy of Clause 4.23 and the definitions for ‘Commercial Vehicle’ and ‘Transport Depot’ are appended to this report as **Attachment 1**.

In September 2001 (item PD07-09/01), Council resolved to undertake a review of the commercial vehicle parking provisions contained within DPS2. A review of the commercial vehicle parking provisions for the residential areas was considered as part of Amendment No 17 (Omnibus Amendment 1), which was initiated by Council at its 24 September 2002 meeting (item PD14-09/02). The key amendment proposed to Clause 4.23 as an outcome of that review seeks to provide Council with discretion to vary the starting times for commercial vehicles (from the standard requirement of 6.00am) in appropriate circumstances upon application.

To complete the review, this report proposes to introduce provisions into DPS2 for commercial vehicle parking in the rural zones.

There is a lengthy background to efforts by the City to introduce commercial vehicle parking provisions in the rural zones. In summary, the background is as follows:

- In September 1995, Council deferred an application for a transport depot on a rural property on Trichet Road, Wanneroo, pending a broader policy addressing commercial vehicle parking and transport depots. A Council workshop was held on the subject on 5 February 1996.

- Subsequently, a proposed Amendment (761) to former Town Planning Scheme No 1 (TPS1) to introduce commercial vehicle parking provisions for residential and rural areas was presented to the April 1996 Council meeting. The proposed provisions had been drafted in liaison with Council's legal advisors and were based on similar provisions used for many years by the City of Canning. The matter was deferred at this meeting.
- A Special Electors meeting on the subject followed on 29 April 1996, and a group comprising local commercial vehicle operators (Transag, Transport Action Group) undertook to provide input and recommendations on the proposed Amendment 761.
- The matter of transport depots and parking of commercial vehicles in the rural zones seemed the most contentious area (for Transag in particular). Following several deputations and workshops involving Transag, Administration and Councillors/Commissioners, provisions for the rural areas were excluded from the amendment so that it only included provisions for the parking of commercial vehicles in urban areas. Amendment 761 was eventually initiated in 1998 and finalised in June 1999.
- Equivalent TPS1 provisions (as per Amendment 761) for commercial vehicle parking in urban areas were carried over into the City's new DPS2. The other key change to DPS2 relevant to this subject was the amended use permissibility of Transport Depot in the General Rural and Rural Resource Zones, which is now not permitted, whereas such a use was discretionary under TPS1.

Detail

Strategic Plan

The City's Strategic Plan includes as major goals Environmental Sustainability, Healthy Communities and Economic Development. The core theme underlying and uniting these goals is the "triple bottom line" of cultural, economic and environmental sustainability.

In relation to commercial vehicle parking issues, the Strategic Plan goals can be viewed as the need to consider not only amenity issues (environmental and social) but also those of economic development and employment. It is clear that the introduction of the current commercial vehicle parking requirements into DPS2 emphasised amenity issues associated with the problem (ie issues such as noise, traffic safety, visual impact, etc). The City now actively promotes local employment and economic development in its decision-making.

In this regard the contribution that the transport and construction industries, which make up the majority of commercial vehicle operators, provide to the Wanneroo economy needs to be recognised. According to the Perth Metropolitan Freight Transport Strategy (January 1999 Draft, prepared by the former Department of Transport), metropolitan road freight transport is one of the State's largest industries. The annual cost of road freight services exceeds \$4 billion or nine percent of State Gross Domestic Product. Locally (for the City), employment data from the 1996 Census indicates 912 persons or 3.6 percent of local employment was in the Transport and Storage industry sector. A further 2573 or 10.0% involve persons in the construction sector.

Main Issues

Scope of possible controls

It should be emphasised that it is not the purpose of the commercial vehicle parking provisions to place restrictions on commercial vehicle parking associated with a use that has been approved by Council or is otherwise lawfully being undertaken. The intent, consistent with the approach taken for the urban areas, is to introduce provisions over commercial vehicle parking in conjunction with residential use of land in the rural areas.

It is therefore considered that the provisions should restrict or prohibit third party vehicle parking and parking on vacant rural land so as to not facilitate the establishment of de facto transport depot uses. Such a use is separately provided for under DPS2. Having said that, given the larger lot sizes involved a more liberal approach than that taken in residential areas could be considered with respect to the number and size of vehicles permitted, hours of operation and other controls.

Vegetation Protection

An important consideration in making provision for commercial vehicle parking is that of vegetation protection, particularly in the Special Rural and Rural Community zones which are premised on maintenance of bushland and rural character, have lot sizes of 1 to 4 hectares and have building envelopes of 1200-2000sqm on which all buildings must be constructed and vegetation clearing is generally restricted. Even in the General Rural and Rural Resource zones, removal of vegetation to facilitate commercial vehicle parking should be discouraged. The parking and manoeuvring of larger commercial vehicles can require a significant area.

Screening or Garaging of Vehicles

Further to the point above, it is suggested that the commercial vehicle/s parked be screened from view from beyond the property boundaries as far as possible to limit the visual amenity impacts. This could be achieved by the vehicle/s being located within the building envelope (in the case of the Special Rural and Rural Community zones), behind adequate screening vegetation or buildings, or alternatively parked within a garage.

Proposed Provisions

The following specific amendments are proposed to Clause 4.23 of DPS2 to facilitate commercial vehicle parking in the rural zones. The specific changes are set out in **Attachment 2**.

Expand Subclause 4.23.1 to Incorporate Reference to the Rural Zones

It is proposed to amend this subclause to also include the Special Rural, Rural Community, General Rural and Rural Resource zones.

Amend Subclause 4.23.2 to allow more than one Commercial Vehicle in Rural Zones

The amendment to this subclause will provide for the parking of one commercial vehicle as of right. It also proposes to make provision, upon application:

1. For up to two commercial vehicles on:
 - a Special Rural or Rural Community lot,
 - a General Rural or Rural Resource lot up to 2 hectares in area.
2. For up to 4 vehicles on a General Rural or Rural Resource lot greater than 2 hectares in area.

This will enable proposals to be assessed on an individual basis and management provisions/conditions be imposed as part of the planning approval.

Expand Subclause 4.23.3(b) to ensure Commercial Vehicles are Appropriately Located on Rural Lots

The proposed amendment to this subclause is intended to ensure any visual amenity impacts of the commercial vehicle parking are minimised, through setbacks, garaging or screening. It is noted that this subclause is one which Council has discretion to vary on application in accordance with subclause 4.23.6.

Amend Subclause 4.23.3(d) to modify the maximum size limits for Commercial Vehicles in Rural Zones

The proposed amendment to this subclause indicates that height and width of vehicles parked in the rural zones shall not be controlled, however a maximum vehicle combination (being two commercial vehicles as defined in the Scheme, eg. a prime mover and trailer) length shall not exceed 19 metres. This length coincides with the maximum length for a semi-trailer (prime mover and single trailer) prescribed by Transport Licensing. This is considered appropriate due to the larger lots sizes in rural areas as compared to urban areas and therefore the reduced likelihood of amenity impacts. It is noted that this subclause is also one which Council has discretion to vary on application in accordance with subclause 4.23.6.

Introduce an Additional Paragraph to Subclause 4.23 to Minimise Vegetation Clearing

This addition is intended to ensure that parking and manoeuvring of commercial vehicles is appropriately managed to ensure that it does not lead to any substantial vegetation clearing. It is considered that there should be some discretion on this matter and therefore this subclause has been included as one which Council will have discretion to vary on application in accordance with subclause 4.23.6.

Consultation

Two phases of consultation are intended as part of the review. The first phase, which has already been undertaken, involved consultation with key stakeholders from relevant resident, transport and business groups on the general direction of the review. Two responses were received from this initial phase of consultation. The main issues and an Administration comment on each is set out in the Comment section of this report.

The second phase of consultation will involve the statutory advertising as required for Scheme amendments. This will involve letters to the key community groups, publication of the review on the City's website and in local newspapers circulating throughout the City.

Because of the limited circulation of the local papers in the rural areas, flyers are also proposed to be left at key business premises, such as the Healy General Store. The advertising period is proposed to be 42 days.

The Town Planning Amendment Regulations 1999 indicate that the WAPC's consent to advertise an amendment is not required so long as it complies with the MRS and other planning policies and strategies. In this instance, as commercial vehicle parking is an ancillary activity associated with the residential use of the land, it is considered that the City can proceed to advertising without the WAPC consent.

This consultation strategy has been endorsed by the City's Consultation Review Panel.

Comment

Preliminary Submissions

The main issues received from the initial phase of consultation are set out below together with an Administration comment on each.

1. Wanneroo Ratepayers and Residents Association

The Association endorsed the proposed provisions in principle, although expressed concern at the lack of alternative parking for commercial vehicles in the City, and asked whether Council is going to address this problem.

Comment

The Association's comments are noted. In regard to alternative parking for commercial vehicles, the role of the City is to facilitate the provision of appropriately zoned land. DPS2 already provides for the establishment of purpose built transport depots within any of the City's industrial areas at Wangara, Landsdale, Neerabup and Yanchep, subject to the necessary approvals first being obtained. A transport depot for such purposes was recently approved by Council on Lot 27 (87) Windsor Road, Wangara. As transport depots are essentially industrial in nature, it would be difficult to justify allowing them to establish in the rural areas.

2. Transag

Issue 1

It is agreed that the Transport Depot definition currently applying to the urban zones is unsuitable for the rural zones. More than one commercial vehicle (as currently defined) places the majority of transport operators residing in the rural zones in the category of a non permitted Transport Depot.

Comment

Transag's comments acknowledge that a number of unauthorised or non-conforming transport depots may already exist in the rural zones. The review recognises the legitimate parking needs of drivers of commercial vehicles and the amenity concerns that are often raised by residents against commercial vehicle parking.

The focus of the review is therefore to strike an appropriate balance between providing for the needs of commercial vehicle drivers and protecting the amenity of the rural area. In this regard, the recommended provisions provide for a more liberal approach than has been allowed in the past, so long as certain amenity and environmental conditions are satisfied.

Issue 2

The Commercial Vehicle definition should be amended to not classify trailers or attachments as separate commercial vehicles.

Comment

Modification of the Commercial Vehicle definition is not proposed as part of this amendment. It is however, proposed to liberalise the vehicle size requirements in certain circumstances in the rural zones. Transag has historically sought that trailers and attachments not be treated as separate vehicles and even that unlicensed commercial vehicles not be included in the Commercial Vehicle definition. Such an approach would however allow a proliferation of such vehicles without effective control by the City.

Issue 3

The number of commercial vehicles allowed in the rural zones should be considered on a case by case basis. The provisions should be graded in accordance with the existing amenities of each individual rural zone.

Comment

This is the approach that is proposed to be taken.

Summary

The proposed amendment seeks to strike an appropriate balance between amenity considerations and the legitimate needs of commercial vehicle operators to park their vehicles. The provisions provide for a more liberal approach than has been allowed in the past, so long as certain amenity and environmental conditions are satisfied. From the preliminary consultation there appears to be reasonable support to the provisions from key stakeholders. On this basis it is considered that Council should initiate the amendment.

Statutory Compliance

This Amendment will be processed in accordance with the requirements of the Town Planning Regulations.

Strategic Implications

This amendment is consistent with the Environmental Sustainability, Healthy Communities and Economic Development goals of the City's Strategic Plan. These goals seek to protect and enhance our natural environment, promote the provision of quality services and infrastructure and maximise opportunities for the balanced economic growth of the City.

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 22 to District Planning Scheme No 2 to modify Clauses 4.23.1 to 4.23.3 and 4.23.6 to read:

4.23 COMMERCIAL VEHICLE PARKING

4.23.1 Parking of commercial vehicles in the Residential, Mixed Use, Business, Urban Development, Centre, Marina, Commercial, Special Residential, Special Rural, Rural Community, General Rural and Rural Resource Zones shall not be permitted except in accordance with the provisions set out in the following paragraphs of this clause.

4.23.2 A person shall not park, or permit to be parked, more than one commercial vehicle on any lot in the zones referred to in this clause except in the Special Rural, Rural Community, General Rural and Rural Resource Zones, where the following provisions shall apply in respect to the parking of more than one commercial vehicle on any lot in those zones:

- (a) Upon application for planning approval Council may permit up to two commercial vehicles to be parked on a lot in the Special Rural and Rural Community zones, or on a lot of two hectares or less in the General Rural and Rural Resource zones;
- (b) Upon application for planning approval Council may permit up to four commercial vehicles to be parked on a lot larger than two hectares in the General Rural and Rural Resource zones.

4.23.3 A person may only park a commercial vehicle on a lot in the zones referred to in this clause if:

- (a) the lot on which the vehicle is parked contains only a single house (including any associated outbuildings) provided that Council may permit the parking of such vehicle on a lot which contains grouped dwellings if it is of the opinion that this will not adversely affect the amenity of the grouped dwelling development or the surrounding area;

- (b) in the case of a lot in the Residential, Mixed Use, Business, Urban Development, Centre, Marina and Commercial zones the vehicle is parked entirely on the subject lot and is located on a hard standing area which is located behind the front of the dwelling, or alternatively the vehicle is parked within a garage. In the case a lot in the Special Rural, Rural Community, General Rural and Rural Resource Zones, the vehicle(s) shall not be readily visible from beyond the property boundaries and shall be located within the building envelope (if applicable) and behind the building setbacks, with adequate screening or alternatively parked within a garage;
- (c) the vehicle is used as an essential part of the lawful occupation of an occupant of the dwelling. The foregoing requirement of this item shall not be satisfied in any case unless the owner of the vehicle or an occupier of the dwelling within seven days of the Council making a request, supplies to the Council full information as to the name and occupation of the person said to be using the vehicle. The request for that information is made for the purpose of this item by posting the request to the address of the owner of the vehicle shown on the vehicle registration, or by posting the request to or leaving it at the dwelling addressed in general way to the occupier. The parking of the vehicle on the lot does not authorise the conduct on that lot of the occupation of the vehicle user;
- d) the vehicle does not exceed 3 metres in height (including the load), 2.5 metres in width, or 8 metres in length, except in the case of a lot in the Special Rural, Rural Community, General Rural and Rural Resource Zones where the height and width are not controlled but the maximum vehicle combination length shall not exceed 19 metres;
- (e) the vehicle is not started or manoeuvred on site between the hours of 10.00 pm and 6.00 am the next following day;
- (f) while on the lot, the vehicle's motor is not left running while the vehicle is unattended or in any event for any period in excess of five minutes;
- (g) storage of liquid fuels on the lot complies with the Explosive and Dangerous Goods Act, 1961;
- (h) the vehicle is not used or designed for use for the transportation of livestock or the transportation or disposal of liquid or solid wastes or other use so as to cause nuisance or pollution as defined in the Health Act 1911 and/or the Environmental Protection Act 1986;
- (i) the vehicle is not carrying a refrigeration unit which is operating on a continuous or intermittent basis;
- (j) while on the lot, there is no transfer of goods or passengers from one vehicle to another vehicle, unloading or loading of the vehicle, or storage of goods associated with the use of the vehicle;

- (k) the vehicle is not used or operated as a tow truck or other emergency vehicle, between the hours of 10.00 pm to 6.00 am in a manner that adversely affects the residential amenity of the area;**
- (l) the parking and manoeuvring of the vehicle shall not cause damage or removal to existing vegetation on the lot.**

4.23.6 The Council may in writing approve a variation to any of the requirements of subclause 4.23.3 (b), (d) and (l) provided the Council is satisfied in the circumstances that the variation will not adversely affect the amenity of the area surrounding the subject land. Surrounding landowners and occupants may be invited to comment on the proposed variation.

- 2. REFERS Amendment No 22 to the City's District Planning Scheme No 2 to the Environmental Protection Authority pursuant to Section 7A1 of the Town Planning and Development Act 1928 (as amended).**
- 3. SUBMITS a copy of Amendment No 22 to the City's District Planning Scheme No 2 to the Western Australian Planning Commission.**

**ATTACHMENT 1
PAGE 1 OF 3**

EXCERPTS DPS2 TEXT: Clause 4.23 and Commercial Vehicle and Transport Depot Definitions

4.23 Commercial Vehicle Parking

- 4.23.1 Parking of commercial vehicles in the Residential, Mixed Use, Business, Urban Development, Centre, Marina, Commercial and Special Residential Zones shall not be permitted except in accordance with the provisions set out in the following paragraphs of this clause.
- 4.23.2 A person shall not park, or permit to be parked, more than one commercial vehicle on any lot in the zones referred to in this clause.
- 4.23.3 A person may only park a commercial vehicle on any lot in the zones referred to in this clause if:
- (a) the lot on which the vehicle is parked contains only a single house (including any associated outbuildings) provided that Council may permit the parking of such vehicle on a lot which contains grouped dwellings if it is of the opinion that this will not adversely affect the amenity of the grouped dwelling development or the surrounding area;
 - (b) the vehicle is parked entirely on the subject lot and is located on a hard standing area which is located behind the front of the dwelling, or alternatively the vehicle is parked within a garage;
 - (c) the vehicle is used as an essential part of the lawful occupation of an occupant of the dwelling. The foregoing requirement of this item shall not be satisfied in any case unless the owner of the vehicle or an occupier of the dwelling within seven days of the Council making a request, supplies to the Council full information as to the name and occupation of the person said to be using the vehicle. The request for that information is made for the purpose of this item by posting the request to the address of the owner of the vehicle shown on the vehicle registration, or by posting the request to or leaving it at the dwelling addressed in general way to the occupier. The parking of the vehicle on the lot does not authorise the conduct on that lot of the occupation of the vehicle user;
 - (d) the vehicle does not exceed 3 metres in height (including the load), 2.5 metres in width, or 8 metres in length;

**ATTACHMENT 1
PAGE 2 OF 3**

- (e) the vehicle is not started or manoeuvred on site between the hours of 10.00 pm and 6.00 am the next following day;
 - (f) while on the lot, the vehicle's motor is not left running while the vehicle is unattended or in any event for any period in excess of five minutes;
 - (g) storage of liquid fuels on the lot complies with the Explosive and Dangerous Goods Act, 1961;
 - (h) the vehicle is not used or designed for use for the transportation of livestock or the transportation or disposal of liquid or solid wastes or other use so as to cause nuisance or pollution as defined in the Health Act 1911 and/or the Environmental Protection Act 1986;
 - (i) the vehicle is not carrying a refrigeration unit which is operating on a continuous or intermittent basis;
 - (j) while on the lot, there is no transfer of goods or passengers from one vehicle to another vehicle, unloading or loading of the vehicle, or storage of goods associated with the use of the vehicle;
 - (k) the vehicle is not used or operated as a tow truck or other emergency vehicle, between the hours of 10.00 pm to 6.00 am in a manner that adversely affects the residential amenity of the area.
- 4.23.4 Where a noise complaint is substantiated in accordance with the relevant Regulations made pursuant to the Environmental Protection Act 1986, the hours of operation shall be restricted to 7.00 am – 9.00 pm Monday to Saturday and 9.30 am – 9.00 pm Sundays and Public Holidays.
- Any restrictions imposed on the hours of operation shall not limit further application of the relevant Regulations made pursuant to the Environmental Protection Act 1986.
- 4.23.5 Only minor servicing, including minor mechanical repairs and adjustments, and/or cleaning that generates easily contained liquid waste is carried out on the lot. Liquid waste shall be as defined in the Health (Liquid Waste) Regulations 1993 and shall be disposed of in accordance with the same.

All cleaning and servicing shall be conducted behind the front of the dwelling.

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PAGE 3 OF 3**

- 4.23.6 The Council may in writing approve a variation to any of the requirements of subclause 4.23.3 (b) and (d) provided the Council is satisfied in the circumstances that the variation will not adversely affect the amenity of the area surrounding the subject land. Surrounding landowners and occupants may be invited to comment on the proposed variation.
- 4.23.7 An approval of the Council granted under subclause 4.23.6 is personal to the person to whom it is granted, is not capable of being transferred or assigned to any other person, and does not run with the land in respect of which it is granted.
- 4.23.8 A vehicle shall be considered to be parked on a lot for the purpose of this clause if it remains on that lot for more than one hour in aggregate over any period of 24 hours unless the vehicle is being used bona fide in connection with ongoing construction work legally being carried out on the lot, the burden of proving which shall lie upon the person asserting it.

commercial vehicle : means a vehicle whether licensed or not which is used or designed for use for business, trade or commercial purposes or in conjunction with a business, trade or profession and without limiting the generality of the foregoing includes any utility, van, truck, trailer, tractor and any wheeled attachment to any of them or any wheeled article designed to be an attachment to any of them, and any bus or omnibus or any earthmoving machine whether self-propelled or not. The term shall not include a vehicle designed for use as a passenger car or any trailer or other thing most commonly used as an attachment to a passenger car, or a van, utility or light truck which is rated by the manufacturer as being suitable to carry loads of not more than 1.5 tonnes. If a truck, prime mover or other vehicle is attached to a trailer, semi-trailer or any other attachment, each trailer, semi-trailer or other attachment is to be regarded as a separate commercial vehicle. A loaded combination, such as a bobcat, forklift or other vehicle or attachment loaded on a truck, trailer or other attachment is to be regarded as one commercial vehicle.

transport depot : means any land or building designed and used, or which is adapted for use for one or more of the following purposes:

- (a) for the parking or garaging of more than one commercial vehicle;
- (b) for the transfer of goods or passengers from one vehicle to another vehicle;

and may include the maintenance, mechanical repair or refuelling of the vehicles referred to in (a) or (b) above but does not include any of the functions defined under Smash Repair Station.

**ATTACHMENT 2
PAGE 1 OF 3****4.23 COMMERCIAL VEHICLE PARKING**

4.23.1 Parking of commercial vehicles in the Residential, Mixed Use, Business, Urban Development, Centre, Marina, Commercial, ~~and Special Residential, Special Rural, Rural Community, General Rural and Rural Resource~~ Zones shall not be permitted except in accordance with the provisions set out in the following paragraphs of this clause.

4.23.2 A person shall not park, or permit to be parked, more than one commercial vehicle on any lot in the zones referred to in this clause: except in the Special Rural, Rural Community, General Rural and Rural Resource Zones, where the following provisions shall apply in respect to the parking of more than one commercial vehicle on any lot in those zones:

(a) Upon application for planning approval Council may permit up to two commercial vehicles to be parked on a lot in the Special Rural and Rural Community zones, or on a lot of two hectares or less in the General Rural and Rural Resource zones;

(b) Upon application for planning approval Council may permit up to four commercial vehicles to be parked on a lot larger than two hectares in the General Rural and Rural Resource zones.

4.23.3 A person may only park a commercial vehicle on any lot in the zones referred to in this clause if:

(a) the lot on which the vehicle is parked contains only a single house (including any associated outbuildings) provided that Council may permit the parking of such vehicle on a lot which contains grouped dwellings if it is of the opinion that this will not adversely affect the amenity of the grouped dwelling development or the surrounding area;

(b) in the case of a lot in the Residential, Mixed Use, Business, Urban Development, Centre, Marina and Commercial zones the vehicle is parked entirely on the subject lot and is located on a hard standing area which is located behind the front of the dwelling, or alternatively the vehicle is parked within a garage; In the case a lot in the Special Rural, Rural Community, General Rural and Rural Resource Zones, the vehicle(s) shall not be readily visible from beyond the property boundaries and shall be located within the building envelope (if applicable) and behind the building setbacks, with adequate screening or alternatively parked within a garage;

(c) the vehicle is used as an essential part of the lawful occupation of an occupant of the dwelling. The foregoing requirement of this item shall not be satisfied in any case unless the owner of the vehicle or an occupier of the dwelling within seven days of the Council making a request, supplies to the Council full information as to the name and occupation of the person said to

ATTACHMENT 2

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be using the vehicle. The request for that information is made for the purpose of this item by posting the request to the address of the owner of the vehicle shown on the vehicle registration, or by posting the request to or leaving it at the dwelling addressed in general way to the occupier. The parking of the vehicle on the lot does not authorise the conduct on that lot of the occupation of the vehicle user;

- (d) the vehicle does not exceed 3 metres in height (including the load), 2.5 metres in width, or 8 metres in length; except in the case of a lot in the Special Rural, Rural Community, General Rural and Rural Resource Zones where the height and width are not controlled but the maximum vehicle combination length shall not exceed 19 metres;
- (e) the vehicle is not started or manoeuvred on site between the hours of 10.00 pm and 6.00 am the next following day;
- (f) while on the lot, the vehicle's motor is not left running while the vehicle is unattended or in any event for any period in excess of five minutes;
- (g) storage of liquid fuels on the lot complies with the Explosive and Dangerous Goods Act, 1961;
- (h) the vehicle is not used or designed for use for the transportation of livestock or the transportation or disposal of liquid or solid wastes or other use so as to cause nuisance or pollution as defined in the Health Act 1911 and/or the Environmental Protection Act 1986;
- (i) the vehicle is not carrying a refrigeration unit which is operating on a continuous or intermittent basis;
- (j) while on the lot, there is no transfer of goods or passengers from one vehicle to another vehicle, unloading or loading of the vehicle, or storage of goods associated with the use of the vehicle;
- (k) the vehicle is not used or operated as a tow truck or other emergency vehicle, between the hours of 10.00 pm to 6.00 am in a manner that adversely affects the residential amenity of the area;
- (l) the parking and manoeuvring of the vehicle will not cause damage or removal to existing vegetation on the lot.

4.23.4 Where a noise complaint is substantiated in accordance with the relevant Regulations made pursuant to the Environmental Protection Act 1986, the hours of operation shall be restricted to 7.00 am – 9.00 pm Monday to Saturday and 9.30 am – 9.00 pm Sundays and Public Holidays.

**ATTACHMENT 2
PAGE 3 OF 3**

Any restrictions imposed on the hours of operation shall not limit further application of the relevant Regulations made pursuant to the Environmental Protection Act 1986.

- 4.23.5 Only minor servicing, including minor mechanical repairs and adjustments, and/or cleaning that generates easily contained liquid waste is carried out on the lot. Liquid waste shall be as defined in the Health (Liquid Waste) Regulations 1993 and shall be disposed of in accordance with the same.

All cleaning and servicing shall be conducted behind the front of the dwelling.

- 4.23.6 The Council may in writing approve a variation to any of the requirements of subclause 4.23.3 (b), ~~and (d)~~ and (l) provided the Council is satisfied in the circumstances that the variation will not adversely affect the amenity of the area surrounding the subject land. Surrounding landowners and occupants may be invited to comment on the proposed variation.
- 4.23.7 An approval of the Council granted under subclause 4.23.6 is personal to the person to whom it is granted, is not capable of being transferred or assigned to any other person, and does not run with the land in respect of which it is granted.
- 4.23.8 A vehicle shall be considered to be parked on a lot for the purpose of this clause if it remains on that lot for more than one hour in aggregate over any period of 24 hours unless the vehicle is being used bona fide in connection with ongoing construction work legally being carried out on the lot, the burden of proving which shall lie upon the person asserting it.

PD05-12/02 Adoption of an Amendment to the Butler Agreed Structure Plan

File Ref: SP/0023V01
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments: 2

Issue

To consider the submissions and adoption of an amendment to the Butler Agreed Structure Plan.

Applicant	Chappell & Lambert Pty Ltd
Owner	Butler Joint Venture
Location	Lots 8, 11, 31 to 33 and 9017 Butler/Ridgewood
Site Area	Approximately 584 hectares
DPS 2 Zoning	Residential and Urban Development
MRS Zoning	Urban

Background

Council at its meeting of 23 July 2002, resolved to advertise an amendment to the Butler Agreed Structure Plan (PD14-07/02). The amendment proposed to introduce a design for a further stage of this estate incorporating an extension to a major open space reserve, a primary school and a range of residential lots. In view of the concentration of open space in this part of the structure plan area, Council also required the amendment to incorporate the deletion of a previously planned area of District Open Space and the rationalisation of two school sites adjacent to the intersection of Connolly and Lukin Drives. The portions of the structure plan affected by the amendment are shown on **Attachment 1**.

Detail

Consultation

The proposal was advertised for a period of 28 days with the closing date for submissions being 30 September 2002. Advertising was carried out by placing an advert in the Wanneroo Times. On-site signs were not erected in this case as the subject land had yet to be subdivided. In view of the proposed rationalisation of the school sites and deletion of the existing District Open Space, letters were also sent to the Education Department (EDWA), the Catholic Education Commission (CEC) and the Department of Land Administration (DOLA).

A total of four submissions were received, one each from EDWA, CEC, DOLA and the applicant. The first three submissions supported the proposal to delete the existing District Open Space and rationalise the school sites adjacent to Connolly and Lukin Drives. These submissions are noted. The submission from the applicant seeks to incorporate two additional proposals into the amendment. The details of this submission are set out in the Comment section of this report.

Comment

The applicant seeks to incorporate two additional proposals into this amendment as set out below:

1. To zone sites for a Telephone Exchange and a Master Television Antenna

The applicant has requested sites that have been set aside for a telephone exchange and a master television antenna (MATV) be zoned to accommodate these uses. These sites are located adjacent to Marmion Avenue in the northern portion of the structure plan area as shown on **Attachment 1**.

The following points are noted about these facilities:

- In April 2001, (prior to the adoption of the structure plan in December 2001), the City granted development approval for the telephone exchange. A revised design was subsequently approved in July 2002. Development approval will be required for all development on the master television antenna site.
- The current residential zoning imposed under the Agreed Structure plan does not permit the proposed uses.
- The master television antenna is proposed to consist of a 600 mm diameter antenna mounted on a 15 metre tall pole. This antenna will both receive and transmit signals. The applicant has advised that the electromagnetic energy levels of the antenna are 1000 times below the recommended International and National levels. The applicant has also advised that mobile phone antennas cannot be fitted to this pole unless it is replaced by a heavier structure.
- In addition, this site is proposed to contain two 2.3 metre diameter ground mounted satellite receiver antennas to a maximum height of 2.0 metres. These dishes are not proposed to transmit electromagnetic signals.
- It is proposed that every house in the Butler locality will be connected to these antennas to access the Internet and view the television broadcasts. These antennas would replace the individual household antennas, thus enhancing the amenity of the area.
- The land around the subject sites is currently being developed. The applicant has advised that at the time of the sale of the newly created lots in this area, prospective purchasers were being made aware of these facilities.

It is recommended that these sites be designated as Restricted Use in the ASP map and appropriate provisions be included in the ASP text.

2. To Recode Cottage Lots from R25 to R30

The applicant has requested that the cottage lots identified on the structure plan map be coded from R25 to R30 to enable greater flexibility in respect to permitted length and heights of boundary walls. The location of the cottage lots are shown on **Attachment 2**.

Under the provisions of Clause 1.5.8f of the former Residential Planning Codes (1991), irrespective of the density coding, the length and height of boundary walls were guided by the following:

- *walls not exceeding 2.0m average height - no limit;*
- *walls not exceeding 2.5m average and 3.5m maximum height - 2/3 of the length of any common boundary;*
- *walls not exceeding 3m average and 4m maximum height - 1/4 of the length of any common boundary; and*
- *walls exceeding 4m in height - 1/4 of the length of any common boundary"*

Where Council was of the view that a boundary wall may cause a significant impact on amenity, consultation was required prior to determination.

Clause 3.3.2 of the current Residential Design Codes (2002) now require the following as acceptable development criteria for walls built up to a boundary behind the front setback line:

- *In areas coded R20 and R25, walls not higher than 3.0m with an average of 2.7m up to 9m in length up to one side boundary;*
- *In areas coded R30 and higher, walls not higher than 3.5m with an average of 3m for 2/3 the length of the balance of the boundary behind the front setback, to one side boundary.*

Where proposals exceed these requirements a planning application is required and the applicant is required to demonstrate achievement of various performance criteria.

As a variation to the former R-Code provisions, the ASP made provision for a minimum 2.00 metres side setback on the northern or easternmost boundary to habitable rooms with major openings to encourage solar access. As the cottage lots are small in size, in order to achieve the minimum 2.00 metre setback, the walls on the opposite sides were intended to include boundary walls.

In view of the provisions of the current R-Codes, the planned form of development for cottage lots can, in many situations, now not be undertaken without the submission of a planning application. To enable the planned form of housing to proceed without the need for individual planning applications, the applicant has requested the recoding of the cottage lots to R30.

Whilst the applicant's request will help to achieve their desired result, it should be noted that it will also create the potential for some of the re-coded sites to achieve a greater development potential.

In view of this, it is considered appropriate that local residents who may have an expectation regarding the form of development in the area based on the current codings, to have an opportunity through a public consultation process to consider this request. Accordingly, amendment to the local structure plan at this point to incorporate an increased density coding to R30 is not considered appropriate.

It is therefore proposed that Council support a new amendment to the Butler Agreed Structure Plan to introduce an R30 code over those cottage lots currently coded R20.

Statutory Compliance

This structure plan amendment has been assessed in accordance with the process outlined in the DPS2.

Strategic Implications

The adoption of this structure plan is consistent with the healthy communities goal under the City's Strategic Plan, which seeks to provide a cohesive system of integrated land use planning.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

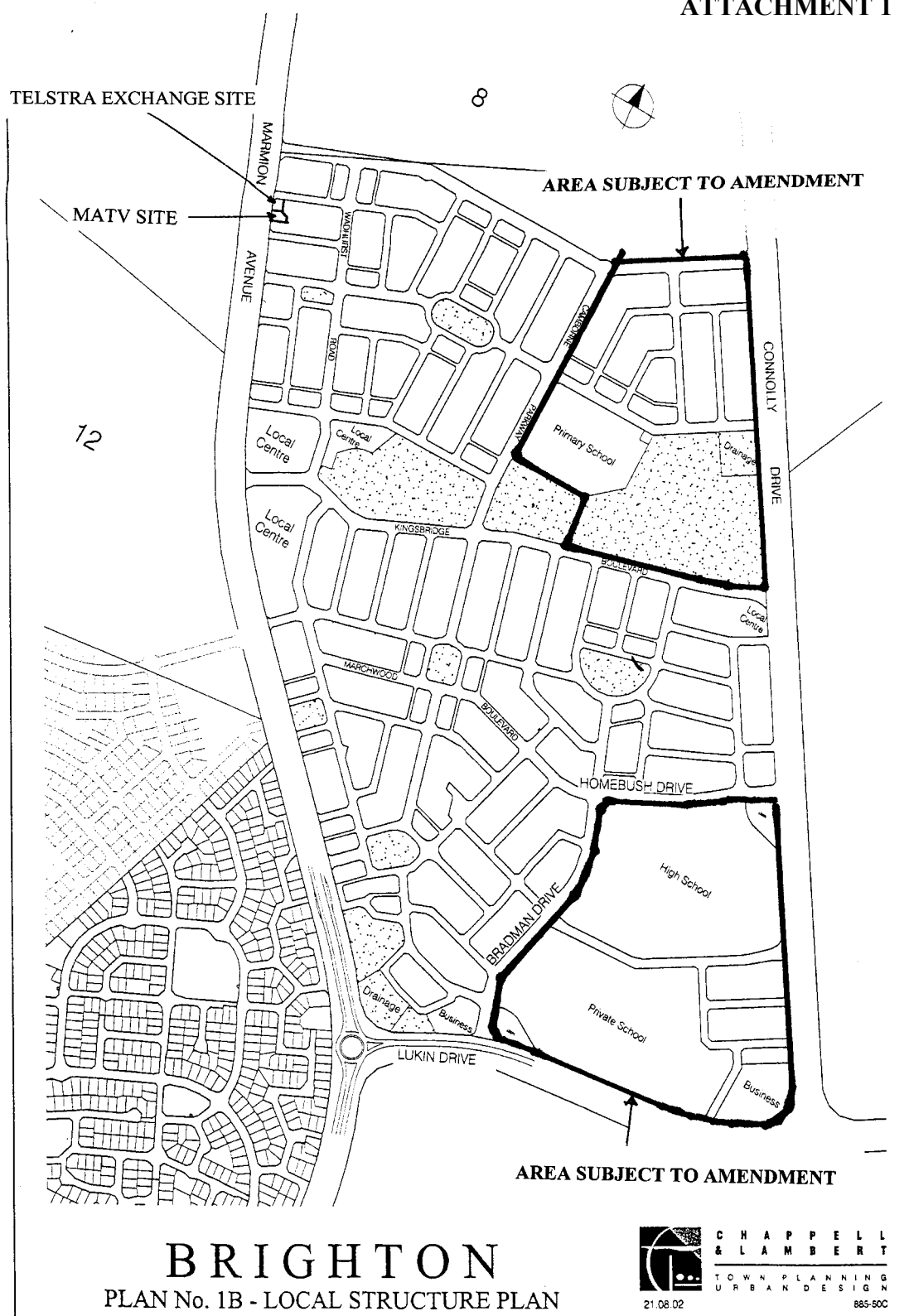
Simple Majority.

Recommendation

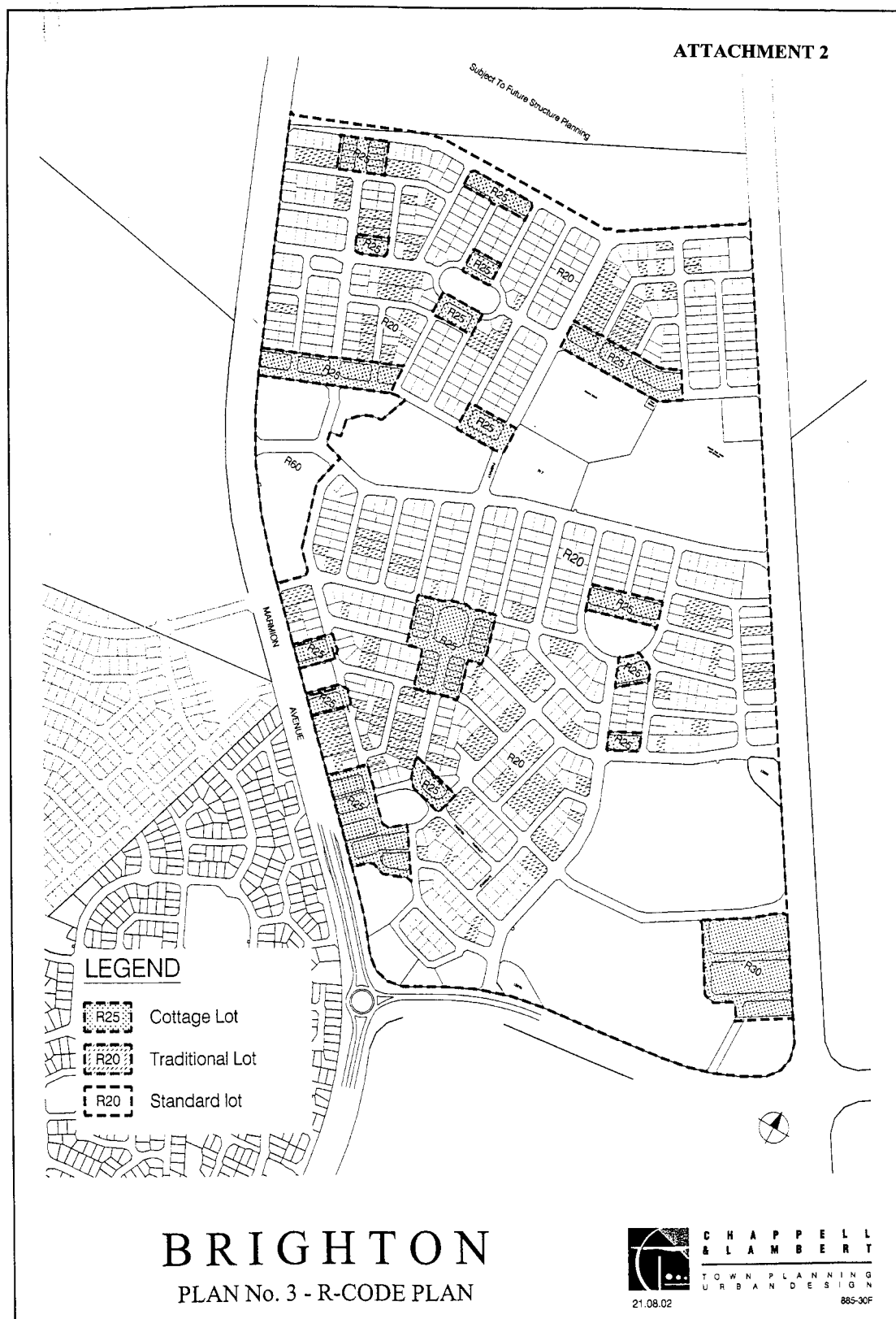
That Council:-

- 1. Pursuant to Clause 9.6.1 of District Planning Scheme No 2 RESOLVES that the amendment to the Butler Agreed Structure Plan submitted by Chappell and Lambert on behalf of the Butler Joint Venture as set out on Attachment 1 is SATISFACTORY, subject to the following modification:**
 - a) The proposed telephone exchange and master television sites being rezoned from Residential to Restricted Use to accommodate these uses;**
- 2. SUBMITS three copies of the modified Butler Agreed Structure Plan documents to the Western Australian Planning Commission for its adoption and certification.**
- 3. Pursuant to Clause 9.6.5 of District Planning Scheme No. 2 ADOPTS, SIGNS and SEALS the amended structure plan documents following certification by the Western Australian Planning Commission.**

ATTACHMENT 1



ATTACHMENT 2



PD06-12/02 Proposed Amendment No. 24 to District Planning Scheme No. 2 to Rezone Portion of Lot 1 (569) Flynn Drive, Carramar, from Local Scheme Reserve for Parks and Recreation to Special Residential No. 5

File Ref: TPS/0024
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments: 2

Issue

To consider an application to amend District Planning Scheme No. 2 (DPS2) to rezone a portion of Lot 1 (569) Flynn Drive, Carramar, from Local Scheme Reserve for Parks and Recreation to Special Residential No. 5.

Applicant	Drescher & Associates
Owner	Eclipse Resources Pty Ltd
Location	Portion of Lot 1 Flynn Drive, Carramar
Site Area	3,088 square metres
MRS Zoning	Rural
Existing DPS 2 Zoning	Local Reserve for Parks and Recreation
Proposed DPS 2 Zoning	Special Residential No. 5

Background

Lots 1 and 2 Flynn Drive, Carramar, were rezoned to Special Residential and Local Reserve for Parks and Recreation in 1996 to facilitate a subdivision of that land into Special Residential lots and to create an equine orientated recreation reserve on a rehabilitated quarry in the area.

Although subdivision approval for the land has been in place for several years now (and has recently been renewed), subdivision has not proceeded as the rehabilitation of the quarry area (involving fill by inert waste) is still continuing.

The site includes a number of old lime kilns which are included on Council's Municipal Heritage Inventory. When the area was first designed for Special Residential use, these kilns were included in land to be reserved for Parks and Recreation. It was later found that an additional kiln existed to the north of the main group of kilns and the proposed Special Residential lot upon which this northern kiln was located was therefore also included in the Local Scheme Reserve for Parks and Recreation under DPS2. It is this site that is the subject of this application.

Council considered this application at its meeting of 5 November 2002 (item PD06-11/02) and resolved that the matter be referred back to the Heritage Advisory Committee for comment.

Detail

Drescher & Associates has submitted the application to amend DPS2 and the reasons given for this proposal are as follows:

“You will recall from earlier correspondence that this lot had previously been set aside as a Special Residential lot on the original development guide plan and subdivision application. However, it was subsequently incorporated as part of the Recreation Reserve when it was determined that a kiln existed on this lot.

You will recall that the fires that swept through the Neerabup National Park, Lake Neerabup and part of this special residential estate resulted in the demolition of this kiln. As the kiln now no longer exists, it is requested that this lot be reinstated as a Special Residential lot.

Access will still be available from this estate to Lake Neerabup to the north via the Reserve for fire management hence the community will not be disadvantaged by the removal of this additional area of reserve.

My client will be setting aside a considerable area of this land as a Recreation Reserve to accommodate the remaining kilns together with another area of land to be used for the establishment of an Equine and Botanical Gardens Reserve that is to be transferred to the City in fee simple. Even with the small deletion in area proposed by this amendment, a considerable part of the land is still to be set aside for open space purposes.”

The applicant also refers to a recent subdivision approval issued by the Western Australian Planning Commission (WAPC), which shows the subject site as a proposed Special Residential lot. The WAPC’s approval includes a footnote advising the applicant that an amendment will be required to DPS2 to rezone the 3088m² lot to Special Residential.

In respect to the applicant’s comment regarding the demolition of the kiln as a result of the bush fire in this area, the applicant advises that this demolition came about through falling trees and the fire fighters’ attempts to extinguish the fire.

The location of the 3088m² lot in relation to the current Development Guide Plan for this Special Residential zone is shown on **Attachment 1**. A more detailed plan showing the location of the subject lot in relation to the northern part of the Special Residential zone is shown on **Attachment 2**.

Consultation

Under the provisions of the Town Planning Regulations, consent to advertise scheme amendments from the Western Australian Planning Commission (WAPC) is not required if the amendment is consistent with the Metropolitan Region Scheme (MRS) and other State planning policies and strategies. In this instance, as this proposal is generally consistent with the MRS zoning, state policies and statutes, and indeed has already been acknowledged by the WAPC through the subdivision process, the WAPC’s consent to advertise is not considered necessary.

Comment

The subject land has been inspected by Council officers and it has been confirmed that the kiln no longer exists on this site.

The site was subsequently inspected by Council's Heritage Officer who reported upon the outcome of that inspection to the Heritage Advisory Committee meeting of 15 November 2002. The Committee accepted the Heritage Officer's advice that the kiln concerned did indeed no longer exist and consequently there were no heritage related issues impeding this application. It is therefore considered reasonable that the land concerned revert to its originally intended use as a Special Residential lot.

The Committee did however acknowledge the problem presented by tree growth occurring at many other kiln sites throughout the district and the threat it poses both in terms of direct structural damage to the kilns and damage in the event of fires (as evidenced in this Flynn Drive case). It has therefore required that this issue be addressed by a study currently being carried out on kiln sites in the City by the City's Heritage Officer as part of the review of the City's Municipal Inventory.

The Special Provisions applying to this Special Residential zone include a provision that the number of special residential lots within this zone should not exceed 167. As the subdivision plan recently approved will result in 166 lots (including this 3088m² lot), this Special Provision does not need amending.

In respect to the Development Guide Plan for this zone, although DPS2 provides that subdivision 'shall generally be in accordance' with this plan and consequently technically does not have to be amended to accommodate this proposal, to avoid any possible future confusion on the matter, it would be desirable for the Development Guide Plan to be amended to reflect this proposal.

Statutory Compliance

The amendment will be processed in accordance with the Town Planning Regulations.

Strategic Implications

Development of this proposed Special Residential zone, including this proposed additional lot within this zone, will be consistent with the Healthy Communities goal of the City's Strategic Plan which refers to promotion of lifestyle choice.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

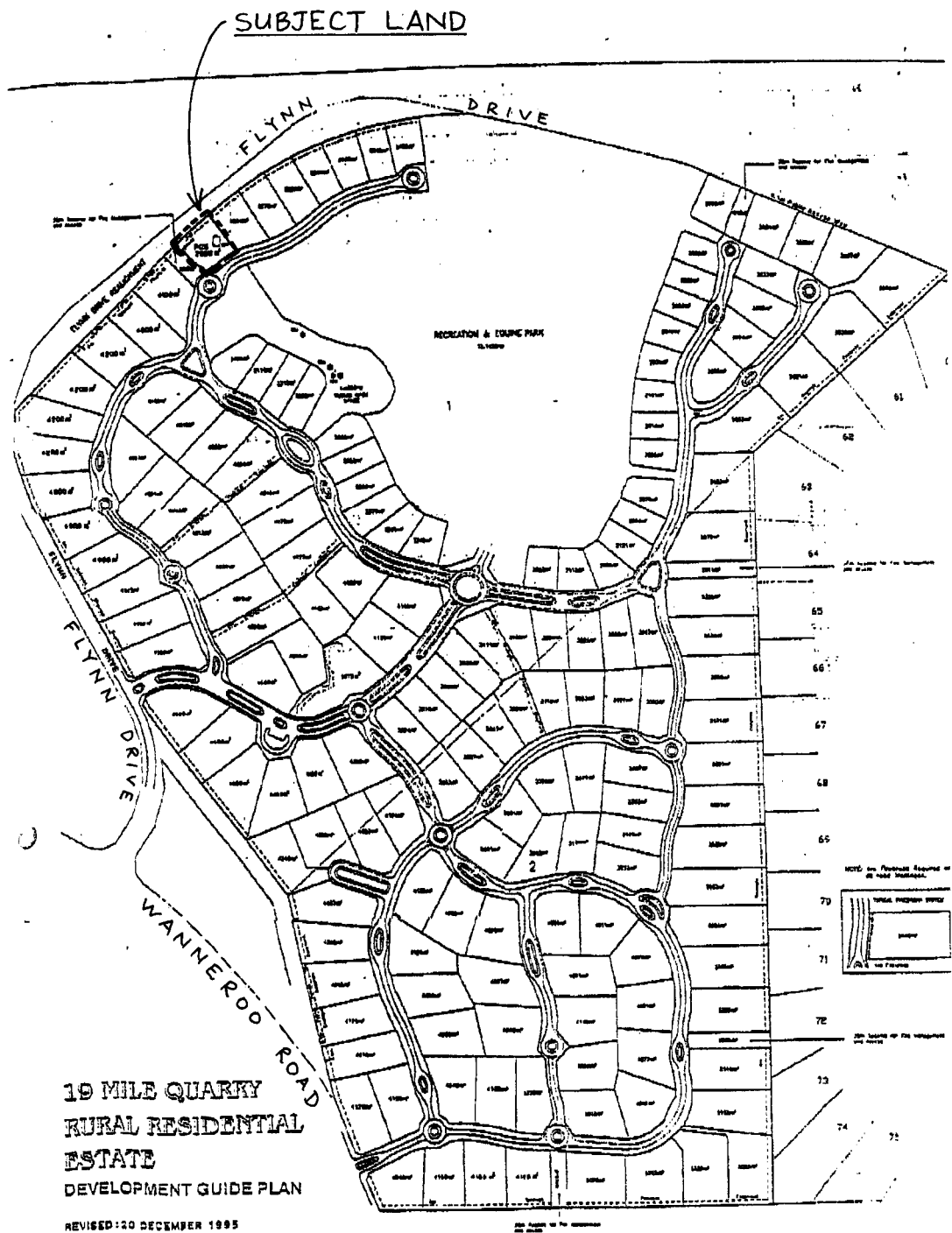
Simple Majority.

Recommendation

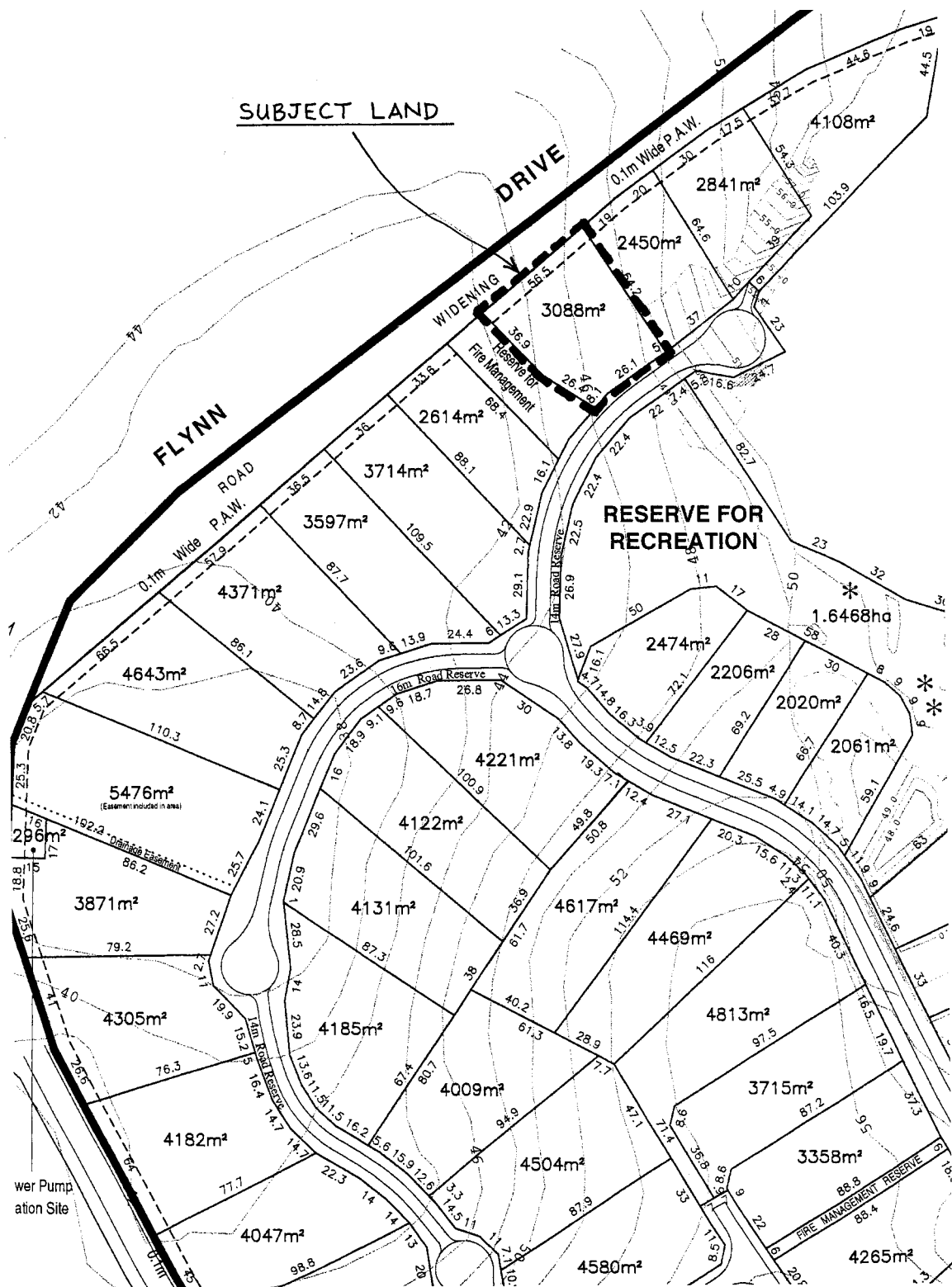
That Council:-

- 1. In pursuance of Section 7 of the Town Planning and Development Act 1928 (as amended), PREPARES Amendment No. 24 to City of Wanneroo District Planning Scheme No. 2 to:**
 - a) rezone the 3088m² portion of Lot 1 Flynn Drive, Carramar, previously intended as open space to accommodate an old lime kiln as highlighted on Attachment 2 to this report, from Local Scheme Reserve for Parks and Recreation to Special Residential Zone No. 5;**
 - b) amend the Development Guide Plan for Special Residential Zone No. 5 to change the 3088m² portion of land concerned from 'public open space' to a Special Residential lot.**
- 2. REFERS Amendment No. 24 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;**
- 3. FORWARDS a copy of the Amendment to the Western Australian Planning Commission for information.**

ATTACHMENT 1



ATTACHMENT 2



PD07-12/02 Petition Requesting Lot 99 Beefwood Street, Banksia Grove be Converted to Public Open Space

File Ref: SD115281/S2BV01
Responsible Officer: Director, Planning and Development
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider a 37 signature petition requesting the conversion of Lot 99 Beefwood Street, Banksia Grove to public open space (POS).

Background

Lot 99 forms part of the draft Banksia Grove Local Structure Plan (LSP). This structure plan was adopted by Council at its meeting of 22 May 2001 (W169-05/01). The Western Australian Planning Commission (WAPC) is yet to adopt the structure plan pending resolution of an amendment to the Metropolitan Region Scheme to realign the north-south Regional Road reserve that runs through the structure plan area.

Lot 99 is located on the northern side of Joondalup Drive and forms part of Stage 2A of Landstart's Banksia Grove estate. The portion of the estate north of Joondalup Drive currently has no vested POS. The portion of the Banksia Grove estate on the south side of Joondalup Drive has three areas of POS within 400 metres of Stage 2A (Celadon Park, Viridian Park and Mist Park). Celadon and Viridian Parks are currently undeveloped bushland, however Mist Park has a developed grassed area.

A copy of the draft Banksia Grove Local Structure Plan is included as **Attachment 1** which highlights the location of Lot 99 and the existing and proposed areas of open space in the vicinity of this lot.

Detail

The petition states that:

"We the residents of Banksia Grove ask that you consider making Lot 99 Beefwood Street into an open space for the children to play in, as we do not have a park for them. The people of this stage are even prepared to keep the park clean. The only parks we can access are on the other side of Joondalup Drive or in the next stage to be built."

Landstart has advised that whilst it appreciates the concerns of the local residents, Lot 99 is a private residential lot designated for future sale and will not be converted into open space.

The draft Banksia Grove structure plan proposes a distribution of POS which will ultimately ensure that all residents will have close access to such areas. The structure plan shows stage 2A being in the immediate vicinity of two planned areas of POS.

Consultation

Nil

Comment

Given the small size of Lot 99, the abutting residential lot layout and its relatively confined location on a minor access road which is removed from any pedestrian links, this lot is not considered appropriate for creation as an area of POS. In addition, Landstart has already indicated that it is not prepared to create the lot as POS, but rather provide POS in the locations that accord with the draft LSP.

Mist Park is located within 400 metres of Stage 2A which is in accordance with current WAPC policies for POS provision. Whilst this park is located to the south of Joondalup Drive, Joondalup Drive will not function as a major road until connected to Carramar and Neaves Road, which is currently planned for late 2004. At this stage Joondalup Drive does not therefore present a significant impediment for stage 2A residents to access Mist Park.

The draft LSP depicts two areas of proposed POS in close proximity to stage 2A. In particular the area of open space planned immediately south of Stage 2A, currently has a road frontage and would be capable of being created as POS in the short term. It would be appropriate that the City write to Landstart requesting that it make arrangements for the provision of an area of POS on the northern side of Joondalup Drive, to serve the needs of this local community.

Statutory Compliance

Nil

Strategic Implications

Consideration of this petition is in accordance with the Healthy Communities goal of the City's Strategic Plan, which seeks to provide for quality services and infrastructure.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

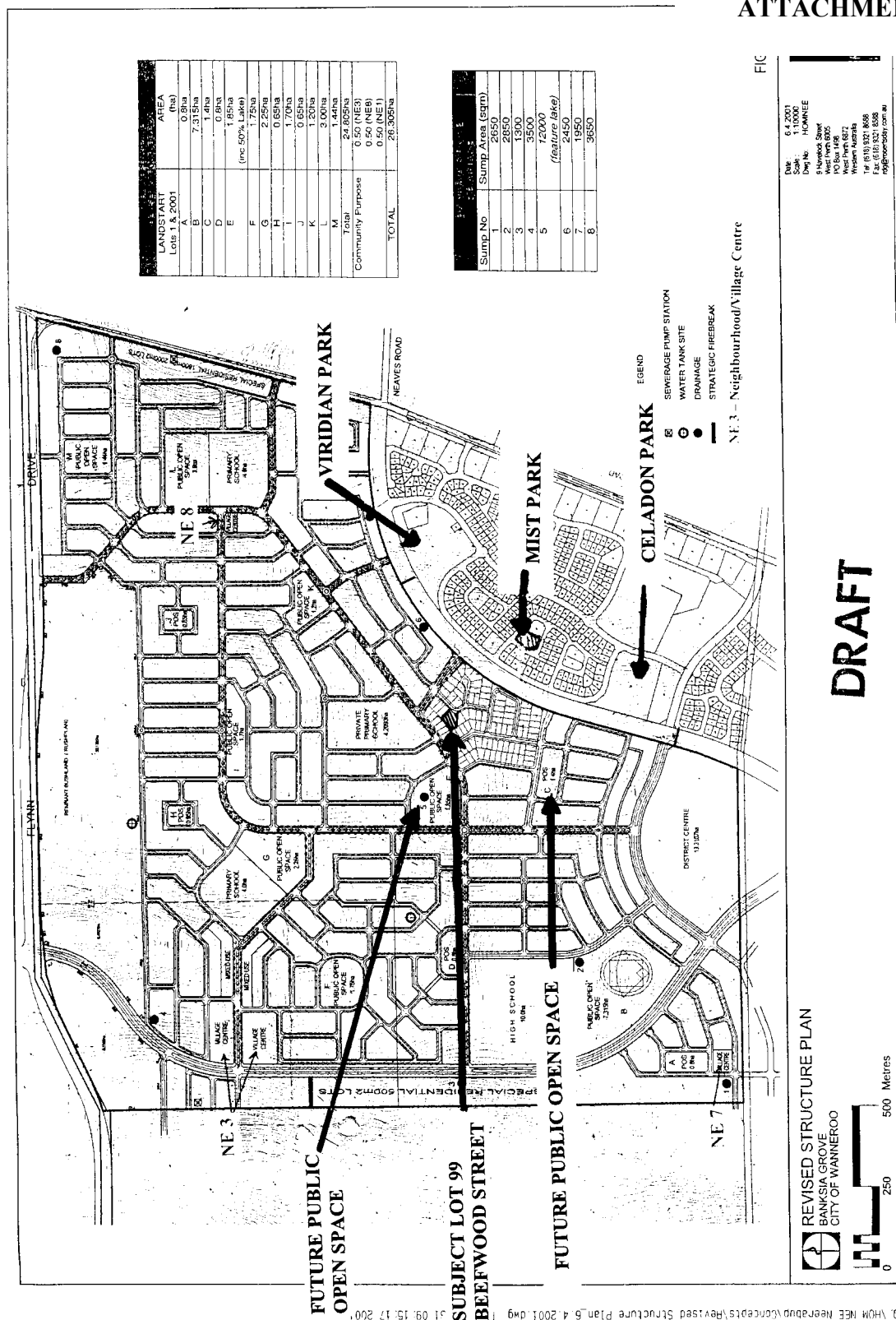
Simple Majority.

Recommendation

That Council:

- 1. ADVISES the petitioners that it does not support the creation of Lot 99 Beefwood Street, Banksia Grove as an area of open space given its small size, confined location and the well planned provision for future open space in the Banksia Grove locality.**
- 2. WRITES to Landstart requesting that it make arrangements for the provision of an area of open space on the northern side of Joondalup Drive, to serve the needs of the community in this area.**

ATTACHMENT 1



PD08-12/02 Proposed Amendment to the Clarkson South East Agreed Structure Plan and Discontinuation of Amendment No 20 to District Planning Scheme No 2: Recoding of Lot 638 (10) Polglase Fairway, Clarkson

File Ref: SP/0025
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachment(s): 2

Issue

To consider a proposed amendment to the Clarkson South-East Agreed Structure Plan and the discontinuation of Amendment No. 20 to District Planning Scheme No.2 (DPS2).

Applicant	Chappell and Lambert
Owner	Landrow
Location	Lot 638 (10) Polglase Fairway, Clarkson
Site Area	2689m ²
DPS 2 Zoning	Residential R20

Background

The subject site forms part of a 'school-in-houses' project, which was approved by Council in September 2001 (item PS14-09/01). The development associated with the 'school-in-houses' is currently under construction and is intended to cater for the educational needs of the community up to 2011. Following this time the use of the land would revert back to a residential use. A location plan is shown on **Attachment 1**.

Council at its meeting on 24 September 2002, initiated Amendment No.20 to DPS2 (PD 18-09/02). The amendment proposed to recode the lot from R20 to R30.

Detail

The site is bound by Polglase Fairway to the north, Flemming Fairway and Wallis Avenue to the south, Garrett Way to the east and private residential lots to the west. Development surrounding the site includes the Clarkson District Centre to the west, single residential dwellings to the north and the planned Somerley Residential Estate to the south and east.

When preparing the documentation for Amendment 20, it became evident that the site was also covered by the Clarkson South-East Agreed Structure Plan (refer **Attachment 2**). DPS2 provides that, notwithstanding the density code under the scheme, where an area is covered by an Agreed Structure Plan, the density coding shall be determined according to the Agreed Structure Plan. Given this, even if Amendment 20 was to be finalised, the coding of the lot would remain at its present R20. An amendment to the Agreed Structure Plan, rather than DPS2, is therefore required to facilitate the recoding.

Consultation

Clause 9.7 of DPS2 provides that public notification of an amendment to an Agreed Structure Plan may be waived where the amendment is considered to be of a minor nature, which does not materially alter the intent of the structure plan. In this case, it is considered that the amendment is not of a minor nature and should be subject to public consultation. The recommended period of consultation is 28 days.

Comment

The proposal is considered to be consistent with WAPC policy. Part 2 of the residential section of the 'Development Control Policy Manual (including subdivision)' specifies the following as an objective "*to facilitate the supply of residential lots of a wide range of sizes and shapes...*".

Further to this, the WAPC's 'Guidelines for the Preparation of Local Structure Plans' manual (1992), Part 3.4.1 – 'The Location and Density of Housing Areas' promotes a mix in housing densities and specifically suggest that structure plans should "*include medium and higher density housing sites particularly near significant employment locations, public transport routes, commercial centres, educational facilities and recreation areas*".

More recently the WAPC has released the 'Liveable Neighbourhoods' document. This document re-iterates the more traditional policy provisions and specifically states that "*Smaller lots and lots capable of supporting higher density should be located close to town and neighbourhood centres, public transport and adjacent to high amenity areas such as parks.*"

The proposal is generally in keeping with the above principles. Furthermore, it is not considered that the proposal would have any significant amenity impacts on the surrounding area. The increase in density to R30 would facilitate the development of up to 8 grouped dwellings, rather than the 5 which could be accommodated under the existing R20 coding. All future development would be required to be designed in accordance with the requirements of the Residential Design Codes, which contain appropriate provisions, relating to setbacks, parking, open space, etc to ensure amenity is maintained.

Statutory Compliance

None of the procedural actions specified under the Town Planning Regulations for scheme amendments have commenced for Amendment 20 to date, other than the Council resolution to prepare the amendment. To discontinue the amendment at this stage it will be necessary for Council to revoke its previous decision. The support of 5 elected members will be required to support a motion to revoke a previous decision.

Strategic Implications

Consideration of the structure plan amendment is consistent with Goal 2 of the City's Strategic Plan, which seeks to foster an identity that promotes lifestyle choice and the provision of quality services and infrastructure. One of the Strategies of the Planning and Development Directorate Plan that arises from this Goal is to provide for a cohesive system of integrated land use planning and to update and review structure plans, policies and local laws.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Absolute Majority.

Recommendation

That Council:-

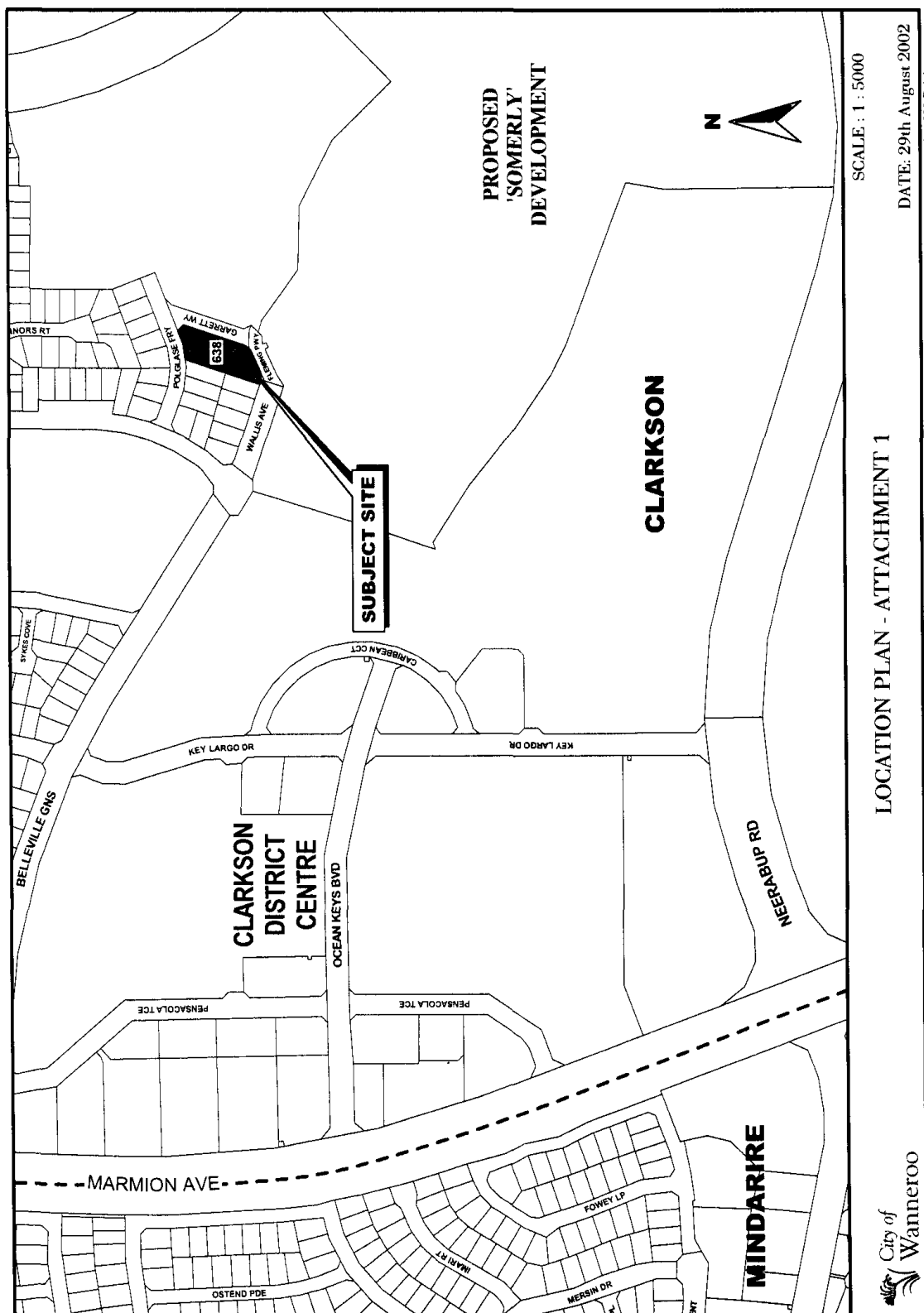
- 1. NOTE that Cr Stewart, Cr Steffens, Cr Treby, Cr Loftus and Cr Salpietro SUPPORT a motion to REVOKE a decision of Council.**
- 2. REVOKE by an ABSOLUTE MAJORITY the decision of Council made at its Ordinary Council Meeting on the 24th September 2002 as detailed below:**

“That Council:-

- 1. In pursuance of section 7 of the Town Planning and Development Act 1928 (as amended) PREPARES Amendment No 20 to the City of Wanneroo District Planning Scheme No 2 to Recode Lot 638 (10) Polglase Fairway, Clarkson from R20 to R30.***
 - 2. REFERS Amendment No 20 to the City of Wanneroo District Planning Scheme No 2 to the Environmental Protection Authority pursuant to section 7A1 of the Town Planning and Development Act.***
 - 3. SUBMITS a copy of Amendment No 20 to the City of Wanneroo District Planning Scheme No 2 to the Western Australian Planning Commission.”***
- 3. Pursuant to Clause 9.6.1 of District Planning Scheme No.2 RESOLVES that the proposed amendment to the Clarkson South-East Agreed Structure Plan to recode Lot 638 (10) Polglase Fairway from R20 to R30 is satisfactory and ADVERTISES the amendment for a period of 28 days.**

ATTACHMENT 1

A



Development Applications

PD09-12/02 Proposed Lake and Associated Open Space Development - Lot 9001 (2) Wallis Avenue, Clarkson

File Ref:	P08/0088V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	4

Issue

To determine an application for approval to commence development of a lake and associated landscaping works for stage 1 of the public open space area within the Somerly Estate in Clarkson.

Applicant	Plan E on behalf of Urban Pacific Ltd
Owner	Urban Pacific Ltd/Landstart Joint Venture
Location	Lot 9001 (2) Wallis Avenue, Clarkson
Site Area	32.2297 hectares
DPS 2 Zoning	Urban Development
MRS Zoning	Urban
Structure Plan	Clarkson South-East Structure Plan

Background

The Somerly development is located within the Clarkson South-East Structure Plan, which is situated south of the established Clarkson residential area and generally bounded by Neerabup Road to the south, Lower Keys Drive to the west, Connolly Drive to the east and an established residential area to the north.

Detail

Proposal

The proposal comprises a centrally located artificial lake with complementary landscaping and associated facilities. The facilities include playground equipment, street furniture, lighting, paving, bins, hike and bike trails, boardwalk and informal kick about areas. The applicant has indicated that a natural amphitheatre can be created utilising the contours of the land so that community activities such as carols by candlelight can be conducted around the proposed lake.

Native vegetation will be retained where possible, with a special area to be enhanced with further planting.

The proposed public open space area is 8100m² within the first stage of an overall proposed public open space area of 19,300m² within the Somerly Estate. The proposed water area within the first stage of the public open space development is 1740m² (refer **Attachment 1**).

Structure Plan

At the Council Briefing Session on 15 October 2002, an amendment to the Clarkson South-East Structure Plan was adopted. The land the subject of this structure plan is situated south of the established Clarkson residential area and generally bounded by Neerabup Road to the South, Lower Keys Drive to the west, Connolly Drive to the east and an established residential area to the north.

The proposed public open space configuration associated with this application corresponds with the amended structure plan. The public open space area (stage 1) the subject of this application has also had subdivision approval.

Comment

The applicant has stated that the lake feature was essentially proposed for two reasons. Firstly it has been proposed as a landscape amenity focus to attract land sales within the estate and second, as an irrigation source for landscape works.

The development proposal is representative of a trend by developers of new urban estates to provide high quality open space areas in order to create a 'destination' to attract potential land purchasers. Such a practice enables projects to be viable within the early stages of the development. The major consideration for Council with this proposal will be the fact that the ultimate maintenance, control and management of the recreation reserve will rest with the City. These issues need to be addressed through an appropriate financial model to ensure that the development is acceptable to the City, as the ongoing maintenance will need to be undertaken by the City.

The applicant in previous correspondence with Council during the structure plan stage of the development incorporated a number of water bodies in its concept plans for future public open space areas. The applicant has advised that following detailed analysis of the park designs and a greater understanding of water sensitive design principles, they will not be pursuing further artificial water bodies in the form of lakes in future POS stages. The number of water bodies has been reduced from three to one and will be reflected in the overall structure plan.

Detailed Design

The applicant has incorporated water sensitive design principles throughout the estate. The proposed infiltration swale to the west of the water feature (refer **Attachment 2**) will use stormwater runoff from the adjacent road network to replace 14% of the ground water used to irrigate parks and street trees within the POS area. The lake will perform a compensating function by reducing the number of irrigation bores required to serve the overall public open space system. As a result of the water feature being designed as an irrigation water structure, the need for at least two additional bores to service future parks within the estate has been eliminated.

The applicant has advised that as a component of the irrigation system, the water feature uses only 2% more water than an equivalent area of turf due to evaporation. To compensate, stormwater runoff will be re-directed to an infiltration swale within the POS to recharge the ground water resources with more than 14% of the annual irrigation water volume.

Although the applicant has reduced the number of bores within the estate the issue of maintenance costs is outstanding and will be discussed in a later part of the report. In the event that approval were contemplated, plans and specifications outlining the detailed design of each component of the development will be required to ensure compliance with the City's specifications. This will relate to components such as the lake structure and associated pumping equipment, aerators and fountains, the irrigation system, lighting, paths, boardwalks and recreation facilities such as BBQ's and playground equipment.

A safety audit will also be necessary to ensure that the overall design meets best safety practice. This will relate to the detailed design of the lake and lake edge, boardwalks, playground equipment and furniture.

Detailed landscaping plans are required for species selection, paving, tree well, tree guard and irrigation for approval.

Lake Water Quality

A detailed Lake Management Plan, including a program of monitoring aims, frequency and methods is required. The applicant has advised that they will provide a management plan, which addresses aspects such as:

- Infrastructure/Equipment (eg specifications, maintenance procedures)
- Water Quality (eg performance criteria, fauna management, monitoring/reporting)
- Hydraulics (eg inflow/outflow, monitoring/control of imbalances)
- Safety Management (eg design, construction and maintenance)
- Maintenance and Costings

The water feature will improve the quality of the irrigation water by reducing the iron staining of the water. The design of the lake will facilitate the removal of excess dissolved iron from the bore water prior to its use for irrigation.

Maintenance Costs

The water feature has been designed as an irrigation water storage structure that eliminates the need for at least two additional bores to service future parks within the overall Somerly Estate. The aeration of the ground water reduces the amount of dissolved minerals (specifically iron) resulting in minimized staining and sprinkler maintenance due to the fouling of sprinkler heads.

Attachment 3 indicates an approximate maintenance schedule for the development. It should be stressed that the figures are only a rough estimate and costs could increase depending on the finalisation of the detailed design and financial model, which will need to be negotiated with the City.

The Current total maintenance and replacement costs for the proposed lake/public open space is estimated at \$7.96/m²/year and is inclusive of the lake and associated landscape works. The average maintenance costs for an open space area of this size, which is built to the City's normal standard is approximately \$4.04/m²/year. The difference between the figures results from the intensive design, which will require additional servicing and maintenance, rather than just basic mowing and irrigation checks.

The figure of \$7.96/m²/year for lake maintenance and replacement costs was based on a total estimated cost from Attachment 3 of \$51,888.47 per year and divided by the subject POS area of 8100m².

The figure of \$4.04/m²/year for the City's maintenance costs represents an average maintenance cost incurred by the City for an area of open space around the same size, which would be developed to a basic standard of grass, trees, reticulation, with perhaps a playground and basic furniture.

The figures provided are a rough estimate based on the current design and are subject to change. The purpose of the figures was to demonstrate to Council that the ongoing maintenance and asset replacement cost associated with a lake development will be three times greater than normally incurred by Council for a similar area of open space developed to Council's current standard.

Without the proposed water feature, a bore would be required within each POS proposed within the Somerly development (5 areas in total). A comparison between a regular situation with bores within each POS as opposed to the proposal with a water feature has been provided by the applicant. The comparison indicates that there is little difference in irrigation costs with the water feature model slightly cheaper overall (refer **Attachment 4**).

The applicant has advised that they are prepared to support an extended initial maintenance period for the park up to three years to ensure the establishment of all landscaping and water management practices. Notwithstanding, the high maintenance costs associated with the upkeep of the lake beyond the three year period remains high. Transfer of such a commitment to the Council at the end of the three year period is difficult to support.

Local Park Versus District Context

According to the applicant, the parkland is proposed to form the first and most significant link in the network of parks proposed throughout Somerly. The park's location has been identified as the most appropriate in the project to give it a level of importance that embraces the existing community and is intended to form the focal point of the overall public open space system for the development.

The applicant is proposing to retain native vegetation where possible, with a special area designated to be enhanced with further planting. The area has been identified to minimise on-going maintenance costs and supplement the native environment surrounding two significant trees worthy of retention. The City's Technical Services have identified the trees, which are worthy of retention. The surrounds of the water feature will also be planted using native vegetation.

The parkland is located in close proximity to Ocean Keys Boulevard, which is a major connector road between Clarkson District Centre and Clarkson Transit Station.

A comparison has been drawn between this proposal and the Brighton Lakes development. The Brighton Lakes Development was approved in a different context to the current proposal. The Lake associated with Brighton was within a public open space area, measuring 5.4 hectares in area within the first stage of the Butler Joint Venture estate. The overall Joint Venture land comprises some 584 hectares of land covering the suburbs of both Butler and Ridgewood.

The lake within Brighton was therefore considered to have a functionality beyond the local catchment. The current proposal is for a lake within a much more localised context.

The benefits of the park to the local community are hard to justify when directly comparing the benefits to the costs associated with such a development. Water features are typically attractive places, which draw people to an area. However they are also very expensive to maintain. As such they are more suitably located within a district and regional context where more people benefit from their existence. The proposed water feature would undoubtedly attract land sales to the Somerly Estate and benefit those people within the estate, however the benefits to the wider community are questionable.

Safety

The issue of safety associated with any water feature is always a major concern. Although the applicant has advised that the parkland and water feature have been designed in accordance with accepted industry practice, the issue of increasing public liability is an unnecessary burden for Council.

The applicant has also advised that should the City require a further safety review of the design, they are prepared to fund a risk management workshop. The workshop would be run by an independent consultant in compliance with AS360.1999 (Risk Management) and will be attended by representatives from Council and appropriate design consultants. The outcomes of the workshop would be incorporated in the final design.

Conclusion

A high quality open space area with a water feature within the context of a local park whilst desirable from a marketing view point, it is difficult to justify given the uncertainty associated with ongoing maintenance costs. Such an open space area is perceived as providing greater amenity benefits to a local community than a conventional turf public open space area, but the ongoing higher costs associated with the maintenance of such an open space area outweigh these benefits and on this basis is difficult to validate.

There are very few examples of artificial lakes in the City of Wanneroo, which are located within local parks. The City has not been supportive of lakes or other water bodies within local parks given the high ongoing maintenance costs. In view of scarcity of water resources within the state and increasing pressure to reduce water consumption on gardens, an open water body such as a lake may be perceived by the public as being excessive.

It is clear that the lake feature will require substantially more ongoing maintenance costs from Council as opposed to an equivalent area of conventional turf POS. The justification for these costs within the context of a local park and the direct benefit to the community do not substantiate the proposal.

Statutory Compliance

Nil

Strategic Implications

The provision of useable public open space corresponds with the healthy communities goal under the City's Strategic Plan, which seeks to provide a cohesive system of integrated land use planning.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

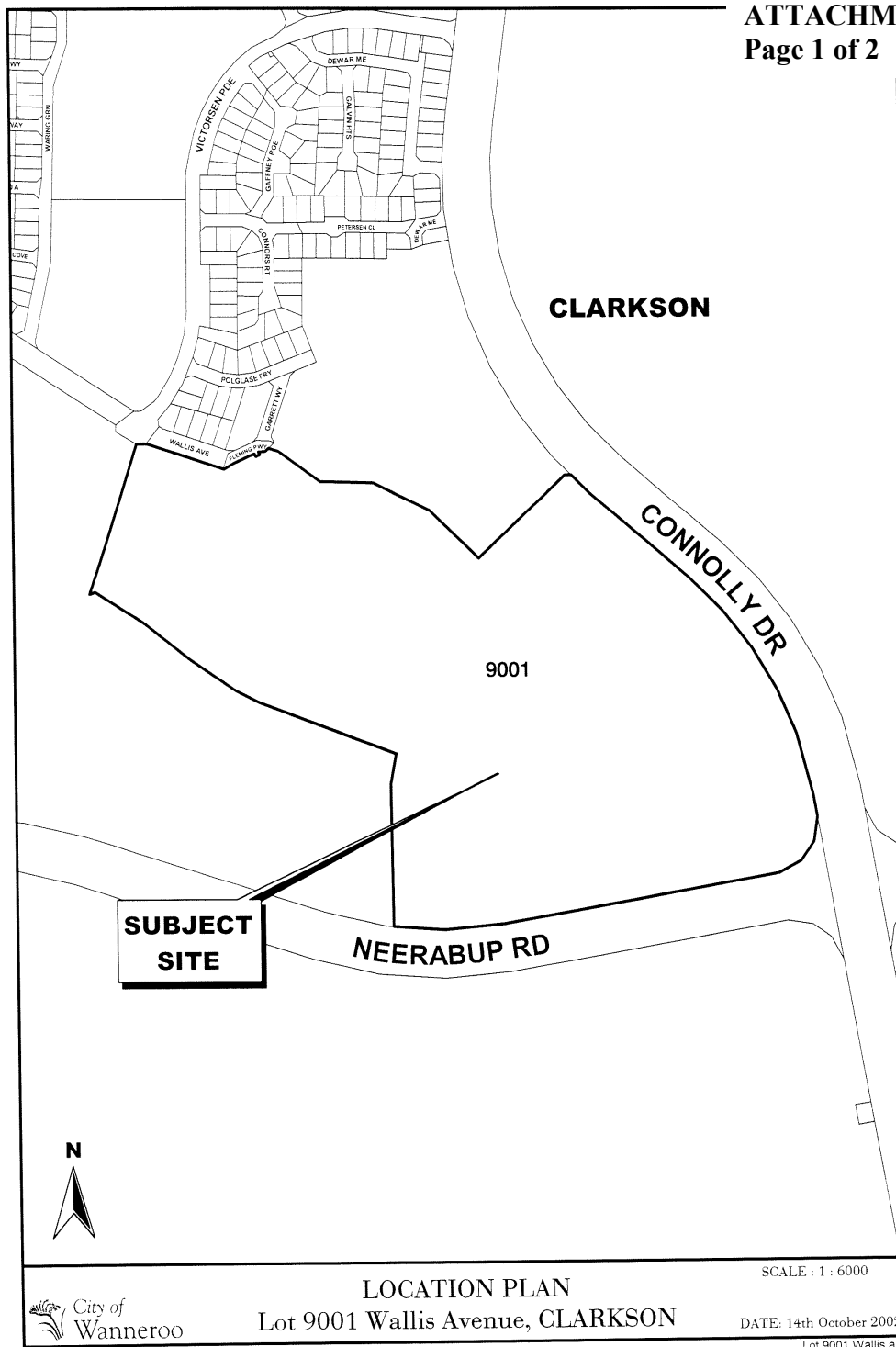
Simple Majority.

Recommendation

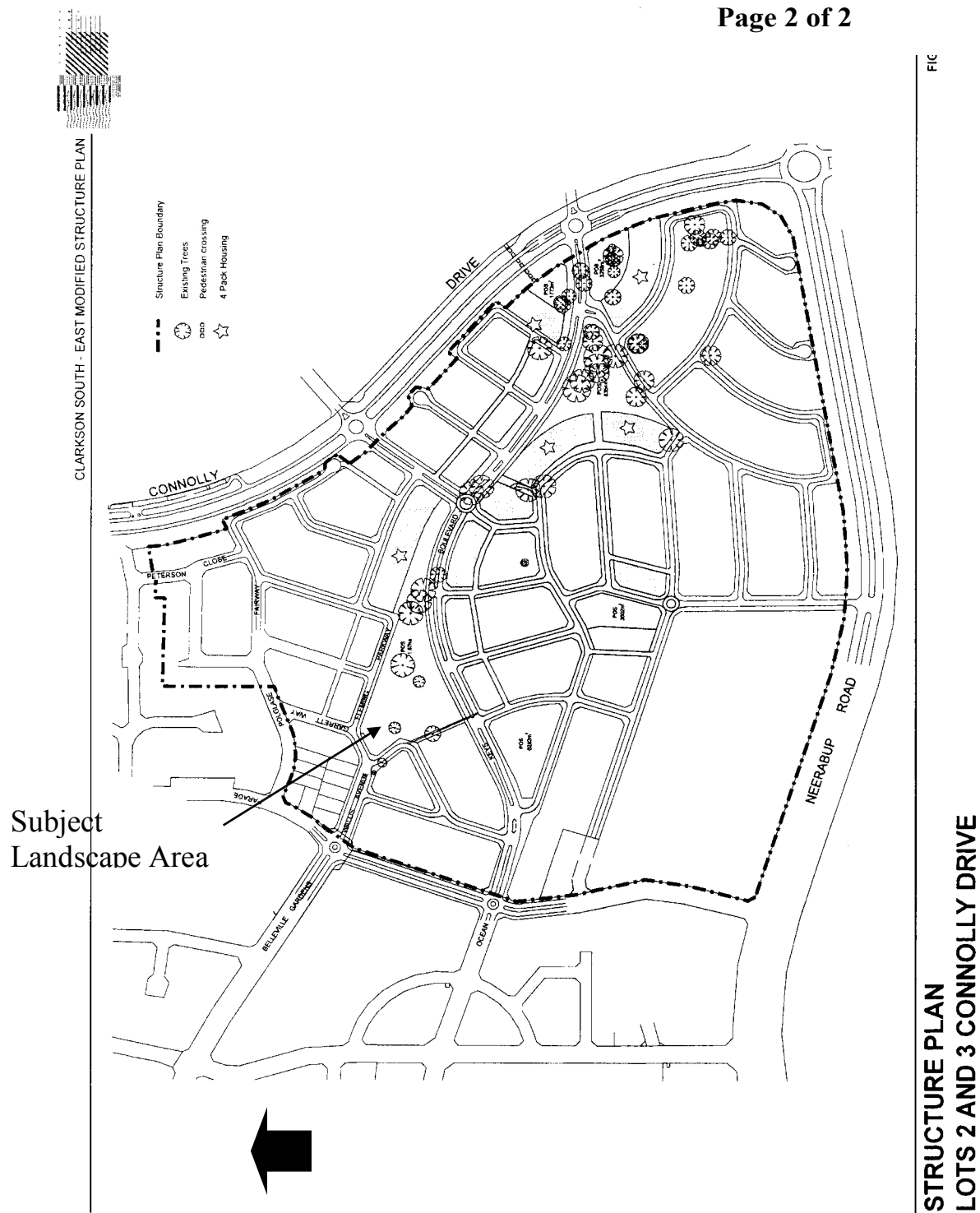
That Council REFUSES the application submitted by Plan E on behalf of Urban Pacific Ltd for a lake and associated open space development on Lot 9001 (2) Wallis Avenue, Clarkson, as the long term maintenance costs associated with a water feature within the context of a local park is considered unjustified and unwarranted.

ATTACHMENT 1

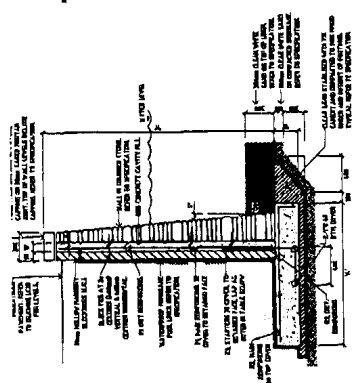
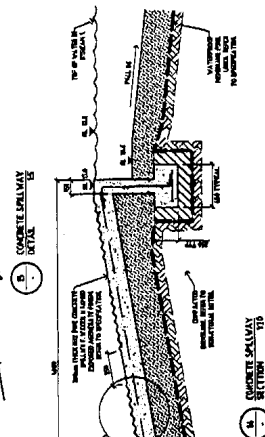
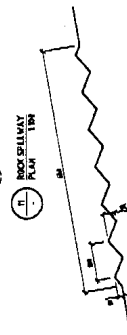
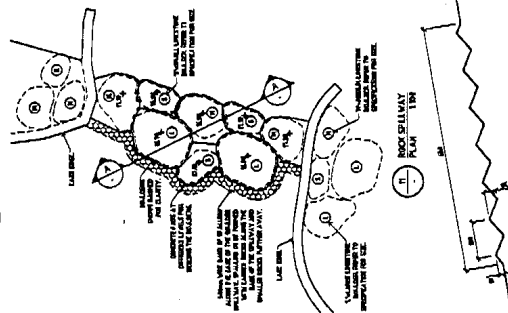
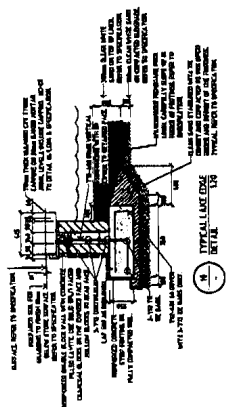
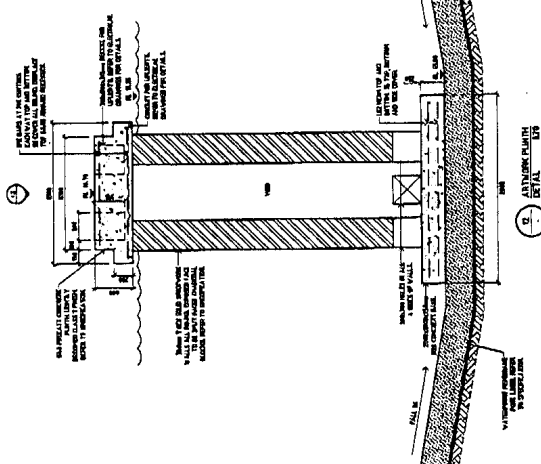
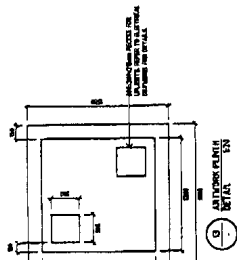
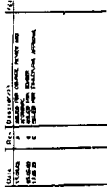
Page 1 of 2



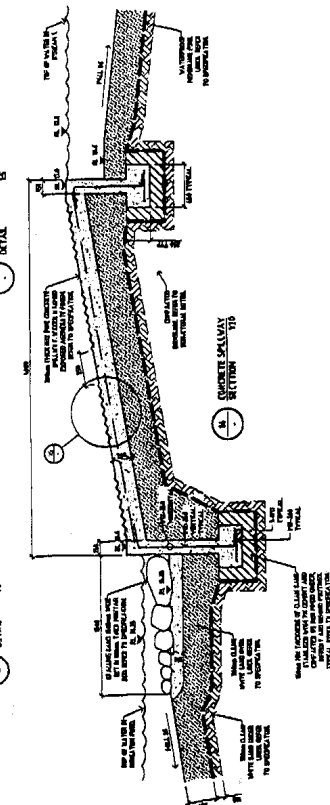
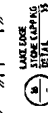
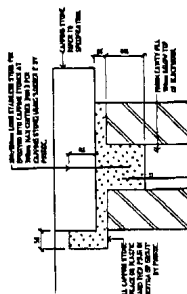
ATTACHMENT 1
Page 2 of 2



10-11-02 11:04 PLAN E



N	X	S	R		G		STARTING LAP	LT
			NAM	DEL.	NAM	DEL.		
1	100	20	—	—	FR-444	3-70	FR-444	—
2	100	20	—	—	FR-444	3-70	FR-444	—
3	100	20	—	—	FR-444	3-70	FR-444	—
4	100	20	—	—	FR-444	3-70	FR-444	—
5	100	20	—	—	FR-444	3-70	FR-444	—
6	100	20	—	—	FR-444	3-70	FR-444	—
7	100	20	—	—	FR-444	3-70	FR-444	—
8	100	20	—	—	FR-444	3-70	FR-444	—
9	100	20	—	—	FR-444	3-70	FR-444	—
10	100	20	—	—	FR-444	3-70	FR-444	—



ID=08 93

ATTACHMENT 2

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[illegible]

ATTACHMENT 3

Lots 2 & 3 Clarkson Somerly POS maintenance costs POS Size 8100m ²																		
ITEMS	Remove and Inspect		Service		Ave Annual Maint Cost	Replacement					Ave Annual Replace Cost	Current Total Maint & Replace Costs/Y	Total Incl. GST. 10%	20 Years CPI (1.0284/Y) for Total Incl. GST. 10%	Removal & Abortive Costs 30%	Total Incl. GST & Abort. Costs	20 Years CPI (1.0284/Y) for Total Incl. GST. 10% & Abort. Costs	
YEARS	1	2	4	5		8	10	15	20	25								
LAKE																		
Recirculation pump		1000			500	4500					\$562.50	\$1,062.50	\$1,168.75	\$2,046.27	\$1,485.00	\$2,653.75	\$4,646.24	
Fountain Pump		1000			500	2000					\$250.00	\$750.00	\$825.00	\$1,444.43	\$660.00	\$1,485.00	\$2,599.97	
Bore Pump				5000	1000				4500		\$225.00	\$1,225.00	\$1,347.50	\$2,359.23	\$1,485.00	\$2,832.50	\$4,959.20	
Bore			2500		625					14000	\$560.00	\$1,185.00	\$1,303.50	\$2,282.19	\$4,620.00	\$5,923.50	\$10,370.98	
Debris Screen				1500	300							\$300.00	\$330.00	\$577.77	\$660.00	\$990.00	\$1,733.31	
Irrig Pump 1		500	1000		500			5500			\$550.00	\$1,050.00	\$1,155.00	\$2,022.20	\$1,815.00	\$2,970.00	\$5,199.93	
Irrig Pump 2		500	1000		500			5500			\$550.00	\$1,050.00	\$1,155.00	\$2,022.20	\$1,815.00	\$2,970.00	\$5,199.93	
Irrig Pump 3		500	1000		500			5500			\$550.00	\$1,050.00	\$1,155.00	\$2,022.20	\$1,815.00	\$2,970.00	\$5,199.93	
Electrical Controls		500			250				25000		\$1,000.00	\$1,250.00	\$1,375.00	\$2,407.38	\$8,250.00	\$9,625.00	\$16,851.64	
Water Quality testing					2500							\$2,500.00	\$2,750.00	\$4,814.75		\$2,750.00	\$4,814.75	
																	\$0.00	
LANDSCAPING	INITIAL COST = \$126968.80																\$0.00	
Maintenance	\$18000/ha/Year				14580	6000					\$750.00	\$15,330.00	\$16,863.00	\$29,524.07		\$16,863.00	\$29,524.07	
																	\$0.00	
LAKE STRUCTURE	INITIAL COST = \$298995.35									298995	\$11,959.80	\$11,959.80	\$13,155.78	\$23,033.40	\$98,668.35	\$111,824.13	\$195,783.86	
																	\$0.00	
IRRIGATION	INITIAL COST = \$8000.00																\$0.00	
Maintenance	\$10000/ha/Year				8100					8000	\$320.00	\$8,420.00	\$9,262.00	\$16,216.09		\$9,262.00	\$16,216.09	
																	\$0.00	
LAKE LINER	INITIAL COST = \$64800.00																\$0.00	
	500				500				64800		\$3,240.00	\$3,740.00	\$4,114.00	\$7,202.87	\$21,384.00	\$25,498.00	\$44,642.39	
POS FURNITURE	INITIAL COST = \$45909.00							45909			\$4,590.90	\$4,590.90	\$5,049.99	\$8,841.62	\$15,149.97	\$20,199.96	\$35,366.48	
	Maintenance covered in Landscaping																\$0.00	
TIMBER WORK	INITIAL COST = \$26400.00							26400			\$1,760.00	\$1,760.00	\$1,936.00	\$3,389.99	\$8,712.00	\$10,648.00	\$18,642.73	
	Maintenance covered in Landscaping																\$0.00	
POWER CONS												\$1,355.27	\$1,490.79	\$2,610.11		\$1,490.79	\$2,610.11	
TOTAL					30355	12500	62409	26400	69300	345995	\$26,868.20	\$58,578.47	\$64,436.31	\$112,816.35	\$83,767.21	\$230,955.63	\$404,361.61	
	PROPOSED LAKE/POS AVE MAINT & DEPRECIATION/m ² /YEAR =													\$7.96	\$13.93		\$28.51	\$49.92
	CITY'S PARKLAND MAINT & DEPRECIATION/m ² /YEAR =													\$4.04	\$7.08		\$4.04	\$7.08
	INDICATIVE INCREASE COST FOR LAKE/POS PROPOSAL/m2/YEAR =													\$3.91	\$6.85		\$24.47	\$42.84

ATTACHMENT 4

Comparison of Relative Costs - Somerly Subdivision Irrigation (2002 Values)									
Area	Description	Regular Situation with Bores on each POS				With Shared Pump Station			
		Cost	Yrs*	Cost PA	Sub Totals	Cost	Yrs*	Cost PA	Sub Totals
POS 1 A&B	Bore Development	\$ 2,500.00	4	\$ 625.00		\$ -	4	\$ -	
Area HA	Pump Service	\$ 1,500.00	2	\$ 750.00		\$ -	2	\$ -	
0.85	Redrill Bore	\$ 14,000.00	25	\$ 560.00		\$ -	25	\$ -	
	New Pump	\$ 4,500.00	8	\$ 562.50		\$ -	8	\$ -	
	Elect. Controls	\$ 250.00	1	\$ 250.00		\$ -	1	\$ -	
	Irrigation Maint Inspection	\$ 29.75	0.019	\$ 1,547.00		\$ 29.75	0.019	\$ 1,547.00	
	Irrigation Materials	\$ 637.50	1	\$ 637.50	\$ 4,932.00	\$ 637.50	1	\$ 637.50	\$ 2,184.50
POS 2	Bore Development	\$ 2,500.00	4	\$ 625.00		\$ -	4	\$ -	
Area HA	Pump Service	\$ 1,500.00	2	\$ 750.00		\$ -	2	\$ -	
0.83	Redrill Bore	\$ 14,000.00	25	\$ 560.00		\$ -	25	\$ -	
	New Pump	\$ 4,500.00	8	\$ 562.50		\$ -	8	\$ -	
	Elect. Controls	\$ 250.00	1	\$ 250.00		\$ -	1	\$ -	
	Irrigation Maint Inspection	\$ 29.05	0.019	\$ 1,510.60		\$ 29.05	0.019	\$ 1,510.60	
	Irrigation Materials	\$ 622.50	1	\$ 622.50	\$ 4,880.60	\$ 622.50	1	\$ 622.50	\$ 2,133.10
POS 3	Bore Development	\$ 2,500.00	4	\$ 625.00		\$ -	4	\$ -	
Area HA	Pump Service	\$ 1,500.00	2	\$ 750.00		\$ -	2	\$ -	
0.3	Redrill Bore	\$ 14,000.00	25	\$ 560.00		\$ -	25	\$ -	
	New Pump	\$ 4,500.00	8	\$ 562.50		\$ -	8	\$ -	
	Elect. Controls	\$ 250.00	1	\$ 250.00		\$ -	1	\$ -	
	Irrigation Maint Inspection	\$ 10.50	0.019	\$ 546.00		\$ 10.50	0.019	\$ 546.00	
	Irrigation Materials	\$ 225.00	1	\$ 225.00	\$ 3,518.50	\$ 225.00	1	\$ 225.00	\$ 771.00
POS 4	Bore Development	\$ 2,500.00	4	\$ 625.00		\$ -	4	\$ -	
Area HA	Pump Service	\$ 1,500.00	2	\$ 750.00		\$ -	2	\$ -	
0.85	Redrill Bore	\$ 14,000.00	25	\$ 560.00		\$ -	25	\$ -	
	New Pump	\$ 4,500.00	8	\$ 562.50		\$ -	8	\$ -	
	Elect. Controls	\$ 250.00	1	\$ 250.00		\$ -	1	\$ -	
	Irrigation Maint Inspection	\$ 29.75	0.019	\$ 1,547.00		\$ 29.75	0.019	\$ 1,547.00	
	Irrigation Materials	\$ 637.50	1	\$ 637.50	\$ 4,932.00	\$ 637.50	2	\$ 318.75	\$ 1,865.75
POS 5	Bore Development	\$ 2,500.00	4	\$ 625.00		\$ 2,500.00	2	\$ 1,250.00	
Area HA	Pump Service	\$ 1,500.00	2	\$ 750.00		\$ 1,500.00	1	\$ 1,500.00	
1.41	Redrill Bore	\$ 14,000.00	25	\$ 560.00		\$ 14,000.00	25	\$ 560.00	
	New Pump	\$ 4,500.00	8	\$ 562.50		\$ 4,500.00	8	\$ 562.50	
	Elect. Controls	\$ 250.00	1	\$ 250.00		\$ 1,000.00	1	\$ 1,000.00	
	Irrigation Maint Inspection	\$ 49.35	0.019	\$ 2,566.20		\$ 49.35	0.019	\$ 2,566.20	
	Irrigation Materials	\$ 1,057.50	1	\$ 1,057.50	\$ 6,371.20	\$ 1,057.50	1	\$ 1,057.50	
	Recirc Pump Service					\$ 1,000.00	2	\$ 500.00	
	Recirc Pump Replace					\$ 4,500.00	5	\$ 900.00	
	Aerator Service					\$ 1,000.00	2	\$ 500.00	
	Aerator Replace					\$ 2,000.00	4	\$ 500.00	
	Irrig Pump 1 Inspect					\$ 500.00	2	\$ 250.00	
	Irrig Pump 1 Service					\$ 1,000.00	4	\$ 250.00	
	Irrig Pump 1 Replace					\$ 5,500.00	10	\$ 550.00	
	Irrig Pump 2 Inspect					\$ 500.00	2	\$ 250.00	
	Irrig Pump 2 Service					\$ 1,000.00	4	\$ 250.00	
	Irrig Pump 2 Replace					\$ 5,500.00	10	\$ 550.00	
	Irrig Pump 3 Inspect					\$ 500.00	2	\$ 250.00	
	Irrig Pump 3 Service					\$ 1,000.00	4	\$ 250.00	
	Irrig Pump 3 Replace					\$ 5,500.00	10	\$ 550.00	
	Debris Screen Service					\$ 750.00	2	\$ 375.00	\$ 14,421.20
Lake/Stream	Turf Maint Inspect	\$ 9.10	0.019	\$ 473.20					
Area Ha	Turf Irrig Materials	\$ 195.00	1	\$ 195.00					
0.26	Water Course Inspect/Maint	\$ -	2	\$ -	\$ 668.20	\$ 35.00	0.019	\$ 1,820.00	\$ 1,820.00
					\$ 25,302.50				\$ 23,195.55

Maint Hourly Rate \$35
 Inspection time Hours per Hectare 1
 Irrig Capital Cost \$/Ha \$ 30,000.00
 Maint Materials % of Capital 2.50%
 Yrs* Denotes yearly term (0.019 = weekly)

PD10-12/02 Proposed Child Care Centre, Offices and Consulting Room-Lot 970 (18) Anchorage Drive, Mindarie

File Ref: P22/0144V01
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachments: 2

Issue

To consider an application for a Child Care Centre within Units 1 and 2, Offices in Units 3 and 4 and Consulting Room in Unit 5 on Lot 970 (18) Anchorage Drive, Mindarie where objections have been received.

Applicant	Esam Williams Commercial Planners and Designers
Owner	Mila Properties Pty Ltd
Location	Lot 970 (18) Anchorage Drive, Mindarie
Site Area	0.2367ha
DPS 2 Zoning	Business

Background

On 7 November 2001, the City approved a Medical Centre comprising four (4) units to accommodate up to six (6) medical practitioners.

On 24 January 2002, a separate application was lodged which sought approval for five (5) units incorporating a consulting room, shop, two offices and a restaurant. The application was refused as there was insufficient information provided to support the application.

On the 24 June 2002, the City further approved an application for a Medical Centre in Units 1, 2, 3 and 5 and a Showroom in Unit 4.

Detail

The current application proposes Units 3 and 4 as Offices, Unit 5 as a Consulting Room and Units 1 and 2 as a Child Care Centre. Units 1 and 2 are proposed to be amalgamated and divided into three child minding areas for 0-2 year olds, 2-3 year olds and 3-4 year olds in addition to a learning area, kitchen, laundry and change facilities, cot rooms, office and staff facilities. Parking for the complex is located predominately forward of the building with children outdoor play areas located at the rear (refer **Attachments 1 and 2**).

Consultation

The proposal was advertised in accordance with the City's District Planning Scheme No.2 and Child Care Centres Policy for a period of 21 days. Advertising was undertaken by means of a newspaper advertisement and a sign placed on site. A total of 16 submissions were received.

Fifteen in opposition, of which six were from a chain of child care centres operating in the area. One submission of support was received together with a multi-signature petition comprising 312 signatures from local residents.

The following concerns were raised in the submissions of objection:

1. Incorrect staffing numbers;
2. Incorrect number of parking bays;
3. Breach of the City of Wanneroo's Child Care Centre Policy;
4. Access breach from adjoining commercial units to play areas at the rear;
5. Traffic conflict;
6. Existing centres in close proximity;
7. Adjoining drainage and petrol station;
8. Competition in the area resulting in lower standards of care at existing centres;
9. Noise generation and impact on doctors and patients.

These matters are discussed below in this report.

The submission in support of the application outlines that nearly all child care centres in the far northern area are run by a common child care centre chain and that a new centre means that parents may now have a choice of alternative care.

Compliance with the Scheme and Child Care Centre Policy

	Requirement	Provided
Setbacks		
Front (North)	6m (min)	21m
Rear (South)	Nil	9m
Side (East)	Nil	Nil
Side (West)	Nil	1.2m
Car Parking	Consulting Room – 5 bays Office – 7 bays Child Care Centre – 7 per 55 Children - 1 per Staff Member (10) Total – 29 Bays	Consulting Room – 5 Bays Office – 7 Bays Child Care - 19 Bays Total – 28 Bays
Landscaping	8% total site 3m minimum landscaping strips to road frontages	24.7% total site 3m minimum landscaping strips to road frontages

Comment

Under the City's District Planning Scheme No.2 the subject site is zoned Business and a Child Care Centre is identified as a 'D' use, which is not permitted unless Council grants its approval. Offices and Consulting Rooms are identified as 'P' uses, which are permitted but which may be subject to any conditions that the Council may wish to impose in granting its approval.

The main issues relate to the Child Care Centre use proposed as part of this development. Consequently, this report addresses these issues in more detail given that the uses of Offices and Consulting Room have not raised any objections per se.

Location

The proposed location of the Child Care Centre is considered appropriate and in accordance with the Policy which states that “*wherever possible it is preferred to locate Child Care Centres adjacent to non-residential uses such as Shopping Centres, Medical Centres/Consulting Rooms, School Sites, Parks and Community Purpose Buildings to minimise the impact such Centres have on the amenity of residential areas*”. The Child Care Centre is proposed in a Business/Commercial Precinct within Mindarie. The adjacent land uses are Consulting Rooms, Offices and City of Wanneroo Local Reserves. Disruption to residential areas is minimal if not negligible. The closest residential area is approximately 35 metres away from the subject site with no objection having been raised. In relation to concern over the potential impact on the owners or tenants of the Consulting Room or Offices, the Centre is part of new complex and future owners/tenants will be aware of the Child Care Centre prior to occupation.

Traffic Conflict

The Child Care Centre is proposed within an existing business/commercial zone. Anchorage Drive is a Local Distributor Road with sufficient capacity to cater for the traffic generation from the development. The City generally requires traffic impact studies to be prepared where it is considered that additional traffic flow may adversely impact on the immediate road network. Following consideration of the development and its location it was determined that a traffic impact study would not be required as the traffic volume was unlikely to adversely impact on the immediate road network. While a traffic impact study was not required concerns were raised in relation to the location of the proposed access and its proximity to an existing T-intersection that could potentially cause conflict with vehicle movement and the lack of pedestrian crossing facilities. It was considered appropriate to have these concerns addressed through the imposition of conditions on an approval. Conditions have been imposed to ensure an island treatment to control traffic movements to and from the site, modifications to median islands where necessary to incorporate pedestrian and pram crossings and footpath linkages to the site.

The use of a ‘seagull’ island treatment is considered appropriate in this instance. Whilst such treatments have resulted in unauthorised manoeuvres within the road reserve, for example, as currently being experienced in Pensacola Terrace, Clarkson, the configuration of the ‘seagull’ treatment on Pensacola Terrace is unlikely to be a replicated design solution for this development. To ensure the island is designed appropriately it is proposed that the applicant/owner submit plans to document and demonstrate the configuration of the island and confirm vehicle paths for all access/egress movements to and from the site. Specific design treatment for the median island on Anchorage Drive may be conditioned as part of this determination to allow further investigation on the required treatment to be assessed by the City’s Infrastructure Services.

Staff and Parking Requirements

The original proposal that was advertised for public comment depicted conversion of the existing Medical Centre in Unit 1 and 2 for use as a Child Care Centre to accommodate up to 55 children and three (3) staff. Unit 3 and 5 were to remain as a Medical Centre for three (3) medical practitioners and Unit 4 as a Showroom. The parking requirement for such a development required a total number of 28 bays. Concern was raised during the advertising period that the number of staff identified in the proposal was below the requirement imposed by the Department of Family and Children Services under the Community Service (Child Care) Regulations (1988). The shortfall identified was in the order of 7 or 8 bays.

The applicant has submitted amended plans and supporting documentation indicating the number of staff required as being ten (10) as opposed to three (3) as originally proposed. The additional information also proposed change to the existing approved uses in Units 3 to 5 from Consulting Room to Office, Showroom to Office and Medical Centre to Consulting Room, respectively. The total number of car parking bays required for the complex is 29 bays. The application proposes 28 bays on site, a shortfall of one bay.

The proposal therefore seeks variation to the City of Wanneroo's Child Care Centres Policy of one bay. However, the variation is considered minimal as staff may be employed on a part-time basis or not of a driving age. In addition, the nature of the use of Child Care Centres experience two to three peak periods. Consequently, during the peak periods (pick-up and drop-off times), some reciprocity of the car parking on site would occur. The parking shortfall of one bay can be supported.

Breach of the City's Child Care Centre Policy

The City's Child Care Centres Policy states that "*only those applications able to be supported on planning grounds will be advertised for public comment.*". The proposal was advertised for public comment and assessed. The application could be supported with appropriate conditions imposed to ensure compliance with the City's District Planning Scheme in relation to staffing numbers and car parking.

The proposed location is considered appropriate in a Business Zone as outlined above and can be approved by Council in accordance with Scheme provisions.

Adjoining drainage and petrol station

The City's Health Services have considered the application and have raised no objections in relation to perceived adverse health risks associated with the proposed location of the Child Care Centre being adjacent to a drainage reserve and petrol station.

Drainage sumps or compensation basins are designed to capture stormwater overflow during extreme weather events. The drainage basins are generally dry during summer when insect activity is high. The sump located to the rear of the Child Care Centre is fully fenced for safety purposes. In addition, the Child Care Licensing Board will have its own requirements to ensure the children are kept safely within the premises.

The petrol station is currently operating on the adjacent site, the City is not aware of any legislative requirement relating to some form of buffer associated with the proximity of the Child Care Centre to the Service Station. The service station has been approved in accordance with the City's Scheme and the requirements of the Environmental Protection Act (1986). The Service Station is governed by this Act in relation to controlling contamination from the site. Adequate regulation by the Department of Environmental Protection is considered not to pose any health risks to the adjacent or proposed land uses.

Access breach from adjoining commercial units to play areas at the rear

The City is required to assess the application in accordance with its District Planning Scheme No.2. Under the Scheme, there are requirements that restricts access from the adjacent commercial units to the play areas of the Child Care Centre. The proposal depicts the outdoor play areas as being fenced to prevent direct access from the proposed Consulting Room and Offices.

In addition to any approval issued by the City, the owners/applicant of the Child Care Centre will be required to comply with all requirements of the Child Care Licensing Board. In order to obtain a licence the owner applicant will be required to comply with the provisions of the Community Services (Child Care) Regulations (1988). While the City understands the concern raised, it is considered that with appropriate measures being implemented the safety of children is not compromised. The City acknowledges that its approval is not final and that the requirements of the Child Care Licensing Board will need to be fully complied with.

Proximity of Existing Centres and Competition

Economic viability and competition amongst centres is not a planning matter for determination. The Policy outlines that when submitting an application for Approval to Commence Development for a new Child Care Centre, the proponent should demonstrate their awareness of the number, size and location of existing or approved centres within the locality. The intent is to draw attention to potential developers of existing centres within the area. Notwithstanding this, the viability of any Child Care Centre remains a commercial decision and the City is not in a position to determine applications based on economic grounds or saturation factor.

Statutory Compliance

The application seeks Council discretion to vary the required number of car parking bays from 29 to 28 bays. The proposal meets all other provisions of the City's District Planning Scheme No.2 and Child Care Centres Policy.

Strategic Implications

Consideration of this proposal is consistent with the Healthy Communities goal of the City's Strategic Plan, which seeks to foster an identity that promotes lifestyle choice and the provision of quality services and infrastructure.

Policy Implications

The proposal seeks variation to the City's Child Care Centres Policy. Discretion is sought to reduce the number of car bays required from 29 bays to 28 bays.

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

That Council APPROVES the Child Care Centre, Offices and Consulting Room on Lot 970 (18) Anchorage Drive, Mindarie in accordance with the plans attached to and forming part of this report and subject to the following conditions:

This approval is limited to the development works outlined on the attached approved plan and the use of Units 1 and 2 as a Child Care Centre, Units 3 and 4 as Offices and Unit 5 as a Consulting Room. A further approval is required prior to the site being used for any other use to ensure the proposed uses are acceptable and adequate car parking is available.

- 1. The use of the approved premises shall conform to the City's District Planning Scheme No.2 definitions of:**

"Child Care Centre: means premises used for the daily or occasional care of children in accordance with the Community Services (Child Care) Regulations 1988"

"Office: means any premises used for the administration of clerical, technical, professional or other like business activities but does not include administration facilities which are required in association with a predominant use on site, and does not include consulting rooms or medical centres"

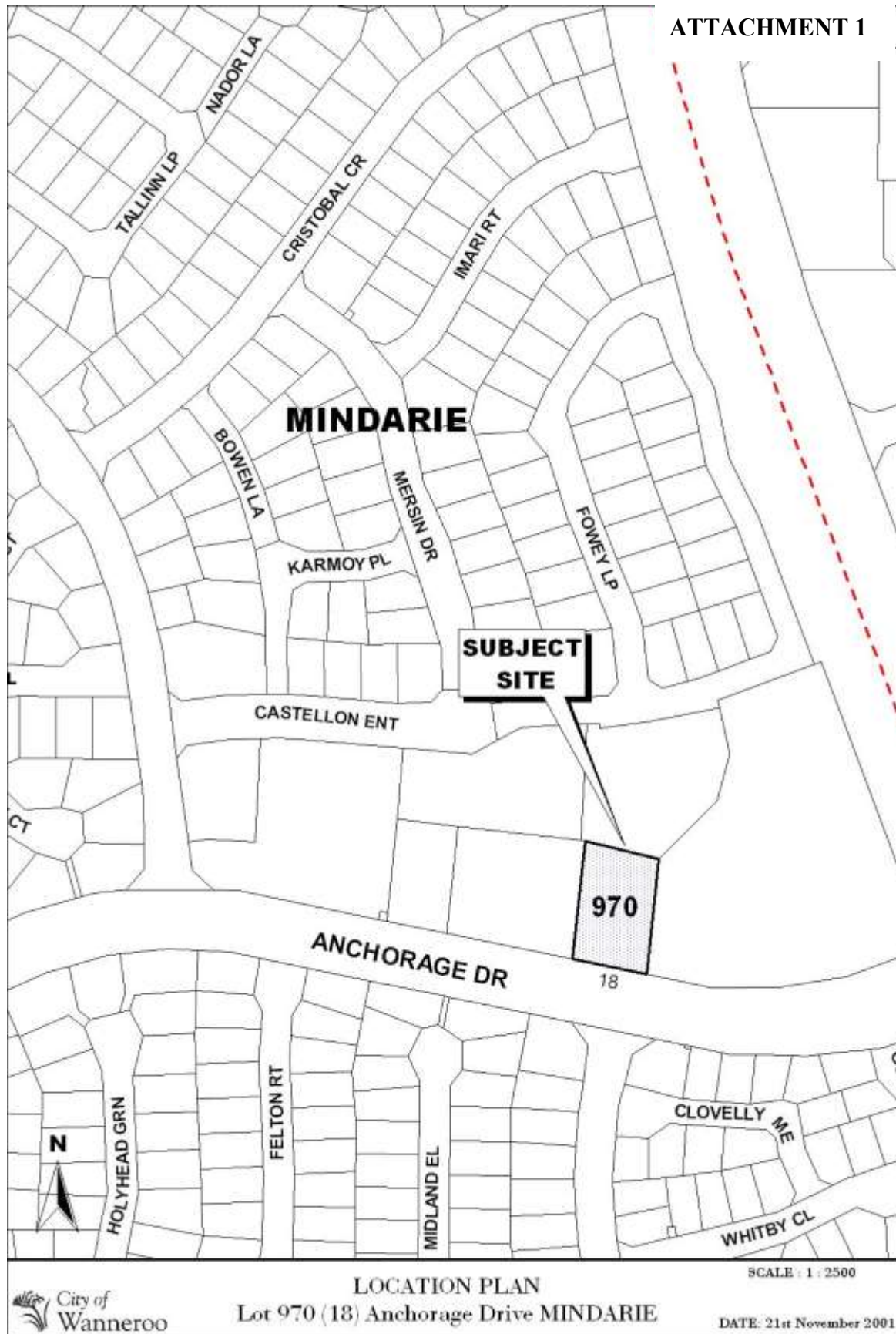
"Consulting Room: means a building used by not more than one health consultant for the investigation or treatment of human injuries or ailments and for general patient care"

- 2. A maximum of fifty five (55) children and ten (10) staff will be permitted on the premises at any one time.**
- 3. the owner/applicant shall modify the eastern side elevation to comply with the fire requirements of the Building Code of Australia.**
- 4. A total of 28 car parking bays being provided on site, to the satisfaction of the Manager of Approval Services.**
- 5. The owner/applicant submitting detailed drawings and modifying the existing median island treatments, following consultation with the City's Infrastructure Services, to ensure pedestrian and pram facilities to the site are implemented. Any associated costs of modifications together with the implementation of footpath and pram crossings shall be at the full expense of the applicant/owner.**

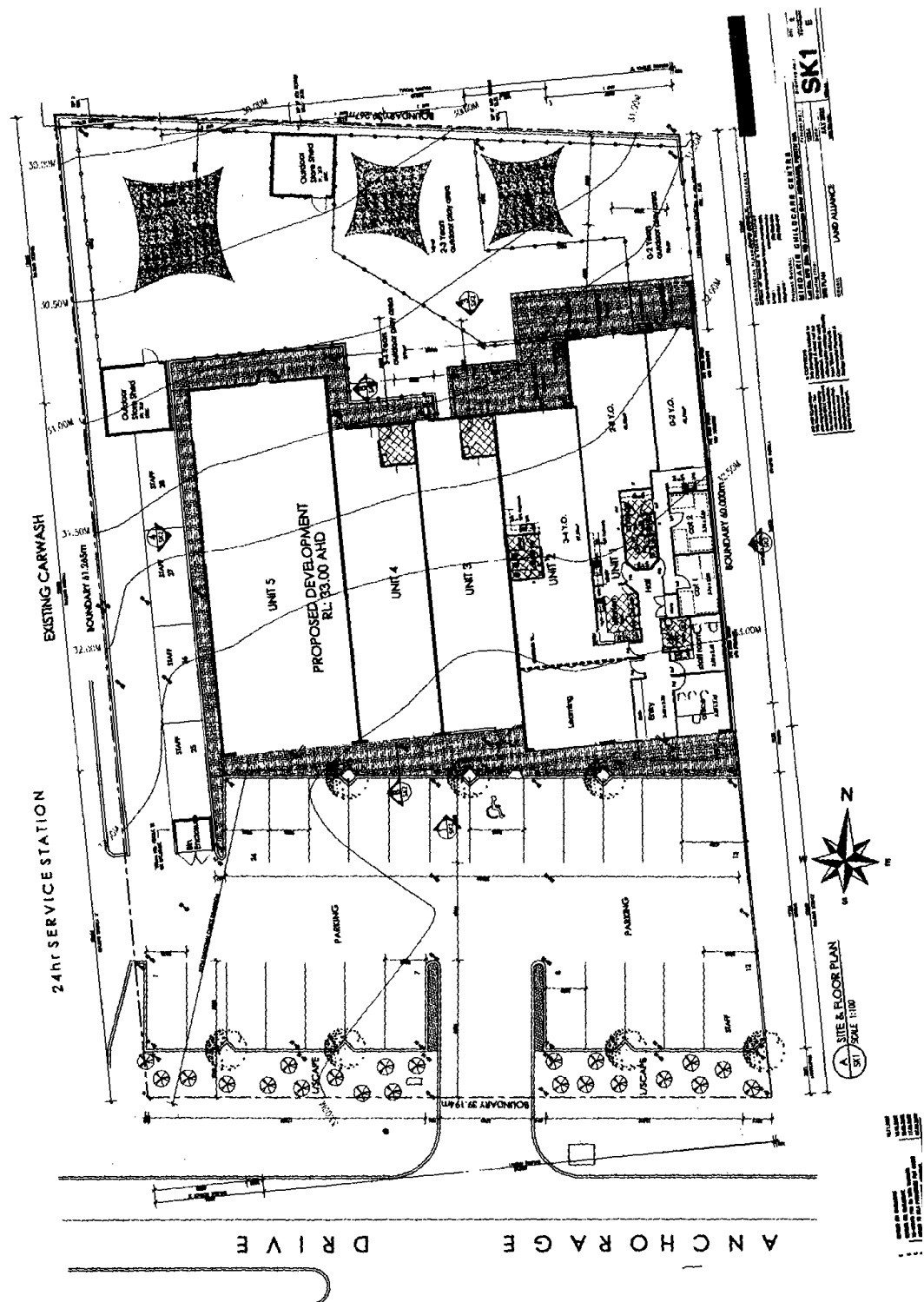
6. The owner/applicant shall modify the crossover to incorporate an island treatment to control traffic movements and submit drawings to demonstrate the appropriate configuration of the island and confirm vehicle swept paths for all access/egress movements to and from the site, to the specification and satisfaction of the Manager of Infrastructure Services.
7. The crossover shall be a minimum of 6.0 metres in width at the property boundary and shall have 3 metre radius wings.
8. The parking bay/s, driveway/s and points of ingress and egress to be designed in accordance with the Australian Standard for Offstreet Carparking (AS2890) unless otherwise specified by this approval. Such areas are to be constructed, drained, sealed, marked and thereafter maintained to the satisfaction of the Manager of Approval Services prior to the development first being occupied .
9. Any costs associated with the relocation of existing utility services located within the verge to accommodate the proposed crossover location shall be borne by the applicant/owner.
10. The lodging of detailed landscape plans to the satisfaction of the Manager of Approval Services, for the development site, the adjoining road verge and the abutting portion of the adjoining recreation reserve with the Building Licence Application. Plans shall indicate a landscape proposal designed to soften the visual impact of the building when viewed from the east, integration of landscaping and design levels of the site and adjacent recreation reserve and indicate any remedial works to the recreation reserve required as a result of damage caused through the construction process.
11. Shade trees shall be provided in car parking areas designed within wells at a rate of one (1) tree for every three (3) car parking bays, to the satisfaction of the Manager of Approval Services.
12. Landscaping and reticulation shall be established in accordance with the approved plans, prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager of Approval Services.
13. The eastern side boundary wall shall be coated with non-sacrificial anti-graffiti coating, to the satisfaction of the Manager of Approval Services.
14. Design levels of the site shall integrate with adjacent lot to the west, Lot 971 to ensure adequate vehicular and pedestrian transition between sites. Detailed plans indicating design levels of adjacent site (Lot 971) shall be lodged with the Building Licence, to the satisfaction of the Manager of Approval Services.
15. Carparking bays are to be 5.5 metres long and a minimum of 2.5 metres wide. End bays are to be 2.8 metres wide and end bays in a blind aisle are to be 3.5 metres wide. Disabled parking bays shall be provided in accordance with the Building Code of Australia.

- 16. The granting of an easement in gross, in favour of the public at large, to the satisfaction of the City prior to the development first being occupied, over the area generally identified as carparking and vehicular accessways in the development application dated 12 June 2002, in order to facilitate reciprocal vehicular access between Lot 970 and adjoining Lot 971. All costs associated with the preparation of the easement shall be met by the applicant/landowner.**
- 17. An onsite stormwater drainage system with the capacity to contain a 1:100 year storm of a 24 hour duration is to be provided prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager of Approval Services. The proposed stormwater drainage system is required to be shown on the Building Licence submission and be approved by the City prior to the commencement of construction.**

ATTACHMENT 1

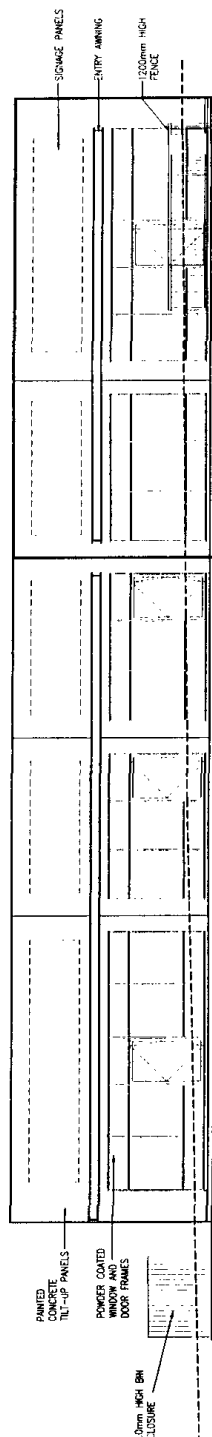


ATTACHMENT 2
PAGE 1 OF 3

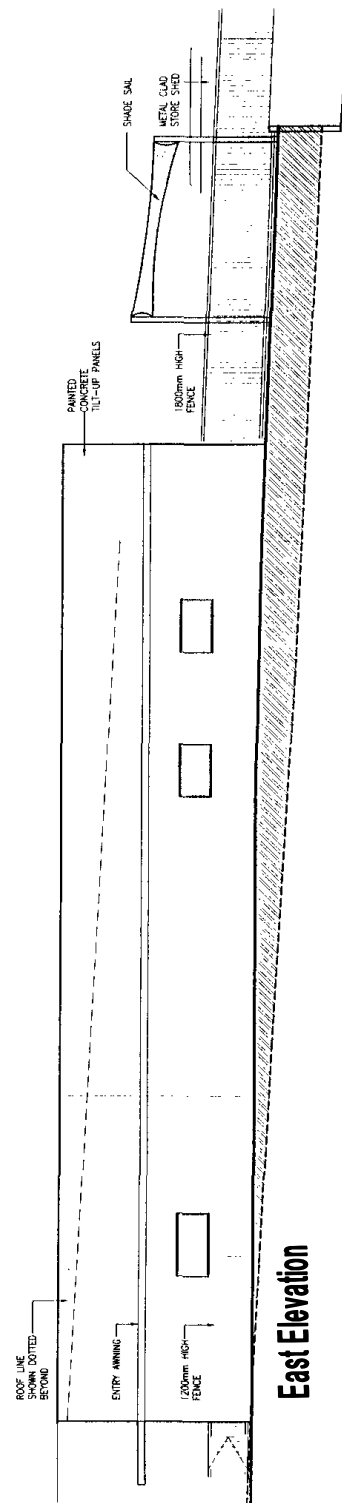


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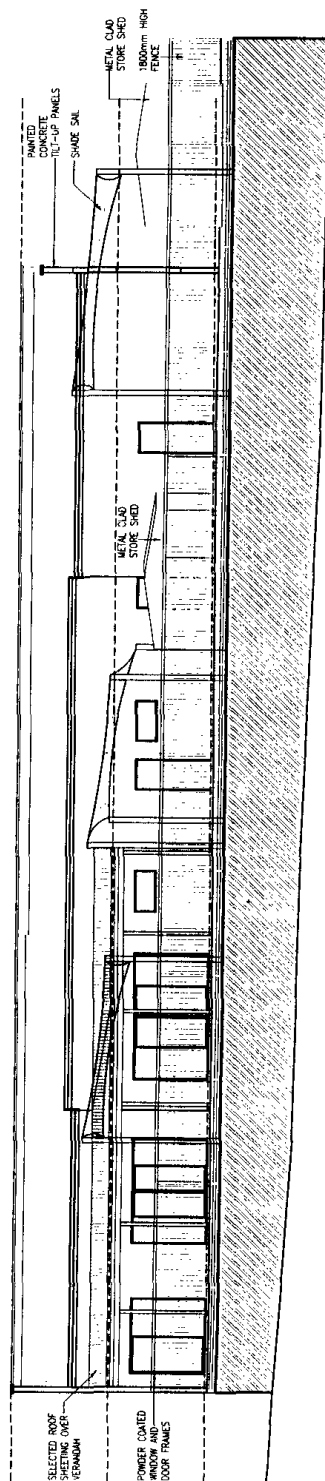
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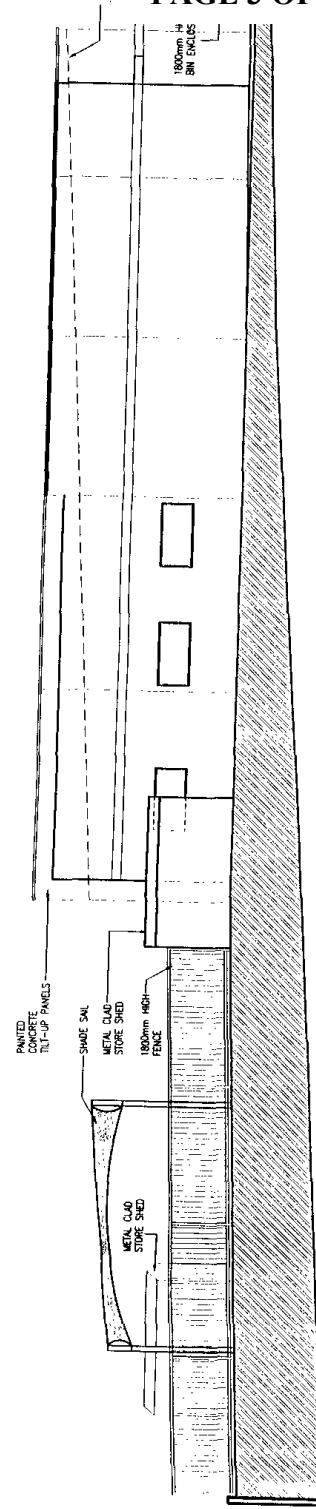
South Elevation



East Elevation

ATTACHMENT 2
PAGE 3 OF 3

North Elevation



West Elevation

PD11-12/02 Proposed Single Residential Housing Development and Small Lot Subdivision on Lot 291 (10) Dalecross Avenue, Madeley

File Ref: P18/0044V01 (DA02/1297)
 Responsible Officer: Director, Planning and Development
 Disclosure of Interest: Nil
 Attachment(s): 3

Issue

To consider an application for small lot subdivision and construction of associated housing development on Lot 291 (10) Dalecross Avenue, Madeley where public concern has previously been raised in relation to tree preservation on the R40 grouped housing site.

Applicant	The Planning Group
Owner	Patanal Pty Ltd
Location	Lot 291 (10) Dalecross Avenue, Madeley
Site Area	1.3271ha
DPS 2 Zoning	Residential

Background

Lot 291 is located at the intersection of Wanneroo Road and Dalecross Avenue, Madeley and has an area of 1.3271 m2 (refer **Attachment 1**) The site is identified as Residential R40 in the East Wanneroo Local Structure Plan for Cell 6 and was created as part of the initial stage of subdivision (WAPC 112034). The subdivisional works associated with this lot received substantial public interest and media attention due to the trees on-site and lack of protection through the Western Australian Planning Commission's subdivision approval. In this regard the subdivision approval included a footnote requiring that:

"The applicant is advised that the application area contains significant amounts of high quality vegetation and that they should liaise with the City's Landscape Architect with a view to retaining mature trees within the application area where possible. It should be noted that there might be an opportunity to retain some vegetation within the road reserve of the future subdivisional roads, within areas of public open space and within future residential lots."

The applicant, in consultation with the City, subsequently undertook measures to identify and retain a number of good quality trees on the site. The applicant has now lodged a small lot subdivision application and associated development application for consideration by the City, which if approved as proposed will result in the further removal of vegetation on the site. An arboriculture report has been provided in support of the application to demonstrate that further vegetation removal is appropriate.

Detail

The application proposes to subdivide the subject property into thirty nine (39) green title single residential lots with construction of a single dwelling on each lot (refer **Attachment 2**).

The proposed lots will vary in size between 202m² and 351.7m² with an average lot size of 257.3m². Under the recently gazetted Residential Design Codes 2002, the property has the potential to accommodate 60 grouped dwellings.

Five single storey design types and one two storey design have been proposed and will be distributed throughout the development to provide diversity, housing choice and a varied streetscape. The development will contain a total of twenty nine (29) single storey dwellings and ten (10) two storey dwellings.

The layout of the proposed development has been divided into five (5) street blocks. The South West Block comprises five (5) single storey houses, which front a fourteen (14) metre wide proposed public road off Hopper Turn. The rear of the properties will back onto Wanneroo Road and will be uniformly fenced. All lots in the southern blocks are orientated east/west with corner lots orientated north/south.

The south middle block and south-eastern block will both comprise four (4) single storey houses located on corner lots and three (3) two storey town houses. Garages in the south middle and south eastern blocks have been orientated to front a rear five (5) metre wide dedicated right of way. The rear one metre of Lots 28, 30 to 32 and 34 is proposed to be an easement ingress to facilitate access into Lots 22 to 26 by ensuring a six metre wide vehicle reversing area is maintained.

The northern and the middle blocks have lots predominately orientated north/south with corner lots orientated east/west. The dwelling types proposed in the northern block are single storey and front Dalecross Avenue. The Middle Block will comprise four (4) two storey town houses and six (6) single storey dwellings and will front a second proposed fourteen (14) metre public road that is located off Bryanston Pass to the east. All lots have rear access to a six (6) metre wide dedicated right of way, with garages designed to access the right of ways as opposed to the primary street fronting the lots.

Dwellings have been designed to ensure visual interest and a varied streetscape. Design features include steep roof pitches, modulation of the facades to include recesses, fixed awnings, balconies and detailed expression of doors and windows.

According to the applicant, the owners/developers will develop the property and will not offer the individual small lots on open market.

Consultation

The proposal was not advertised to the public for comment as the development was considered to be in keeping with the density coding for the site and residential development proposed in the immediate locality.

Compliance with Scheme, R Code and Policy Requirements

The proposal's compliance with the Scheme, Residential Design Codes and Policy requirements are summarised below:

Development Standard	Required – Scheme, R Codes Development and Policy	Proposed
Building Height	8.5m with 45 degrees plane angle	9.8m outside 45 degrees plane angle
Dwelling Density	R40 (60 dwellings)	(39 Dwellings)
Open Space	45%	30.6% to 53.7%.
Courtyards	20m ² per dwelling	20m ² per dwelling
Setbacks		
Front	4m average	2.0m - 6.0m
Garages	4.5m minimum to Primary Street Nil to ROW (6m width)	5.5m from kerb 4 Dwellings Nil to 5m ROW
Side (North or East)	Ground Floor - 1.5m Upper Floor – 1.3m One boundary wall permitted up to 2/3 length of boundary	1.0m to 1.3m proposed. All upper floor setbacks comply with RCodes
Side (South or West)	Ground Floor - 1.5m Upper Floor – 1.3m One boundary wall permitted up to 2/3 length of boundary	1.0m to 1.3 m proposed. All upper floor setbacks comply
Car Parking	2 bays per dwelling	2 bays per dwelling

(Note: the application's non-compliances are emphasised in bold)

Comment

The property is zoned Urban Development and is identified as a Residential R40 group dwelling site East Wanneroo Local Structure Plan Cell 6. As previously indicated, this site could potentially allow up to sixty (60) dwellings, however, the owners and developers of the site consider that a medium density green title development is a more marketable product.

The applicant has proposed a small lot subdivision of the site in accordance with the average lot size of 220m² and a minimum of 200m² permitted under the Residential Design Codes (actual average of 257.3m² and minimum of 202 m²). The Residential Design Codes also requires that lots under 350 m² be issued with an 'Approval to Commence Development' to demonstrate that single residential development can be reasonably accommodated. Under normal circumstances a small lot subdivision would not require referral to Council for determination, however, given this development will result in further trees being removed from the site, both subdivision and Development Applications have been referred to Council for determination.

The development standard for green title lots differ from that of strata development, with single house development being more stringent. The Development application therefore requires the exercise of discretion to enable variations to a number of development standards outlined in the Residential Design Codes based on the density coding of R40.

Open Space

The acceptable development standards for open space for green title lots, in an R40 coded area is 45 percent. The proposal depicts open space ranging between 30.6% to 53.7% with an average of 40%. Although, twenty six (26) of the thirty nine (39) dwellings do not strictly meet the open space acceptable development standards of the Residential Design Codes, the building design orientation and private open space of the proposed single houses meet the objectives of the Residential Design Codes.

The performance criteria of the Residential Design Codes for Open Space states that sufficient open space is to be provided around buildings to:

- Complement the building;
- To allow attractive streetscapes; and
- To suit the future needs of residents, having regard to the type and density of the dwelling.

The applicant has suggested that a minimum provision of 30% is an acceptable proportion of the site given that each dwelling has been designed to ensure that the requirements for private open space have been achieved. Each dwelling has been designed to incorporate areas of open space at both the front and rear. At the rear of each dwelling a space of at least 20m² with minimum dimensions of 4 metres ensures a functional area for private outdoor living space. At the front of each dwelling sufficient open space has been provided to ensure attractively landscaped streetscapes.

The proposed development is designed to increase the variety of housing types available within this general locality, providing an alternative to the large residential homes on 500m² blocks as is common in the area. The proposed development is targeted at those people such as singles and couples who wish to live within this area in a higher density environment, more characteristic of an inner urban area. As such the requirement for open space for children to play in etc is negated and provided that sufficient space is provided for outdoor living, clothes drying facilities, bin storage and attractive streetscapes all of which are provided for, it is considered that each dwelling has a sufficient provision of open space.

The proposal is therefore considered to have achieved the performance criteria for open space.

Primary Street Setbacks

The minimum front setback for lots zoned Residential R40 is a 4m average with a 2m minimum to the dwelling. The proposed development proposes a minimum setback of 2.0m with an average of 2.3m.

The performance criteria of the Residential Design Codes for building setbacks generally states that buildings should be set back an appropriate distance to ensure they:

- Contribute to the desired streetscape;
- Provide adequate privacy and open space for dwellings; and
- Allow safety clearances for easements for essential service corridors.

The applicant has indicated that the reduced setback achieves the relevant performance criteria through the integrated nature of the development, encompassing all the dwellings that are to be developed on the site.

The nature of the proposal results in a consistency of streetscape form. Any one individual dwelling will not therefore detract from any established building setbacks and will not have an impact on the privacy of existing development. As such every dwelling will work together harmoniously to contribute to the desired streetscape.

The comprehensive development of the site incorporating a reduced front setback to a minimum of 2 metres will result in a uniform streetscape, the reduced setbacks would promote a sense of enclosure and showing consideration for the human scale.

The dwellings have been redesigned to ensure that at least 20m² of private open space with minimum dimensions of 4 metres by 5 metres is achieved. As such, it is considered that the proposed 2 metres minimum front setback will not impinge upon the private open space requirements of any dwelling.

While the setbacks internally to the development site may be consistent, the setbacks along Dalecross Avenue, Bryanston Pass and Hopper Turn cannot be said to be consistent with future development on the opposite side of those streets. Houses opposite to the development site will be required to meet a 6m average setback to the primary street and therefore, will on average be setback a further 4m than houses on the subject lot. Notwithstanding, unit development under an R40 density coding could be developed to a minimum of 2 metres with an average of 4 metres and still would not achieve consistency of streetscape.

The proposal is considered to meet the performance criteria for building setbacks generally. The proposed reduced front setback to 2m is considered acceptable in the context of the overall development concept and integrated approach to development of the site. The building designs are also considered to reduce the impact of the lesser setback, by ensuring visual interest and a varied streetscape. Design features including steep roof pitches, modulation of the facades to include recesses, fixed awnings, balconies and detailed expression of doors and windows, together with landscaping should promote a high standard of development.

Garages Setbacks

The acceptable development standards for garage setbacks from the primary street is 4.5 metres. Nine (9) of the 39 lots have garages which front the primary street with setbacks to the garage proposed between 2.0m and 4.0m with an average setback of 2.4m.

The performance criteria for setbacks of garages and carports states that the setting back of carports and garages should be encouraged so that it does not detract from the streetscape or appearance of dwellings from the street and vice versa.

The majority of the lots have garages setback from a Right-of-Way or secondary street where access exists. Although, the City had previously raised concerns over the proposed setbacks of garages fronting primary streets, having examined other similar developments within the Perth metropolitan area, it is considered that through good design the garages could enhance streetscape or appearance of the dwellings from the street. The garages provide for parking of two vehicles with no visitor parking required for single residential lots. The proposed setbacks ensure that a vehicle can be parked without obstructing the roadway, however visitor parking cannot be accommodated on the site without obstructing the road verge.

It is recommended that visitor embayments be included in the subdivision proposal to overcome obstruction of the road verge along the public roads proposed off Hopper Turn and Bryanston Pass and that fencing if installed remain of an open style above a height of 1.2m on lots with garages fronting the primary street. The maximum height of fencing on streetscapes under the Residential Design Codes may be limited to a maximum of 1.2 metres under the acceptable development standards. This may be conditioned as part of the determination.

The imposition of embayed parking within the public road reserves and a condition to ensure open fencing above a height of 1.2m, together with the majority of lots gaining access from rights-of-way or secondary streets will reduce the impact on the streetscape of the development and appearance of the dwellings. Accordingly, it is considered that the proposal will meet the performance criteria of the Residential Design Codes subject to appropriate conditions being imposed.

Side Setbacks

The acceptable development standards of the Residential Planning Codes require dwellings to be setback a minimum of 1.5m from a side boundary where walls exceed 9m in length or have major openings. Eleven (11) dwellings do not meet the side setback requirements along the northern or eastern side boundaries and twelve (12) dwellings do not meet the side setback requirements along their southern or western boundaries.

The performance criteria of the Residential Design Codes for Buildings Setback from the Boundary states that buildings should be set back from boundaries other than street boundaries so as to:

- Provide adequate direct sun and ventilation to the building;
- Ensure adequate direct sun and ventilation being available to adjoining properties;
- Provide adequate direct sun to the building and appurtenant open spaces;
- Assist with protection of access to direct sun for adjoining properties; assist in ameliorating the impact of building bulk on adjoining properties; and
- Assist in protecting privacy between adjoining properties.

The applicant has indicated that the variations sought are only minor variations and are characteristic of variations regularly approved by other local government authorities throughout the metropolitan region where adjoining landowners approval is sought or advertising is undertaken. It should be noted that while the site is coded for a density of R40, significantly fewer dwellings are being proposed (ie. an equivalent density of R29). Even at a significantly lesser density, the lots are relatively narrow and strict compliance with the required side setbacks would severely impinge upon the size of the dwellings.

Many of the side setback variations requested could potentially comply with the acceptable development provisions of the Residential Design Codes if the dwellings were to be redesigned without major openings in the side walls. However, given that all the variations being sought apply to single storey dwellings, it is considered that allowing a minimum side setback of one metre would not:

- Negatively impact upon the provision of direct sunlight to the buildings;
- Reduce the ventilation to the dwellings;
- Effect the provision of sunlight or ventilation to adjoining properties;
- Result in undue building bulk negatively impacting upon an adjoining property; and

- Will not impact in any way upon the privacy of dwellings.

The setbacks proposed vary between 1.0 metre and 1.3 metres and are considered minor given that the dwellings will be constructed concurrently and potential owners can make an assessment as to whether the setbacks will impinge on their amenity prior to purchasing the dwelling. It is considered that variation to side setbacks are minor and would not have a negative impact on the surrounding locality. The development is therefore considered to achieve the performance criteria of the Residential Design Codes.

Building Height

The City's Height and Scale Policy requires development to be contained within the Building Threshold Envelope.

Housing type C proposes two storey construction to a maximum height of 9.0 metres from natural ground level and incorporates a boundary wall up to approximately 8.7 metres in height. The proposed dwellings therefore encroach beyond the building threshold envelope.

It is, however, emphasised that the primary objective of the Height and Scale Policy is to ensure that all development within a residential area is of a suitable height and scale and is designed with due regard to the protection and enhancement of the amenity and streetscape character of the surrounding area.

The design could be altered in order to meet the 8.5m height requirement of the Policy and would require significant design changes, eg: reduction in ceiling heights and roof pitches. However, the proposed steep roof pitch and articulation of building together with vertical fenestration of building form are considered to positively contribute to the ambience of the locality.

The proposed two storey houses comply with the overall height requirements of the Residential Design Codes but not with the external wall height in some instances due to the topography of the land. The variation is considered minor and is unlikely to have an impact on the adjacent residential properties as the majority of the Type 'C' dwellings are located centrally within the development site.

Tree Preservation

Approval to subdivide Lot 43 Wanneroo Road (former Wildflower Nursery site) was issued by the Western Australian Planning Commission (WAPC 112034) in January 2000. Footnote 8 of the WAPC's approval required that the subdivider liaise with the City regarding the possibility of preserving existing native vegetation on the site. This requirement was in fact the WAPC's response to the City's request for the significant trees on site to be retained.

Given the road design, proposed lot configuration and the quality of remnant vegetation within the subdivision area, it was considered appropriate that the majority of native vegetation be preserved within Lot 291 (group housing site). It was anticipated that this large site would enable the greatest flexibility and opportunity to preserve vegetation through subsequent development applications.

As discussed above, the developer has now applied for a joint small lot subdivision and development application on the site that will result in the further removal of trees. Given the potentially contentious nature of tree removal on this site, the City requested that a tree surgeon's report be prepared to justify any trees being removed (refer **Attachment 3**). The report suggests that the majority of trees on the site pose a significant health or safety hazard to future residents through falling branches and trees associated with dead wood, lateral branches and large root systems in proximity to proposed buildings/roads. In the report the majority of the existing trees were assessed and it was recommended that only three of the mature trees warranted retention. Although only three trees were recommended for retention, the applicant has also proposed the retention of an additional eleven (11) trees in accordance with Attachment 3. The City's Administration undertook assessment of the tree surgeon's report and identified that approximately three trees should be removed due to poor form and structure and a history of having been lopped. Another two trees were identified as being inappropriate near a dwelling but acceptable within a backyard or road verge. From the City's assessment redesign of the dwellings on Lots 14, 15 and 28 could retain some of these trees, in particular two large Tuarts. The City's assessment identified that there appeared to be a substantial number of trees recommended as being inappropriate near pedestrian areas or buildings that could be successfully retained following remedial pruning of dead wood and installation of root barriers. Some of the trees on site have not been identified in the tree surgeon's report.

The development application generally reflects the recommendations of the tree surgeon's report and addresses the footnote of the WAPC's original subdivision approval. However, it is recommended that an independent assessment be undertaken with modifications to the design layout to retain trees to the City's satisfaction. This needs to be undertaken prior to any works commencing on site.

A condition may be imposed requiring the owner/applicant to submit a further assessment and amended plans addressing the retention of trees.

Statutory Compliance

Discretion is sought to vary the requirements of the Residential Design Codes in relation to open space, front setbacks, garage setbacks, side setbacks and length of boundary walls permitted on common boundaries. The variations have been considered in the context of the development occurring as an integrated housing development and as an alternative to a higher density grouped housing site. The variations are therefore considered appropriate and worthy of Council's support.

Strategic Implications

Consideration of this proposal is consistent with the Healthy Communities goal of the City's Strategic Plan, which seeks to foster an identity that promotes lifestyle choice and the provision of quality services and infrastructure.

Policy Implications

Discretion is sought to vary the maximum height permitted and building threshold envelope under the City's Height and Scale Policy. Ten (10) two storey dwellings are proposed and each exceeds the Policy requirements. The dwellings have been designed with steep roof pitches and are consistent with the single storey dwellings within the development.

To alter the dwellings to achieve the maximum height permitted under the Policy, in this case considering the overall development concept, would not achieve a visually desirable outcome.

Financial Implications

Nil

Voting Requirements

Simple Majority.

Recommendation

That Council:-

- 1. SUPPORT the application to subdivide Lot 291 (10) Dalecross Avenue, Madeley submitted by the Planning Group on behalf of Patanal Pty Ltd as depicted in the plan dated 2 September 2002, subject to:**
 - a) The subdivider making a contribution to the Local Government for the provision of arterial roads, public open space and associated facilities (including administrative costs) to service the East Wanneroo Structure Planning Cell No.6 in accordance with Part 10 of the City of Wanneroo District Planning Scheme No.2 (East Wanneroo Planning and Developer Contribution Arrangements – Cells 1 to 8).**
 - b) Those lots not fronting an existing road being provided with frontage to a constructed subdivisional road connected by a constructed subdivisional road(s) to the local road system and such subdivisional road(s) being constructed and drained at the subdivider's cost to the specification and satisfaction of the City of Wanneroo. As an alternative, the City is prepared to accept the subdivider paying to the City giving an assurance to the Commission that the works will be completed within a reasonable period acceptable to the Commission.**
 - c) Street corners within the subdivision being truncated to the standard truncation of 8.5 metres.**
 - d) The provision of a roundabout at the intersection of subdivisional roads, as shown on the attached plan, to the specification and satisfaction of the City of Wanneroo.**
 - e) The provision of adequate corner truncations and access restrictions to all roundabouts to the specification and satisfaction of the City of Wanneroo.**
 - f) The provision of bin pads within road reserves to service those lots with restricted frontage, to the satisfaction of the City of Wanneroo.**
 - g) The dual use path/cycle way and footpath(s) shown on the plan being constructed by the subdivider to the satisfaction of the City of Wanneroo.**

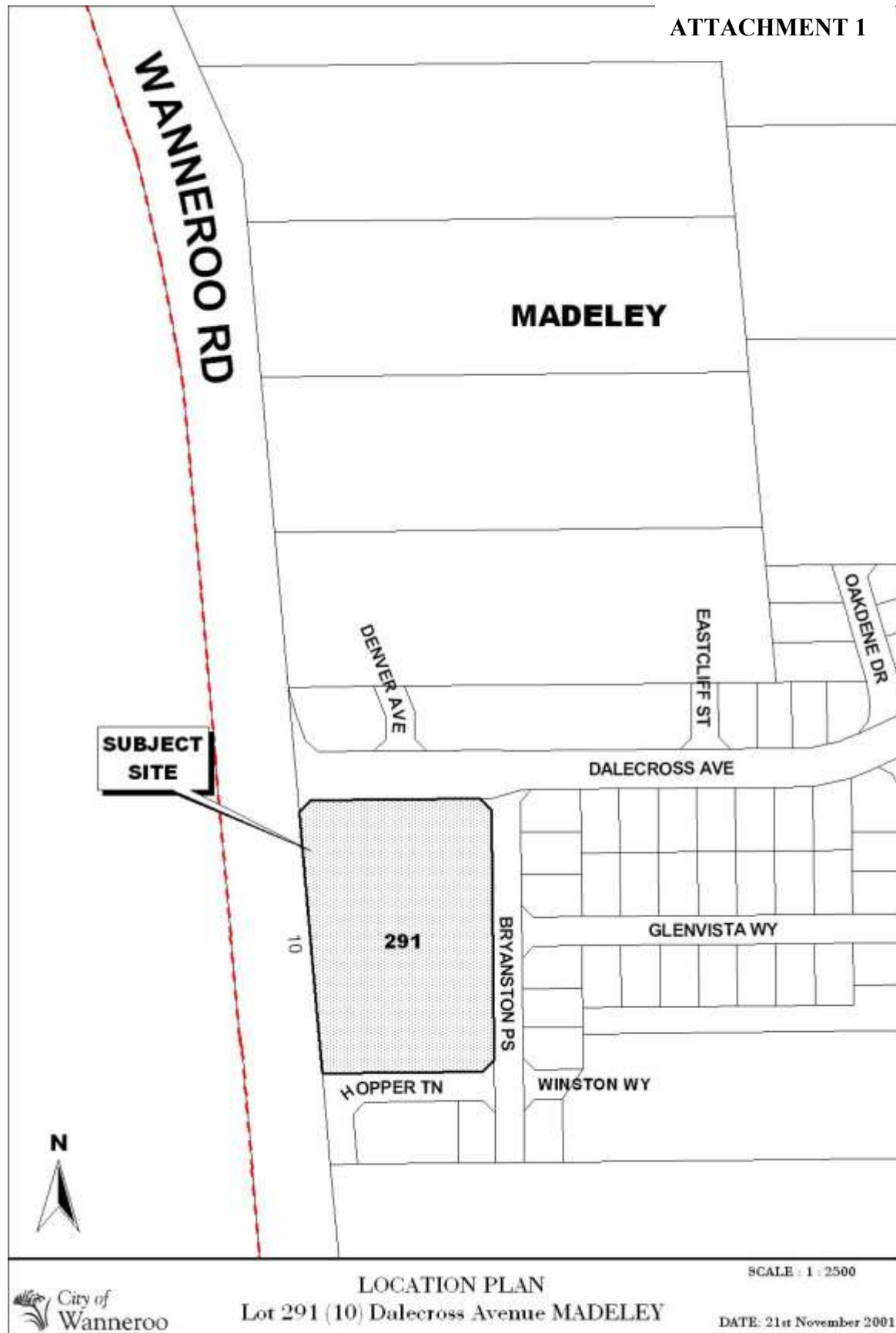
- h) A 0.1 metre pedestrian access-way being provided along Wanneroo Road and those areas shown on the subdivision plan, in order to prevent access. Such land to be shown on the Diagram or Plan of Survey as such and vested in the Crown under Section 20A of the Town Planning and Development Act, such land to be ceded free of cost to the Crown and without any payment of compensation by the Crown.**
- i) The land being filled and/or drained at the subdivider's cost to the specification and satisfaction of the City of Wanneroo and any easements and/or reserves necessary for the implementation thereof, being provided free of cost to the City.**
- j) The land being graded and stabilised at the subdivider's cost to the specification and satisfaction of the City of Wanneroo.**
- k) Rear laneways are to be designed and constructed to a minimum road reserve width of 6 metres that is capable of accommodating the manoeuvring requirements of the City's refuse collection vehicles, bin pads, lighting and all necessary services, to the satisfaction of the City of Wanneroo.**
- l) Lot sizes to conform with the R40 Codes of the Residential Planning Codes, to the satisfaction of the City of Wanneroo.**
- m) A notification in the form of a memorial to be placed on the Certificate of Title of all lots within 500 metres of the existing poultry farm on Lot 45 (No.294) Kingsway, Madeley advising of the existence of a hazard or other factor, in accordance with Section 12A of the Town Planning and Development Act 1928 to the satisfaction of the City of Wanneroo. The memorial is to state as follows: "This lot is located within 500-metres of an operating poultry farm on Lot 45 (No.294) Wanneroo Road, Madeley and has the potential to be affected by odours, noise, light and / or dust that are associated with the continued operation of the poultry farm."**
- n) The subdivider shall provide a written undertaking to the City of Wanneroo that it will ensure that prospective purchasers of lots proposed in this subdivision within 500-metres of the existing poultry farm buildings on Lot 45 (No. 294) Wanneroo Road, Madeley are notified on contracts of sale of the existence of the poultry.**
- o) Approval to Commence Development being issued by the City of Wanneroo for the development of the proposed lots.**
- p) The final ground levels within the application area being coordinated with those abutting sections of Wanneroo Road, Dalecross Avenue, Bryanston Pass, Winston Way and any adjacent development, to the satisfaction of the City of Wanneroo.**
- q) The provision of uniform fencing along the boundaries of all proposed lots abutting Wanneroo Road, to the specification and satisfaction of the City of Wanneroo.**

- r) **An independent assessment of the trees on site being undertaken by a qualified arboriculturalist, at the cost of the developer, to identify good quality vegetation on the site and any necessary modifications being made to the plan of subdivision to ensure its preservation to the satisfaction of the City of Wanneroo.**
 - s) **The provision of car parking bays in accordance with the Residential Planning Codes, to the satisfaction of the City of Wanneroo (one bay for every 2 lots gaining access from a rear access lane).**
- 2. APPROVES the development application for thirty nine (39) single residential houses on Lot 291 (10) Dalecross Avenue, Madeley in accordance with the plans attached to and forming part of this report and subject to the following conditions:**
- a) **The applicant/landowner shall enter into a legal agreement with and to the satisfaction of the City prior to the development first being constructed obliging the owner to comply with the design and development in accordance with the approval. The legal agreement shall be supported by an absolute caveat and all costs associated with the preparation and ongoing administration of the agreement shall be met by the applicant/landowner. Preparation of this agreement is the responsibility of the applicant/owner, and should be prepared by the City's solicitors.**
 - b) **The design layout being amended in accordance with a further independent assessment of the trees on site undertaken by a qualified arboriculturalist, at the cost of the developer to the satisfaction of the Manager of Approval Services, prior to any works commencing on site.**
 - c) **The right of way perpendicular to Hopper Turn being increased in width to no less than six (6) metres in width and an amended design being submitted for the dwellings abutting the right of way demonstrating compliance with the minimum building setbacks as required under the Residential Design Codes to the right of way.**
 - d) **The provision of a uniform style of fencing along all lot boundaries adjacent to Wanneroo Road to the specification and satisfaction of the Manager Approval Services.**
 - e) **Fencing along primary street frontages of Dalecross Avenue, Bryanston Pass and Hopper Turn shall be visually open above a height of 1.2m above natural ground level in accordance with the Residential Design Codes and to the satisfaction of the Manager Approval Services.**
 - f) **The provision of embayed parking bays at the rate of one bay for every two lots within the road verge of the public road perpendicular to Wanneroo Road, to the specification and satisfaction of the Manager Infrastructure Services.**
 - g) **All stormwater shall be collected on each respective proposed lot and disposed of in accordance with the City's specifications.**

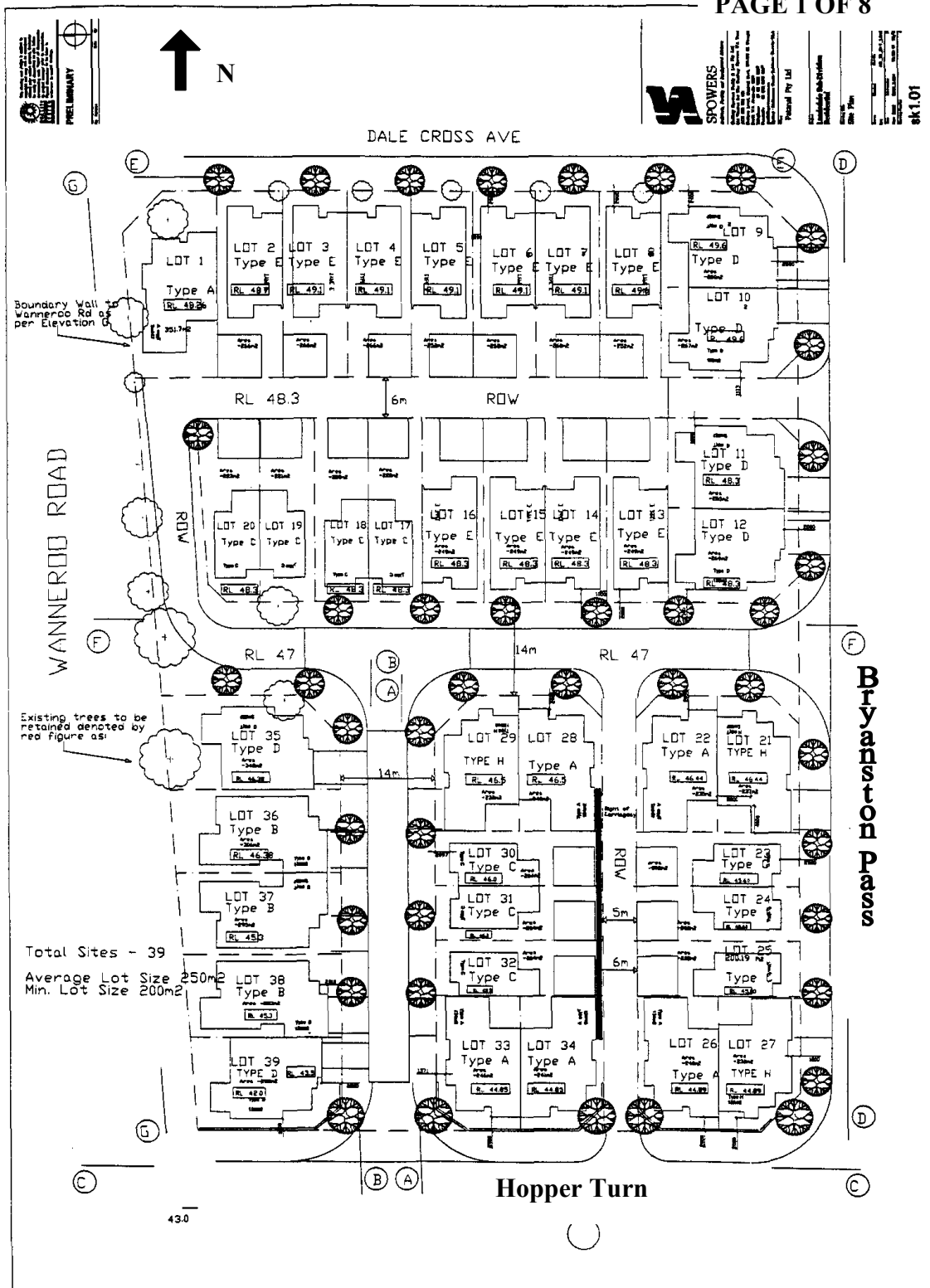
- h) The lodging of detailed landscape plans, to the satisfaction of the Manager of Approval Services, for the adjoining road verge/s with the Building Licence Application.**
- i) Landscaping and reticulation to be established in accordance with the approved plans prior to the development first being occupied and thereafter maintained to the satisfaction of the Manager Approval Services.**
- j) All fencing shall be installed in accordance with the City's Local Laws prior to the occupation of the dwellings.**
- k) The driveways and crossover shall be designed and constructed to the residential specifications and to the satisfaction of the Manger Approval Services, before occupation of dwellings.**
- l) Retaining walls are to be provided where the angle of natural repose of the soil cannot be maintained. Drawn details signed by a practicing Structural engineer, must be submitted for approval.**
- m) Compliance with the requirements of the Building Code of Australia including fire rating separations.**

Footnotes:

- (i) The development approval is assessed against the standards of freehold (green) title subdivision for single houses and should not be construed as an approval for grouped dwelling development.**
- (ii) The applicant is to liaise with the City's Operational Services in relation to Condition (b) above and provide a superimposed plan of the trees over the amended design layout.**



ATTACHMENT 2
PAGE 1 OF 8

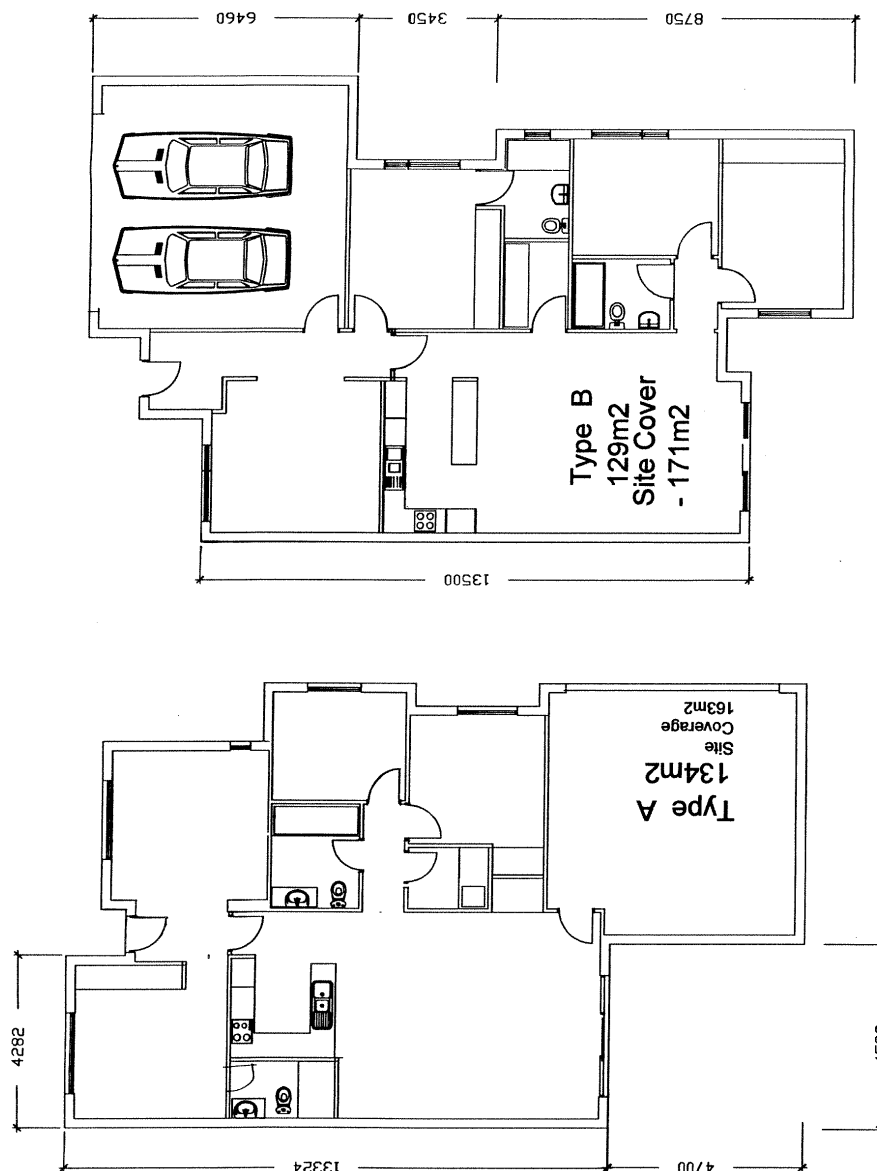


ATTACHMENT 2
PAGE 2 OF 8



Landsdale Residential Sub-division			
Planning Title			
Month	Number of new permits	Quantity	Cost \$100 A.S. (S. 200)
Nov. 2002	260	260	2,250

Task 3.01



GROUND FLOOR

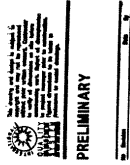
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GROUND FLOOR

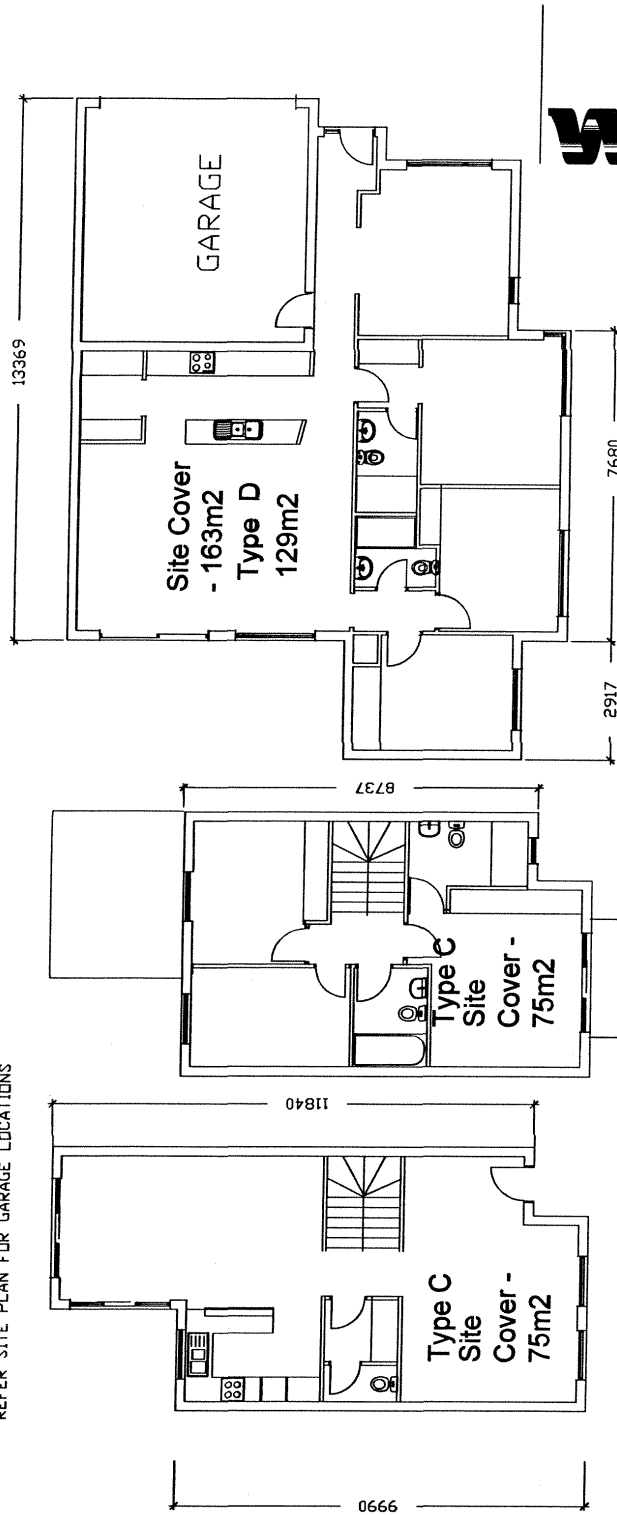
1;100 @ a3

ATTACHMENT 2

PAGE 3 OF 8



REFER SITE PLAN FOR GARAGE LOCATIONS



SPOWERS
Architects, Planning and Development Solutions
100 The Esplanade, Suite 101, Warrnambool, VIC 3240
Phone: 03 9421 1111 Fax: 03 9421 1112
Mobile: 03 9421 1113 Email: info@spowers.com.au
Website: www.spowers.com.au
PATANAL PTY LTD

Project Name	Number	Date
Landsdale Residential Sub-division	100	2002
Drawn By	SK3.02	
Checked By		
Approved By		

sk3.02

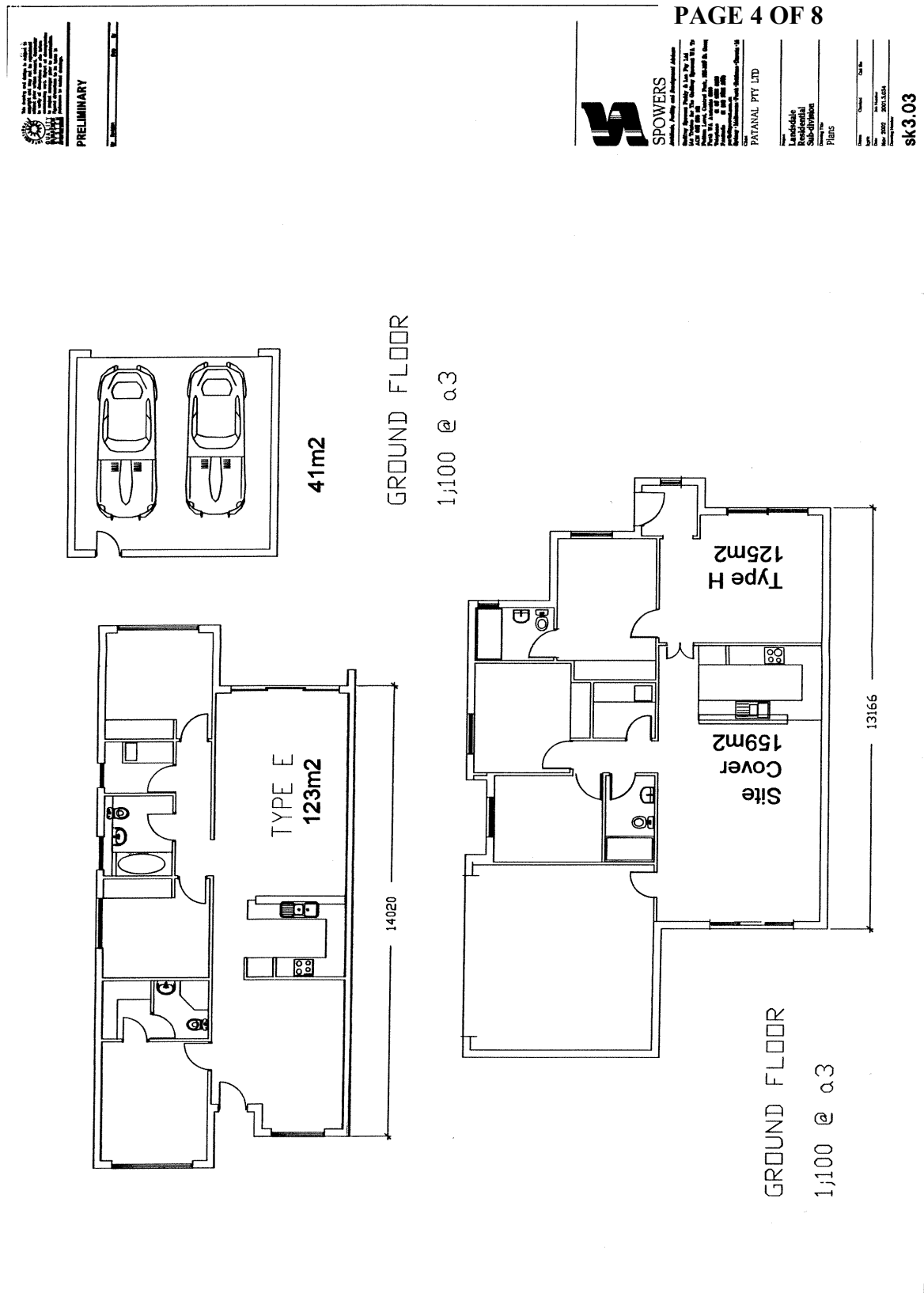
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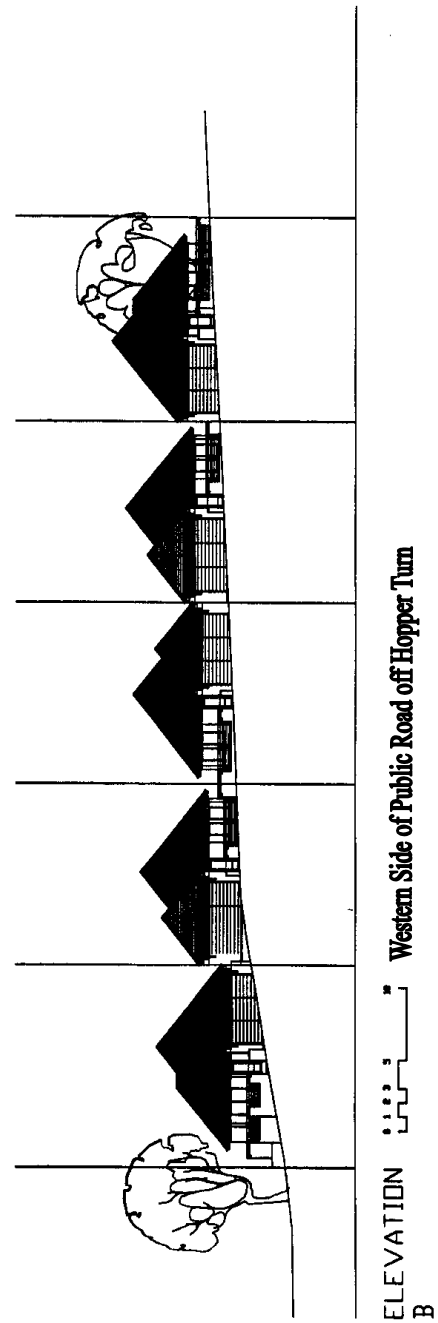
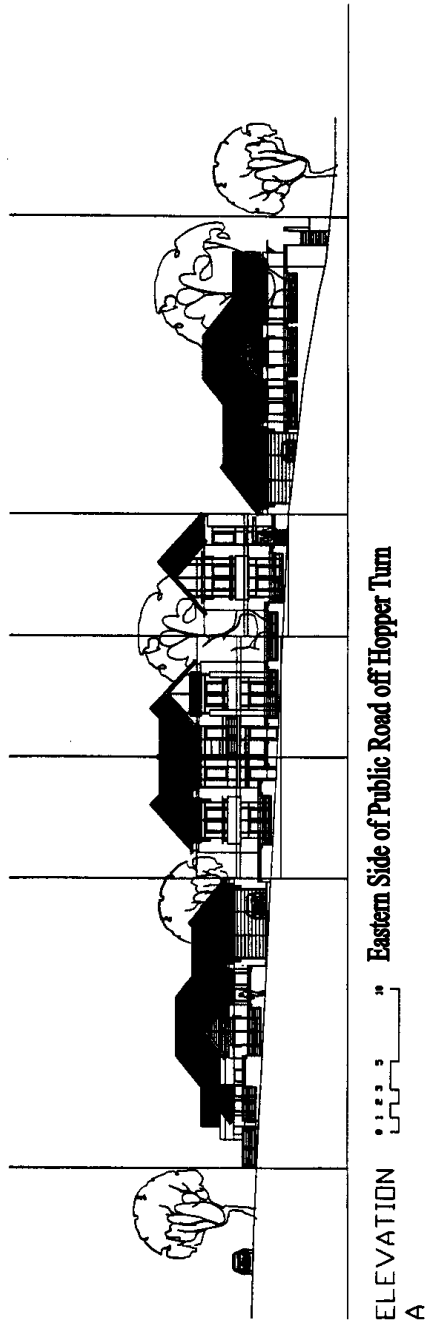
UPPER FLOOR

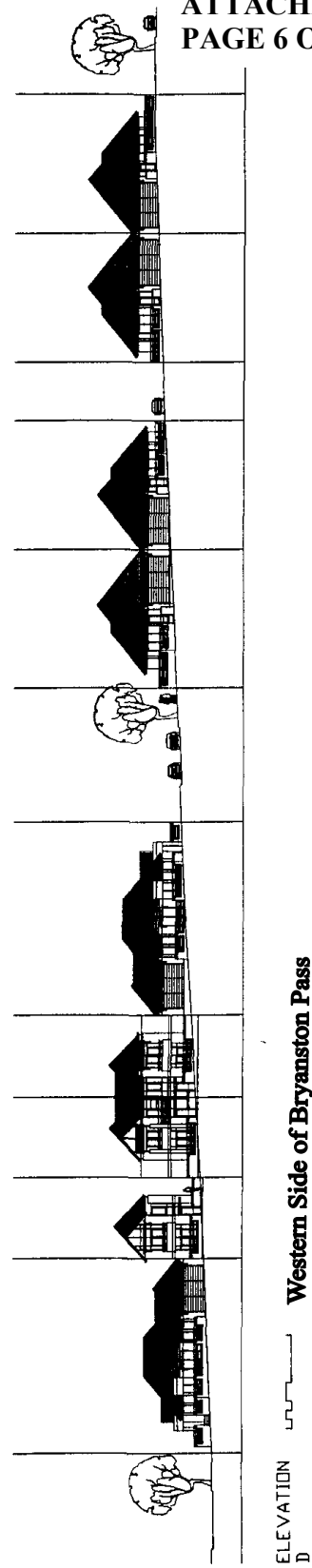
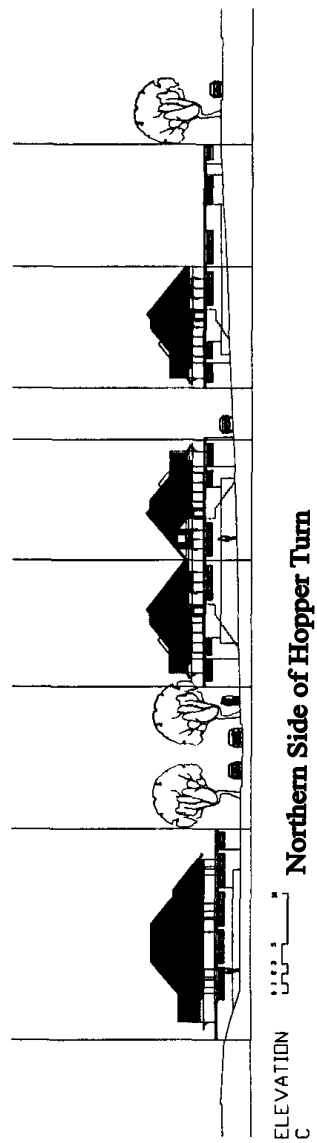
GROUND FLOOR

1:100 @ Q3

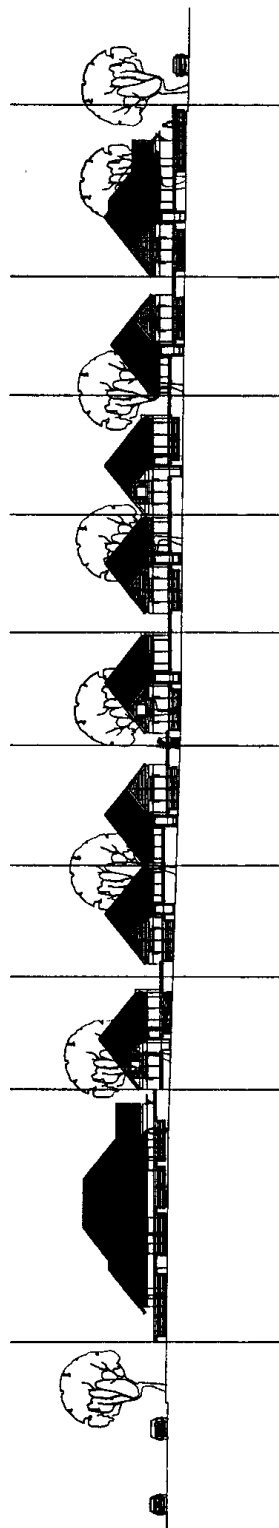
ATTACHMENT 2
PAGE 4 OF 8



ATTACHMENT 2
PAGE 5 OF 8

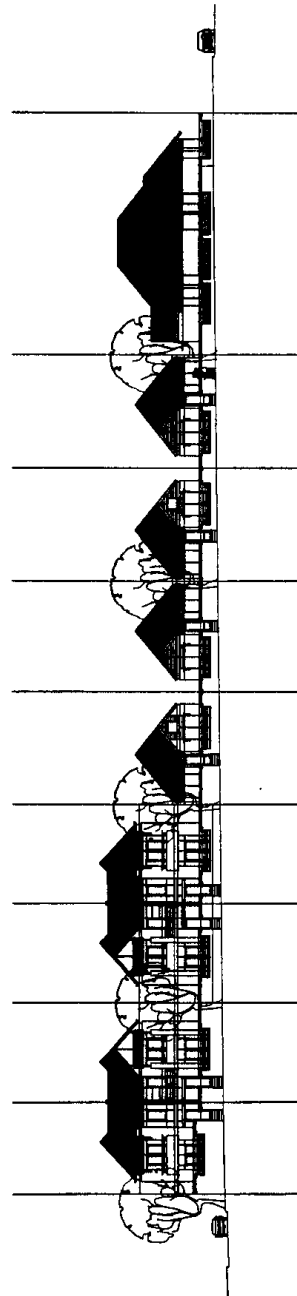
ATTACHMENT 2
PAGE 6 OF 8

ATTACHMENT 2
PAGE 7 OF 8



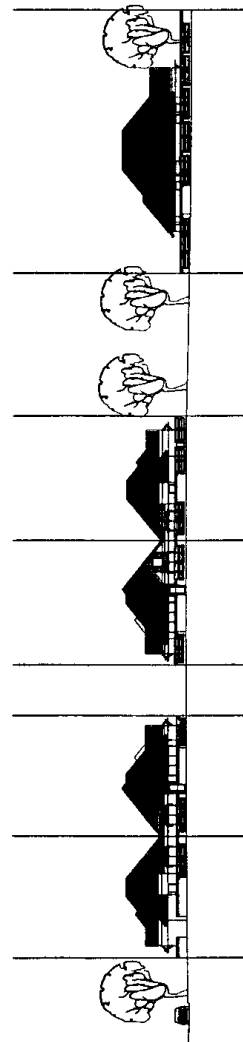
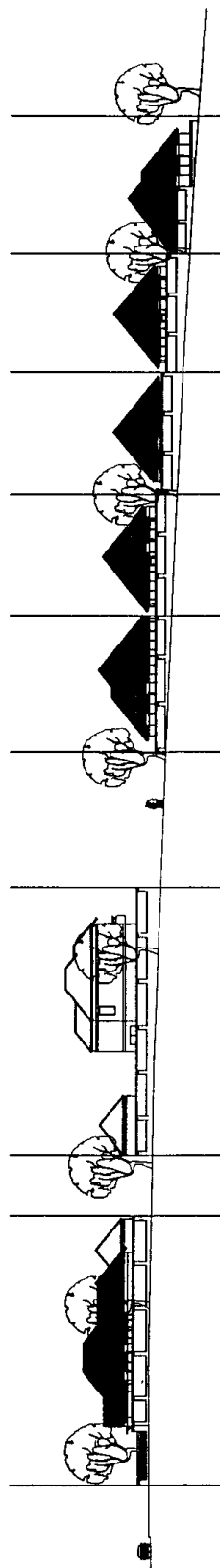
Southern Side of Dalecross Avenue

ELEVATION
E

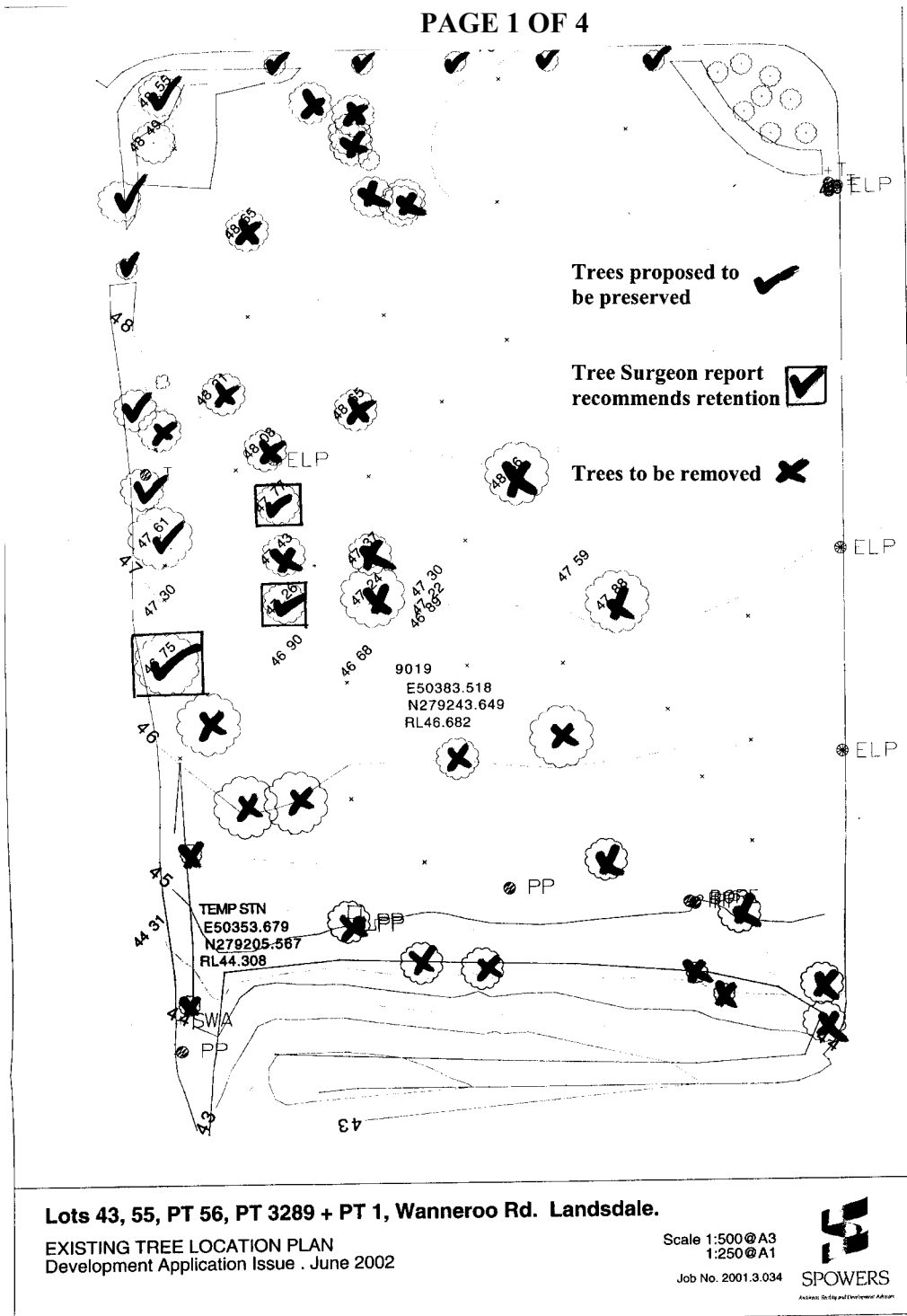


Northern Side of Public Road off Bryanston Pass

ELEVATION
F

ATTACHMENT 2
PAGE 8 OF 8

**ATTACHMENT 3 –
PAGE 1 OF 4**



ATTACHMENT 3 PAGE 2 OF 4

BOB'S TREE WISE MEN
SENTESS NOMINEES PTY LTD
P.O. BOX 656
INGLEWOOD 6932
Ph 92751585 Fax 93757770

Tree Report

For the residential development of Lots 43, 55, PT56, PT3289 + PT1 Wanneroo Road, Landsdale.

Trees as designated on drawing:

48x55 Eucalyptus calophylla (Marri)

Healthy specimen, has some dead wood and numerous heavy laterals. This tree requires removal of some laterals and lightening of others. An inappropriate tree near pedestrian traffic areas or buildings.

48x49 Eucalyptus calophylla (Marri)

Healthy specimen with a small amount of dead wood and some heavy low laterals. This tree requires removing of some laterals and lightening of others. An inappropriate tree close to pedestrian areas or buildings.

48x65 Eucalyptus melliodora (Yellow Box)

Healthy specimen requiring some selective pruning and light Crown Lift. An inappropriate tree close to buildings as it has a large root system

1x4 Eucalyptus cameldulensis (River Red Gum)

A stand of trees some of which are multi leaders. Some of these trees may have been lopped when young, the multi leaders may be epercormic shoots and therefore prone to breaking. These trees are currently small and will require maintenance in the future. An inappropriate tree close to buildings.

48x21 Eucalyptus maculata (Spotted Gum)

Healthy specimen requiring selective pruning of some heavy laterals and a light Crown Lift. Generally a safe tree but inappropriate close to buildings due to its large root system.

48x08 Eucalyptus citriodora (Lemon Scented Gum)

Healthy specimen with multi leaders, has some heavy horizontal growth. These trees are self pruning with regular branch break and therefore inappropriate near pedestrian traffic areas or buildings.

ATTACHMENT 3**PAGE 3 OF 4****48x65-2 Eucalyptus botrvoides (Southern Mahogany)**

The tree has evidence of previous lopping and therefore presents an inherent danger. This tree should be removed. The tree is located just east of the Lemon Scented Gum 48x08

47x77 Eucalyptus melliodora (Yellow Box)

A fine healthy specimen requiring no corrective action.

47x43 Casuarina cunninghamiana (River She-oak)

This tree is sound and presents no danger but not appropriate close to buildings due to its large root system.

47x26 Eucalyptus cameldulensis (River Red Gum)

Healthy specimen requiring some light selective pruning.

47x37 Eucalyptus cameldulensis (River Red Gum)

This specimen although healthy has a significant lean and poses some danger of uprooting itself in windy conditions.

47x24 Eucalyptus grandis (Flooded Gum)

Healthy large sprawling specimen with evidence of extensive previous branch break. Significant heavy lateral growth. These trees are notorious for branch break and have a very large root system. An inappropriate tree near pedestrian traffic areas or near buildings.

47x61 Casuarina cunninghamiana (River She-oak)

This tree is sound and would require very little selective pruning. This tree has a large root system and is inappropriate close to buildings.

46x75 Eucalyptus gomphocephala (Tuart)

Extensive dead wood throughout the canopy, some extremely heavy semi leaders and laterals. With extensive restoration this tree could be retained if not close to traffic areas or buildings.

47x30 Eucalyptus gomphocephala (Tuart)

Extensive dead wood and some very heavy laterals. Some of these laterals need removal or lightening. An inappropriate tree close to pedestrian areas or buildings.

48x56 Eucalyptus gomphocephala (Tuart)

Extensive dead wood throughout the canopy and numerous semi leaders and laterals. The base of the trunk has evidence of prior very heavy white ant infestation. Stability of this tree is suspect due to the very little heartwood at the base of the trunk and its large canopy. An inappropriate tree around pedestrian traffic areas or close to buildings.

ATTACHMENT 3**PAGE 4 OF 4****47x88 Eucalyptus gomphocephala (Tuart)**

Extensive dead wood throughout its large sprawling canopy and a great number of heavy laterals which are close to horizontal and therefore suspect and prone to branch break. The root system has been disturbed and many lateral and feeder roots severed. This tree may begin to decline in health due to unearthed root system and drop in surrounding soil levels. This tree is inappropriate close to pedestrian traffic areas and buildings.

1x1 Eucalyptus gomphocephala (Tuart)

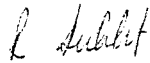
This tree has extensive evidence of previous branch break and dead wood. Many laterals are heavy and horizontal. This tree appears to be under some stress. This tree is inappropriate in pedestrian traffic areas or close to buildings.

1x2 Eucalyptus calophylla (Marri)

This tree has a burnt out trunk and therefore significant loss of heartwood and strength. This tree is an inappropriate specimen close to pedestrian traffic areas or close to buildings and should be removed.

1x3 Eucalyptus grandis (Flooded Gum)

Healthy large specimen with a sprawling canopy with many heavy horizontal laterals which are prone to breaking. The tree has a large root system. An inappropriate tree near pedestrian traffic areas or close to buildings.



R. Sublet
Tree Surgeon

Delegated Authority Reports

PD12-12/02 Subdivision Applications Determined by Delegated Authority for the Month of November 2002

File Ref:	S09/0008
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	12

Issue

Determination of subdivision applications processed in the period between 1 and 30 November 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 and 30 November 2002.

Recommendation

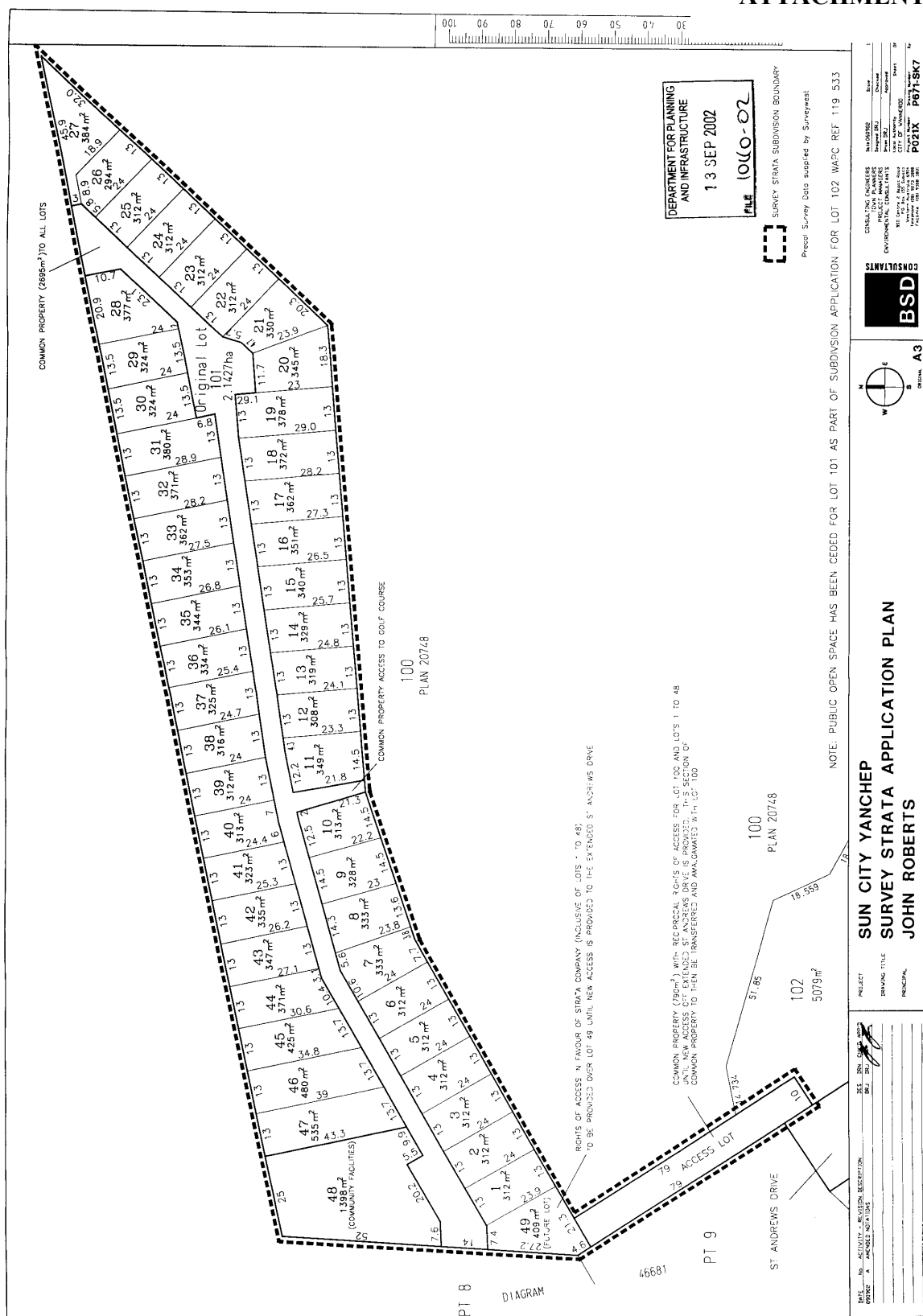
That Council NOTE the actions taken in relation to providing comments to the Western Australian Planning Commission on subdivision applications processed under delegated authority between 1 and 30 November 2002 as listed below:

Subdivision Application Delegations

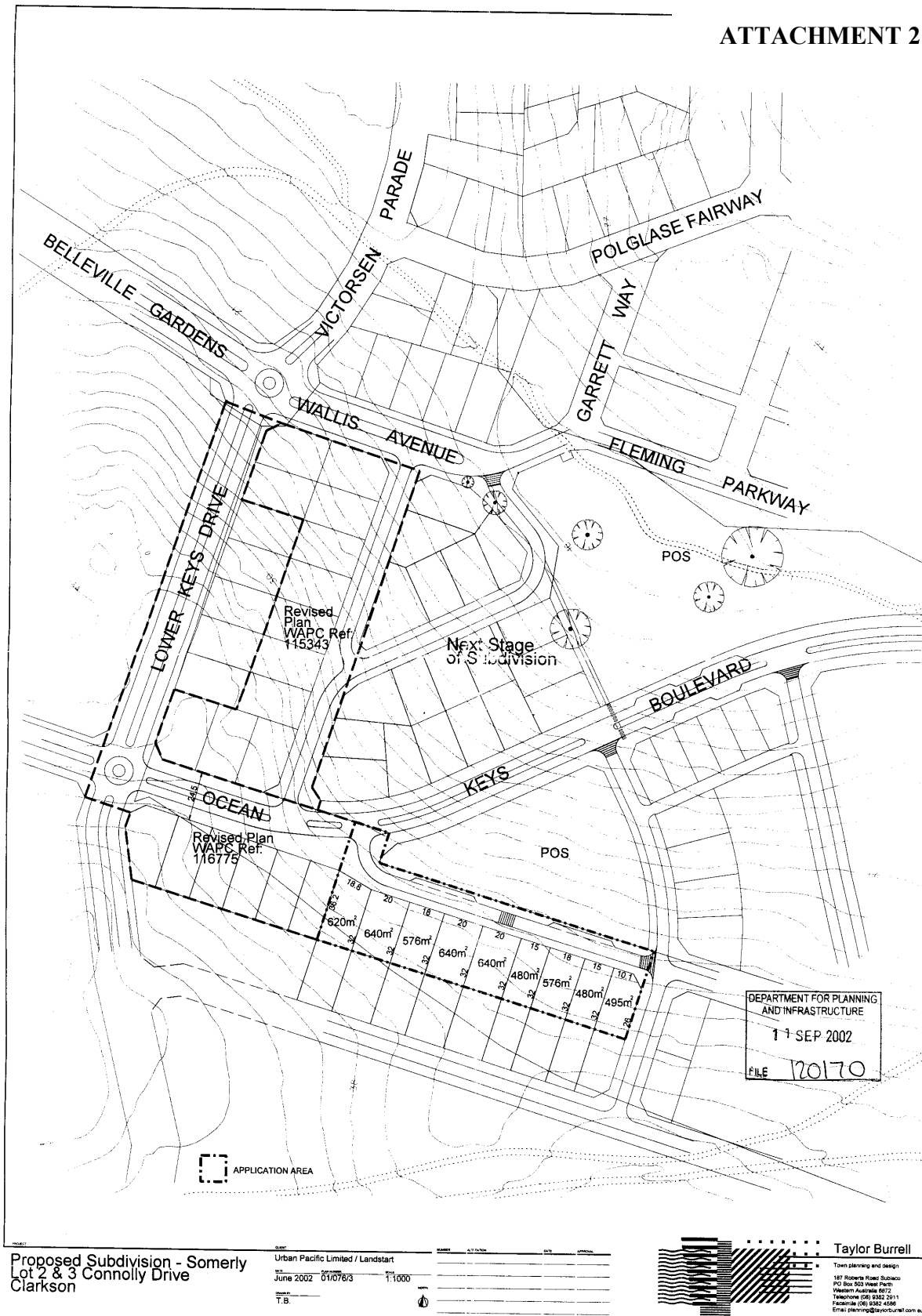
Att	WAPC No/ Received Date	Location / Owner LDU Category	DPS2 Zoning	Advice	WAPC Advised
1	1040-02 09/10/2002	Pt Lot 100 (140) St Andrews Drive, Yanchep Sun City Ltd SCU5	Local Authority Reserve – Public Use / Parks & Recreation Residential Private Clubs & Recreation	Supported	18/11/2002
2	120170 01/10/2002	Lot 2 (16) Polglase Fairway, Clarkson State Housing Commission & UPL (WA) Pty Ltd SCU1	Residential	Supported	05/11/2002
3	120290 17/10/2002	Lot 3 (1890) Marmion Avenue, Clarkson Phoenix Motors Pty Ltd SCU1	Centre	Supported	11/11/2002
4	120304 03/10/2002	Lot 2 (16) Polglase Fairway, Clarkson State Housing Commission & UPL (WA) Pty Ltd SCU1	Residential	Supported	11/11/2002

5	120382 08/10/2002	Lot 9006 (133F) Clarkson Avenue, Tapping Peet & Co Ltd ATF Yatala Unit Trust SCU1	Urban Development	Supported	15/11/2002
6	120491 18/10/2002	Lot 45 (421) Kingsway, Landsdale Gideon E Marcus & Myra Marcus SCU1	Residential	Supported	21/11/2002
7	120535 04/11/2002	Lot 400 (9) Westbrook Way, Girrawheen Homeswest Rentals SCU5	Residential	Supported	25/11/2002
8	120668 12/11/2002	Lot 1447 (10) Stonewall Circuit, Landsdale Geoffrey J Kendrick & Valerie J Kendrick SCU1	Residential	Supported	25/11/2002
9	120492 18/10/2002	Lot 9000 (131) Flynn Drive, Banksia Grove Homeswest SCU1	Urban Development	Supported	27/11/2002
10	1341-02 7/11/2002	Lot 136 (90) Ocean Drive, Quinns Rocks Rosalie Holland SCU5	Residential	Supported	15/11/2002
11	120495 18/10/2002	Lot 19 (94) Lee-Steere Drive, Mariginiup Kenneth & Maureen Keys SCU6	Special Rural 04	Not Supported	29/11/2002
12	120541 8/11/2002	Lots 14-17 Kingsway, Madeley Patanal/Caversham SCU1	Urban Development	Supported	28/11/2002

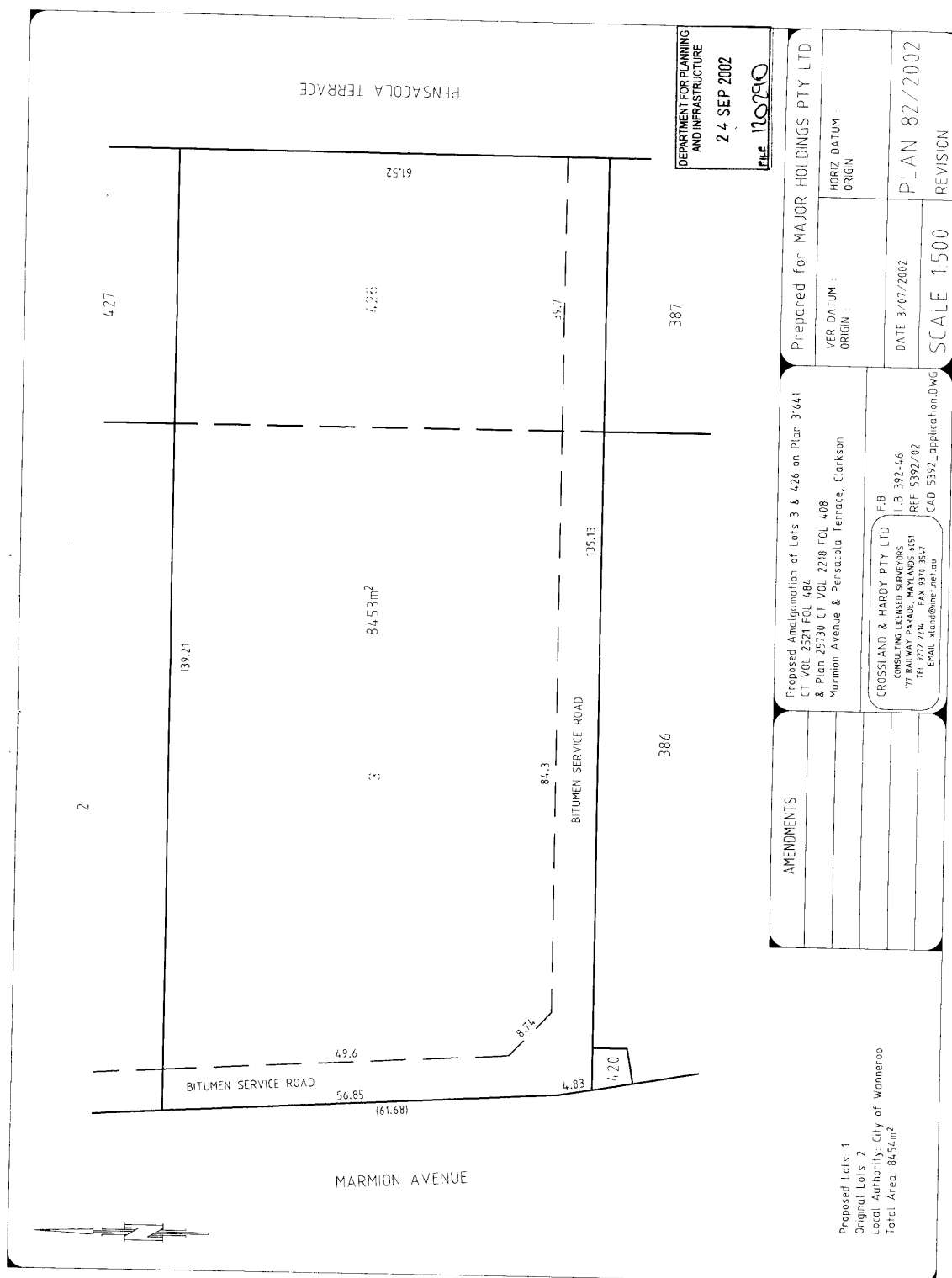
ATTACHMENT 1



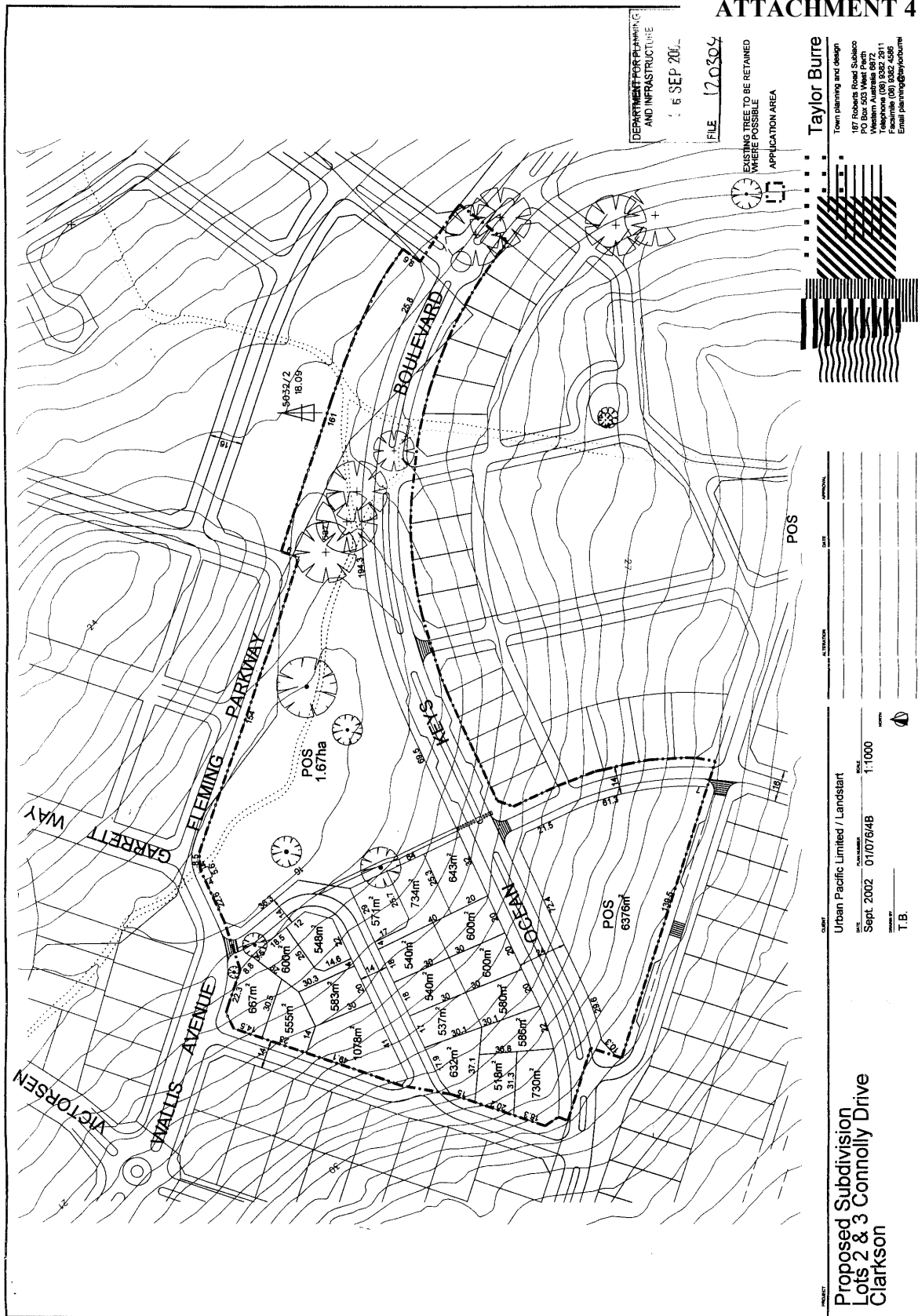
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



ATTACHMENT 6

**PROPOSED
SUBDIVISION**
LOTS 45 & 46 KINGSWAY
LANDSDALE

LEGEND

- Building and Access
Guidelines Required**
- open aspect fencing
 - houses orientated to POS
 - letterboxes
 - garage/driveway
 - set-backs and appliances
 - outbuildings
 - corrugated iron
 - service areas

subject to building and access
guidelines being approved by council

Subdivision Application
Area

DEPARTMENT FOR PLANNING
AND INFRASTRUCTURE
11 OCT 2002
FILE 129491

0 37.5 75m

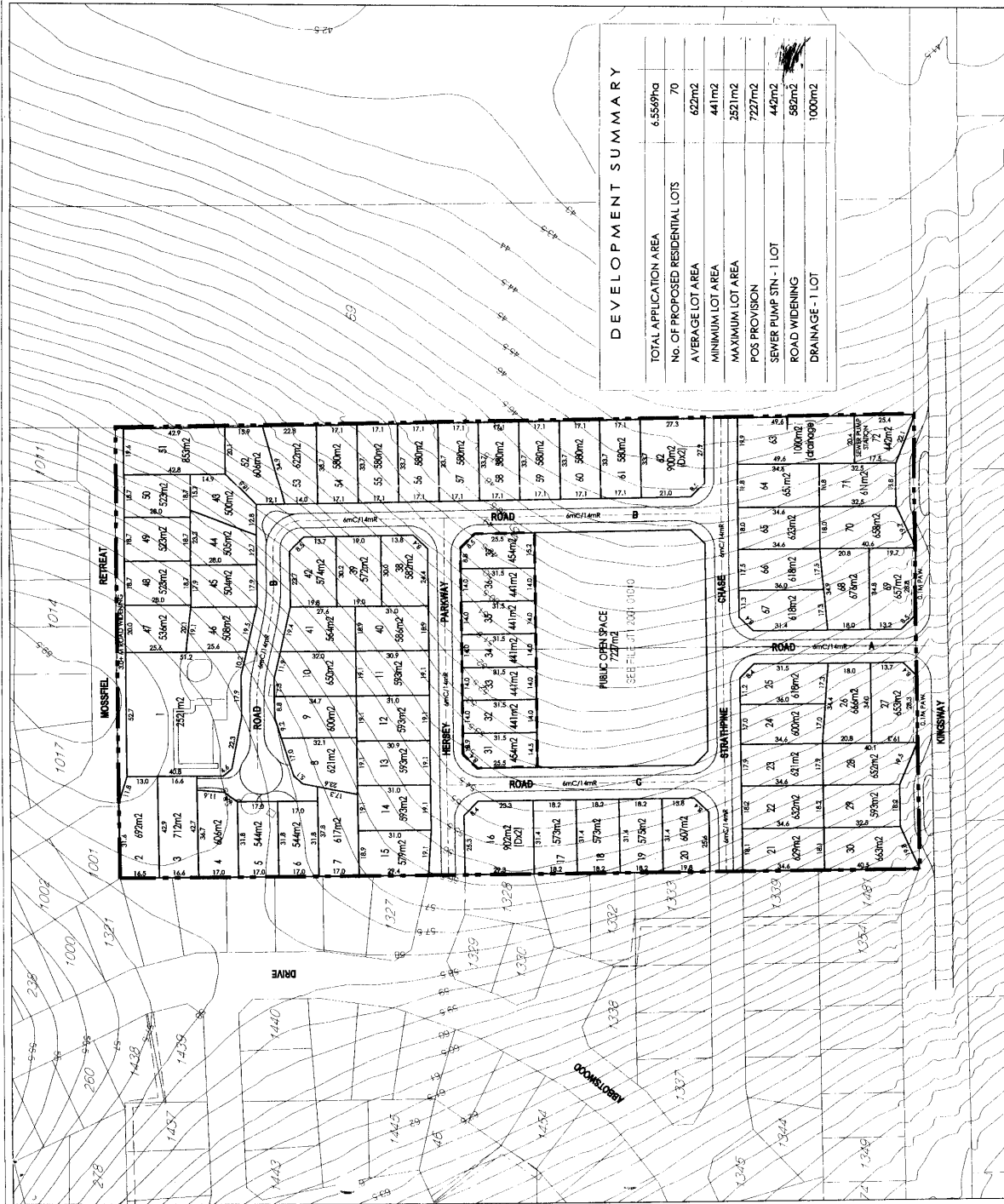
MYCIB PTY LTD &
CITYZONE HOLDINGS P/L : CLIENT
1:1,500 : SCALE
3 OCTOBER 2002 : DATE
2522-3-001 : PLAN
G. KOLASZ : PLAN
M. BANCROFT : DRA

Area and dimensions are subject to
Cartographers are responsible only and not
liable for any errors or omissions.
The concepts presented in this plan remain
copyright of KOLASZ.
No copies in whole or in part may be made
without the written consent of KOLASZ.

koltasz
DEVELOPMENT CONSULTANTS
TOWN PLANNERS PROJECT MANAGERS
PMB116, 108/144 1777 Brookfield Road
Source: Water Corporation

DEVELOPMENT SUMMARY

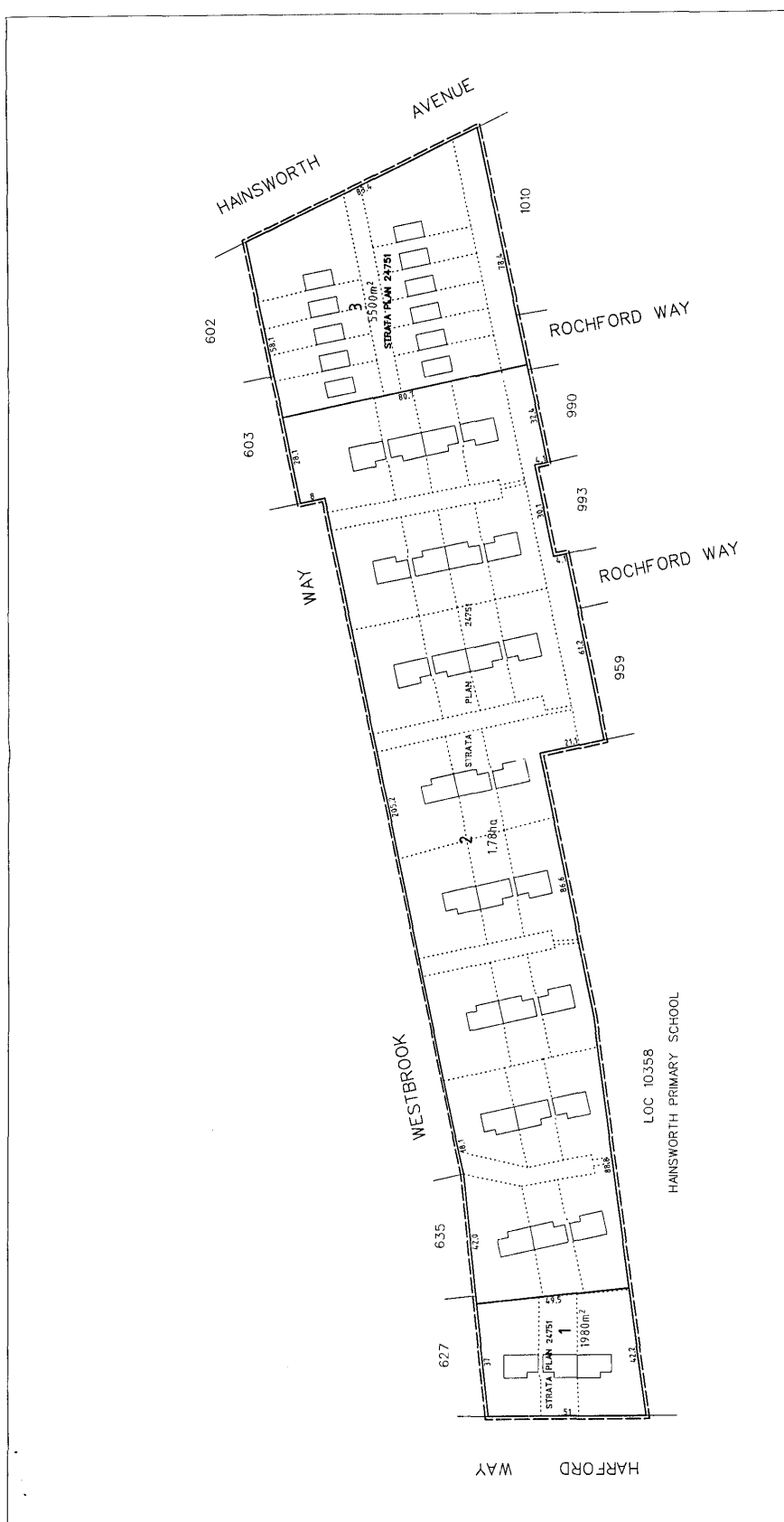
TOTAL APPLICATION AREA	6,556Pha
NO. OF PROPOSED RESIDENTIAL LOTS	70
AVERAGE LOT AREA	622m ²
MINIMUM LOT AREA	441m ²
MAXIMUM LOT AREA	2521m ²
POS PROVISION	7227m ²
SEWER PUMP STN - 1 LOT	442m ²
ROAD WIDENING	582m ²
DRAINAGE - 1 LOT	1000m ²



DEPARTMENT FOR PLANNING
AND INFRASTRUCTURE

18 OCT 2002

170535



LOCAL AUTHORITY - CITY OF WANNER00
LOCALITY - GIRRAWHEEN
NUMBER OF EXISTING LOTS 1
NUMBER OF PROPOSED LOTS 3
TOTAL AREA 2.53ha

EXISTING BDY	PROPOSED BDY
.....	_____

[illegible]

ATTACHMENT 8

TYPE FREEHOLD		AMENDMENT		BY	DATE
PURPOSE SUBDIVISION					
PLAN OF					
LOTS 46, 47 AND EASEMENT					
DISTRICT DOLA FILE		TOWNSITE LANDSDALE		LOCAL AUTHORITY CITY OF WANNEROO	
FORMER TENURE ON		INDEX BC34(2) 13.40		FIELD BOOKS 79980 80046 11850 81861	
VOL 2200 FOL 975		PUBLIC		SCALE: 1:500	
ALL DISTANCES ARE IN METRES		0 5 10 20 30 40m			
<p>SURVEYOR'S CERTIFICATE - Reg 54</p> <p>I, O.F. TEMBY</p> <p>herby certify that this plan is a correct representation of the survey and that the boundaries of the land shown on the plan are in accordance with the relevant written law(s) in relation to which it is lodged.</p>		<p>SURVEYOR'S CERTIFICATE - Completed</p> <p>I hereby certify that the completed plan is a correct representation of the survey and that the boundaries of the land shown on the plan are in accordance with the relevant written law(s) in relation to which it is lodged.</p>			
<p>Licensed Surveyor</p> <p>DATE</p> <p>FULL NAME</p> <p>LOCAL COMPANET</p> <p>BOOKET</p> <p>CERTIFIED CORRECT</p> <p>ASSESS No.</p>		<p>APPROVED BY</p> <p>WESTERN AUSTRALIAN PLANNING COMMISSION</p> <p>DATE</p>			
<p>IN ORDER FOR DEALINGS</p> <p>SUBJECT TO</p>		<p>DELEGATED UNDER S20 WAPC ACT 1985</p> <p>DATE</p>			
<p>FOR INSPECTOR OF PLANS & SURVEYS</p> <p>AUTHORIZED LAND OFFICER</p> <p>APPROVED</p>					
SHEET 1 OF 1		EDITION 1		VERS	

TOTAL AREA 3626m²

INTERESTS AND NOTIFICATIONS

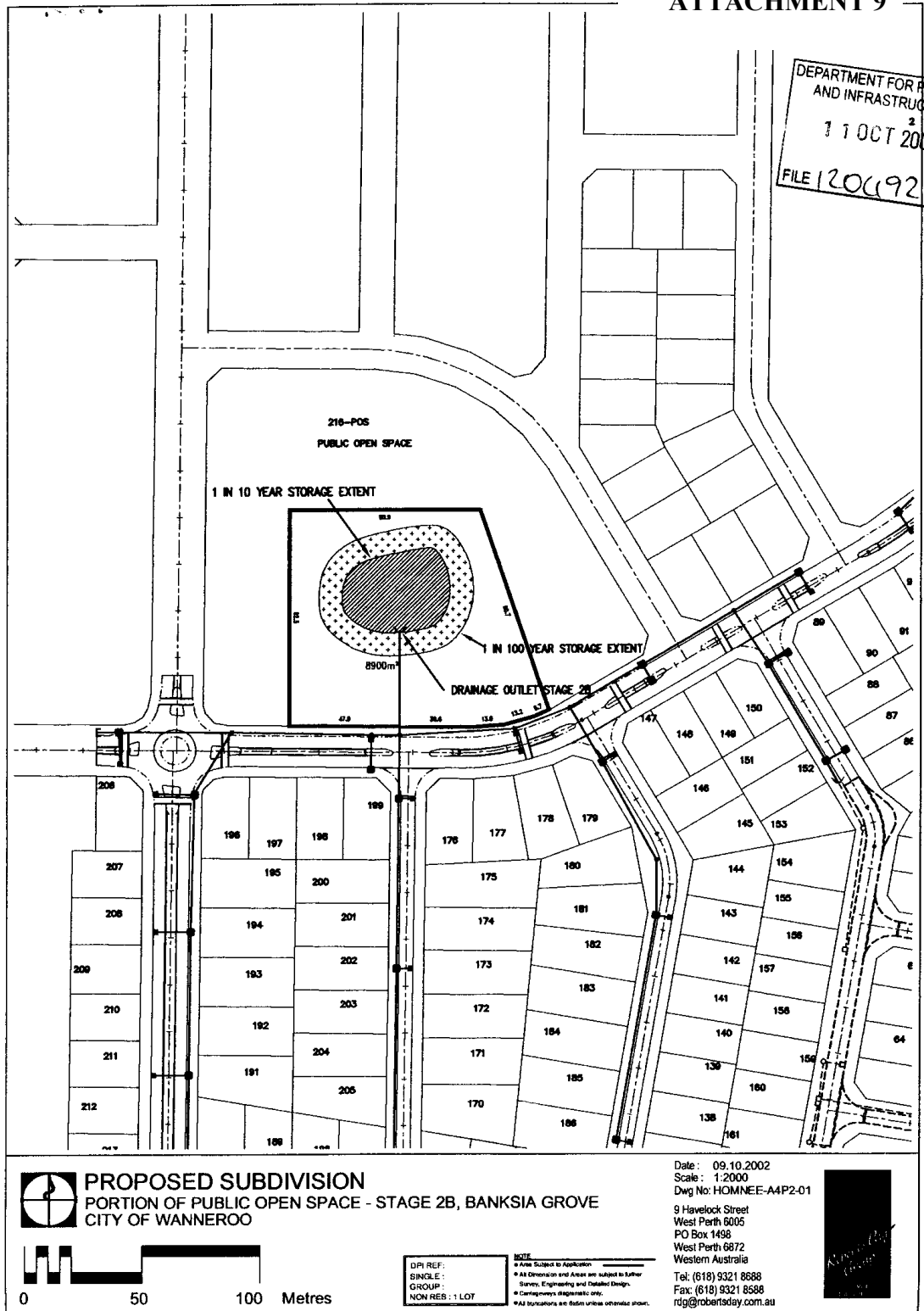
SUBJECT	PURPOSE	STATUTORY REFERENCE	ORIGIN	LAND BURDENED	BENEFIT TO	COMMENTS
⑥	EASEMENT (SEWERAGE)	SECTION 27A OF THE T.P. & D ACT REG 6	D 99874	LOTS 46 & 47	WATER CORPORATION	

DEPARTMENT FOR PLANNING AND INFRASTRUCTURE

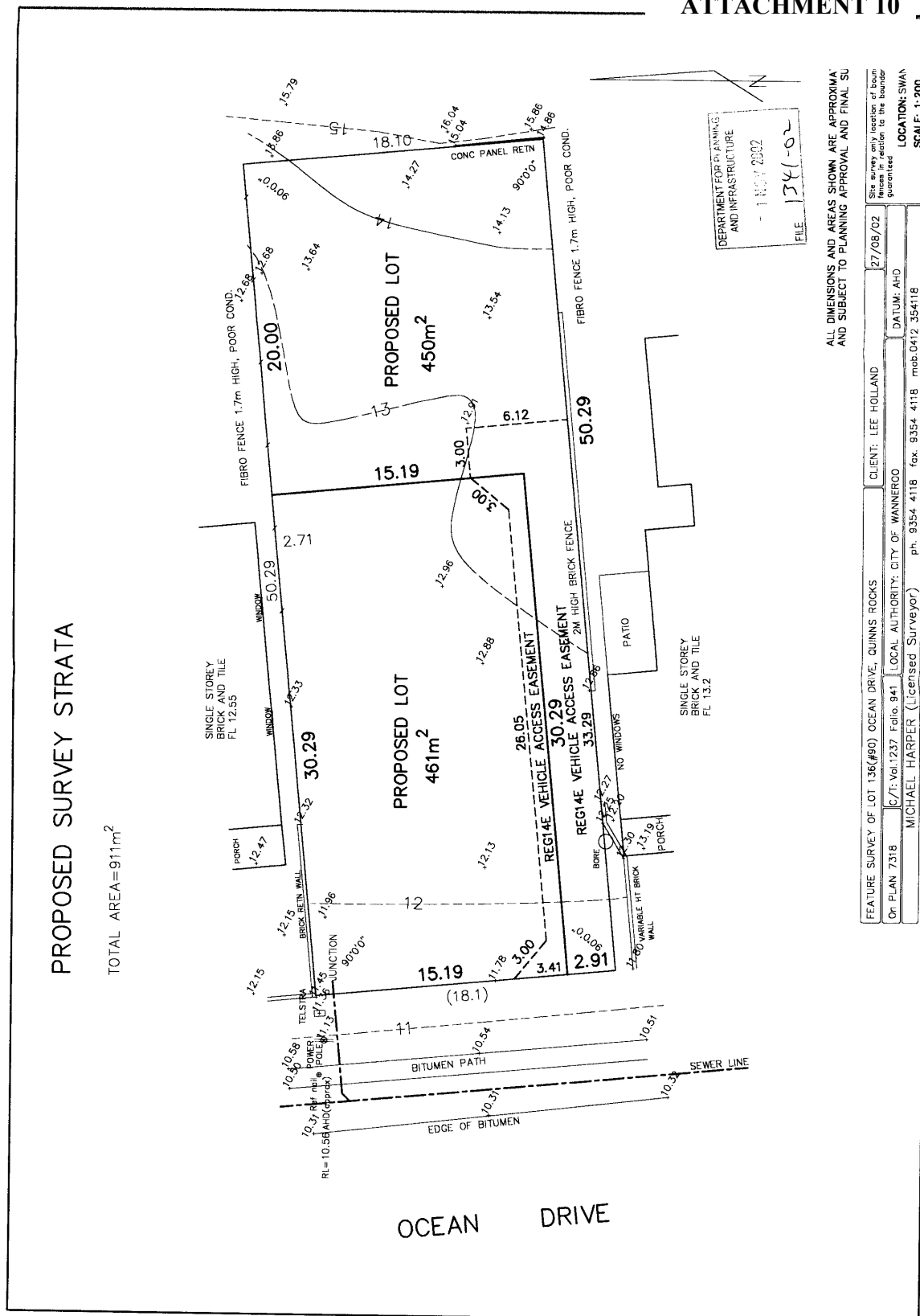
- 5 NOV 2002

FILE 12066P

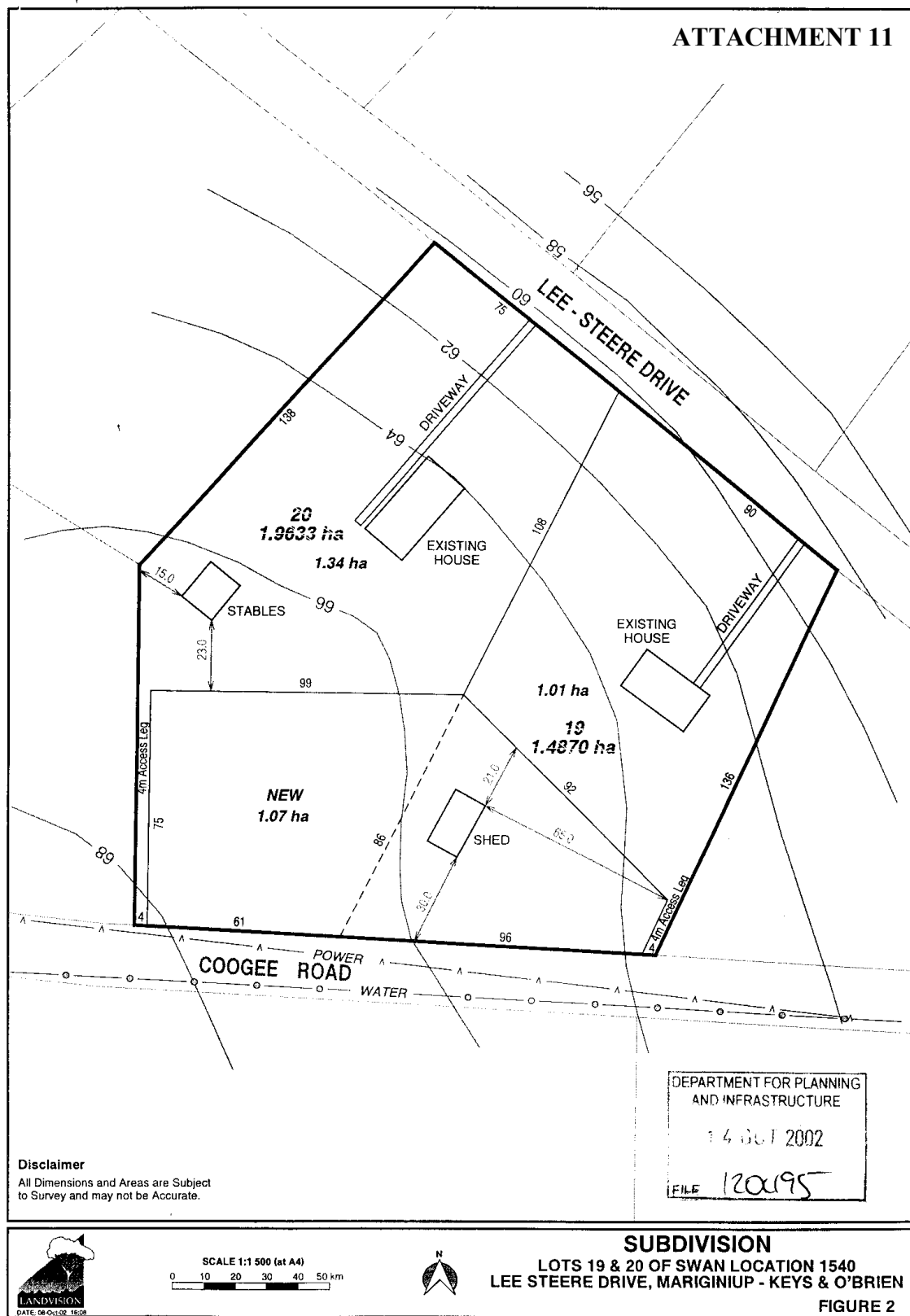
ATTACHMENT 9



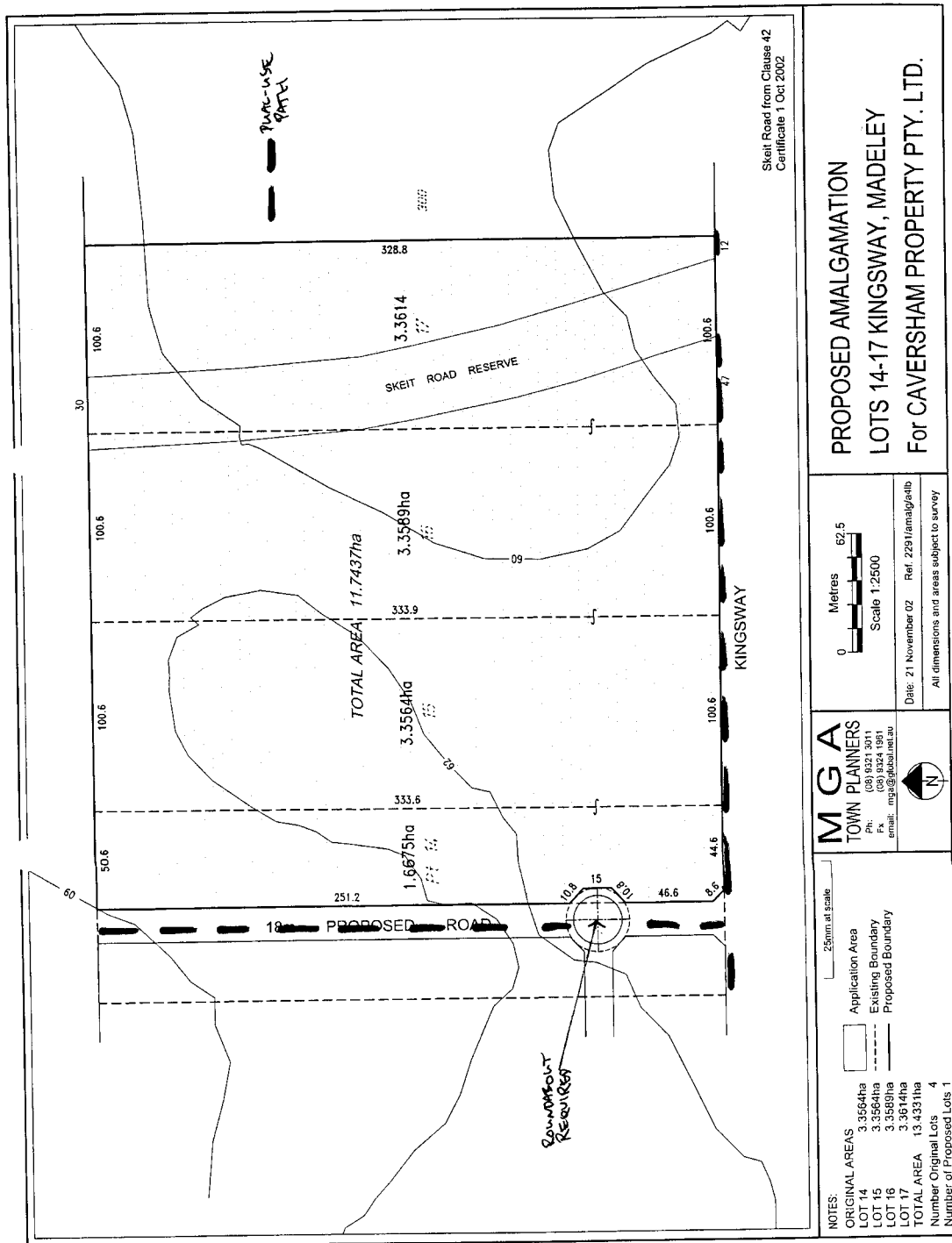
ATTACHMENT 10



ATTACHMENT 11



ATTACHMENT 12



Other Matters

PD13-12/02 Disposal of Part of Reserve 38260 Compass Circle, Yanchep.

File Ref:	PR36/0001V01
Responsible Officer:	Director, Planning and Development
Disclosure of Interest:	Nil
Attachments:	2

Issue

To consider the disposal of part of Reserve 38260 Compass Circle, Yanchep.

Background

The disposal of the Compass Circle portion of Reserve 38260 has been in contention since October 1991 and has been considered by Council on several occasions. Copies of previous reports highlighting this background are contained in **Attachment 2** to this report.

At its meeting held on 2 July 2002 (item PD11-07/02 refers) Council, amongst other things, authorised Administration to negotiate by private treaty at the valuation provided, in accordance with the provisions of section 3.58 of the Local Government Act 1995, with Monika Dunnet (who owns land on either side of the reserve) for the purchase of the part of Reserve 38260 in Compass Circle, Yanchep.

Council also resolved to advise Monika Dunnet that the proposal to dispose of the property by private treaty is subject to the procedures detailed in section 3.58 of the Local Government Act and as a result, Council may decide not to proceed with the sale by private treaty after considering any submissions as a result of the public advertising period.

At its meeting on 15 October 2002 (item PD06-10/02) Council considered the submissions received following the advertising period and resolved to refer the matter back to Administration to obtain an independent commercial valuation for the property. It should be noted that the City has previously sought legal advice in regard to this matter which confirms that irrespective of previous determinations by the Council, it had not entered into a binding contract to sell or dispose of part of Reserve 38260 to the owner of Lot 603.

Detail

Recreation Reserve 38260 was created as part of the subdivision of the surrounding land and is vested in the control of the City. The reserve comprises two non adjoining parts. One part is located in Hornpipe Court and the other is located in Compass Circle. It is the Compass Circle part comprising approximately 620 square metres that is proposed for disposal. **Attachment 1** indicates the location of the subject part of the reserve.

Section 3.58 of the Local Government Act 1995, provides that a local government can dispose of property to the highest bidder at a public auction or by public tender to a person who makes what is considered by the local government to be the most acceptable offer, whether or not it is the highest. A local government can also dispose of property by private treaty, provided that before agreeing to dispose of the property, the local government:

- Gives state wide public notice of the proposed disposal, describing the property concerned, the names of all parties involved, the consideration to be received by the local government and the market value of the land as ascertained by valuation carried out not more than six months before the proposed disposal.
- Invites submissions on the proposed disposal giving at least a two week comment period.
- Considers any submissions made and records in the minutes of its meeting the decision that is made and the reasons for it.

In May 2002, the Department of Land Administration advised that the Valuer Generals office had placed a valuation of \$65,000 on the Compass Circle part of the reserve. This valuation was made on the basis that the land was capable of residential development as a stand alone, freehold lot.

In accordance with Council's October 2002 resolution, the locally based licensed valuation firm of Ferguson Forde, Valuers and Property Consultants were instructed to assess the current fair market value of the land. To provide Council with full information on the value of the land, the valuer was instructed to separately assess the value on each of the three following principles:

1. As a vacant stand alone freehold title lot that is capable of residential development.
2. As vacant land that is to be acquired by an adjoining land owner for amalgamation wholly into either of the adjoining residential properties at Lot 603 (26) or Lot 830 (24) Compass Circle.
3. As vacant land that is to be divided equally between each of the adjoining Lots 603 and 830 Compass Circle.

The valuation report recommends the following values for each of the options:

1. As a vacant stand alone freehold title lot it is considered to have a market value of \$140,000.
2. As vacant land that is to be acquired for amalgamation wholly with either of the adjoining developed residential properties, firstly on the premise that after amalgamation with either adjoining property a strata lot might be approved, the value after costs is considered to be \$125,000 (It must be noted that the creation of a strata lot is hypothetical and a prudent buyer would require certainty before contracting to buy on this basis). Secondly on the premise that a strata lot would not be approved, the reserve is considered to add to the value of either of the adjoining lots by \$50,000.
3. As vacant land that is to be divided equally between the adjoining developed residential properties the reserve is considered to add to the value of each property by \$30,000 giving it an aggregate value of \$60,000.

The following assumptions and limitations were incorporated into the valuation assessments:

- No attempt was made to determine whether the site has any aboriginal significance;
- There was no obvious signs of contamination on the reserve land but if there is a requirement for this to be verified a specialist report would have to be undertaken;
- The Health Department of WA has confirmed the reserve land can be developed as a freehold title lot without provision of sewer.
- Support from the HDWA for the strata titling of the land with either of the adjoining properties without sewer being provided is unlikely.
- The cost of providing a sewerage system to allow the strata titling of amalgamated lots far outweighs the possible return on investment.

Consultation

The intention to dispose of the land by private treaty at the DOLA advised VGO valuation of \$65,000 was advertised in accordance with the requirements of the Local Government Act. Specifically, by advertisements on the notice boards of the Council offices and at each of its public libraries as well as in the “West Australian” newspaper and the “Wanneroo Times”.

The two week submission period, counted from the latest publication date, expired on 19 September 2002, with four objections being received. All objectors stated they would be interested in making an offer on the land.

Comment

The objections to the sale by private treaty were made on the grounds that this may not result in the true market value being received. Each objector indicated that Council should therefore place the land on the open market by either public auction or public tender to maximise the return.

In view of the submissions received and the recent commercial valuation advice, which indicates a market value of the land as a freehold lot which is substantially higher than the \$65 000 valuation indicated by the Valuer General, it is recommended that disposal of the land proceed by public auction. This will result in the City maximising the purchase price of the land for the benefit of its ratepayers and would still afford Mrs Dunnet an opportunity to acquire the land at market value. The Chief Executive Officer could be authorised to set an appropriate reserve price.

Statutory Compliance

If Council were to consider it appropriate to sell the land by private treaty to Monika Dunnet at the VGO valuation figure of \$65,000 it may enter into a contract of sale as it has complied with the requirements of Section 3.58 of the Local Government Act 1995 for a sale at that price.

If Council considers it appropriate to sell the land by private treaty to Monika Dunnet at any other price it will be necessary to again give state wide public notice of its intention, disclose the latest valuation and consider any submissions that are received.

Strategic Implications

Disposal of the reserve land is considered to be consistent with the Healthy Communities goal of the City's Strategic Plan, in terms of both providing and managing infrastructure to meet the needs of and lifestyle opportunities for our community.

Policy Implications

Nil

Financial Implications

Disposal of the reserve land by public auction as a stand alone lot will provide the opportunity for Council to dispose of an asset at its true value under 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 in the general locality of the reserve being disposed of.

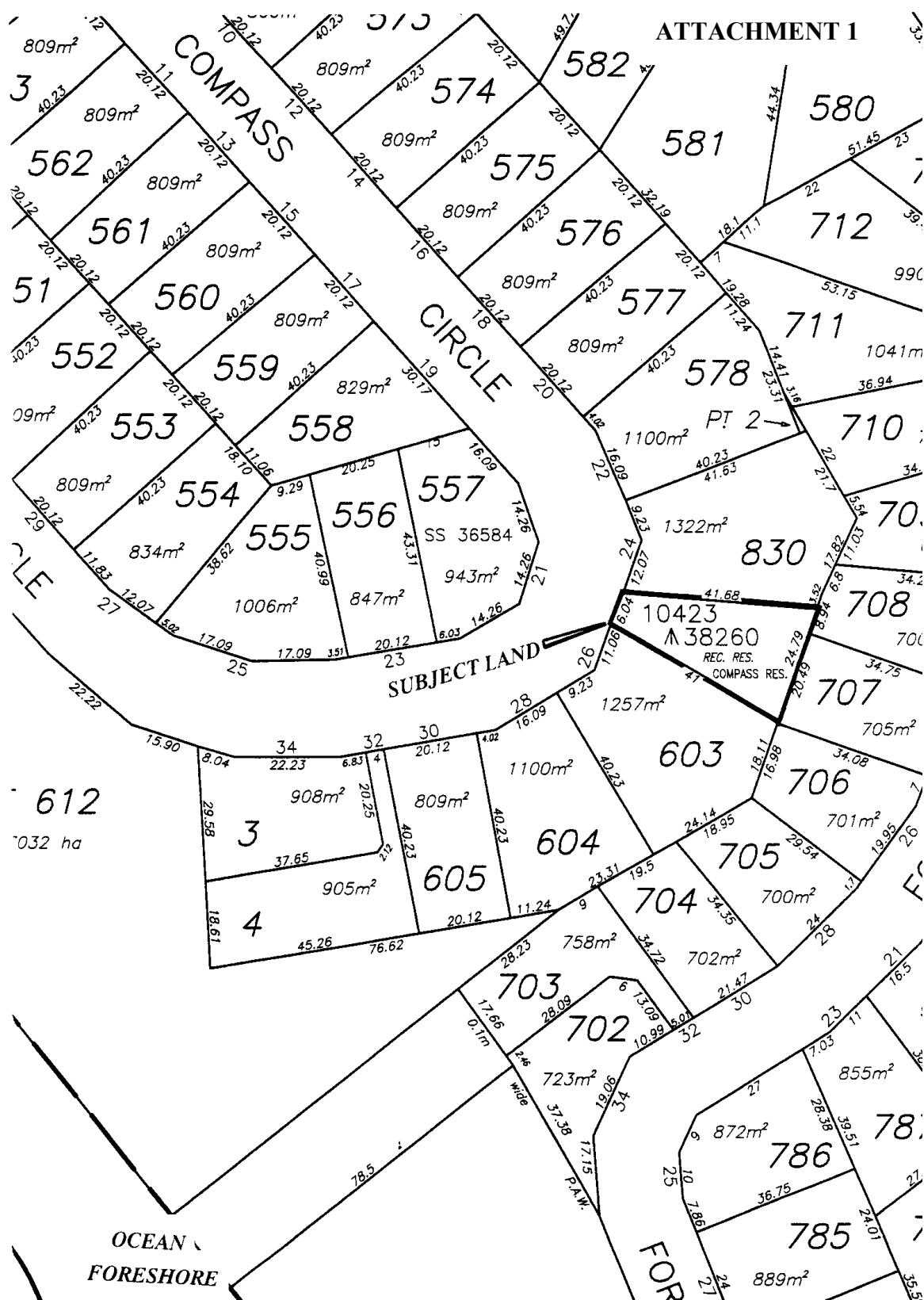
Voting Requirements

Simple Majority.

Recommendation

That Council:-

- 1. ADVISES Monika Dunnet that objections were received against the proposal to dispose of part of Reserve 38260 Compass Circle, Yanchep by private treaty and in view of this and recent commercial valuation advice, Council will place the land on the open market by public auction.**
- 2. AUTHORISES holding a public auction for the disposal of part of Reserve 38260 in Compass Circle, Yanchep with an appropriate reserve price being set by the Chief Executive Officer.**
- 3. SETS a date being 28 days after the issue of a Certificate of Title in the City's name for settlement of sale of part of Reserve 38260 in Compass Circle, Yanchep by public auction.**



ATTACHMENT 2

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COUNCIL

TWN

Resolution Memo 11

To: Records

From: Director, Planning and Development

Date: 8 July 2002

Council at its meeting of 2 July, 2002 resolved the following:

PD11-07/02 Disposal Of Part Of Reserve 38260 Compass Circle, Yanchep.

File Ref: 05112

Responsible Officer: Director, Planning and Development

Disclosure of Interest: Nil

Attachments: 3

Moved Cr O' Grady, Seconded Cr Monks

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.

LOST
4/10

For the motion: Cr Grierson, Cr Monks, Cr O' Grady and Cr Stewart.

Against the motion: Mayor Kelly, Cr Blencowe, Cr Goodenough, Cr Hughes, Cr Loftus, Cr McNamara, Cr Newton, Cr Salpietro, Cr Steffens and Cr Treby.

Alternative Motion

Moved Cr Loftus, Seconded Cr McNamara

1. NOTE Mayor Kelly and Councillors Goodenough, Newton, Treby, Salpietro SUPPORT a motion to REVOKE a decision of Council (the support of 5 Elected Members is required).
2. REVOKE by an ABSOLUTE MAJORITY the decision of Council made at its Ordinary Council Meeting on the 28th November 2000 and detailed below:

That Council:-

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COUNCIL

Resolution Item 11

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.*
3. AUTHORISE 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.
4. AUTHORISE Administration to negotiate by private treaty, in accordance with the provision of S3.58 of the Local Government Act 1995, with Monika Dunnet for the purchase of part of Reserve 38260 in Compass Circle, Yanchep as determined by the valuation provided.
5. APPROVE conditions being placed on private treaty negotiations with Monika Dunnet that:
 - (a) require settlement to occur within 30 days after registration of the land in the name of the City.
 - (b) an undertaking that Monika Dunnet will apply to the Western Australian Planning Commission for approval to amalgamate Part Reserve 38260 with her adjoining property.
6. AUTHORISE Administration to ADVISE Monika Dunnet that the proposal to dispose of the property by private treaty is subject to the procedures detailed in Section 3.58 of the Local Government Act and as a result Council may decide not to proceed with the sale by private treaty after considering any submissions as a result the public advertising period.
7. TRANSFERS the net proceeds from the sale of Reserve 38260 in Compass Circle, Yanchep to the City of Wanneroo Section 20A Land Reserve; and
8. ACKNOWLEDGE that the proceeds transferred to the Reserve in accordance with 3. above will be applied to Capital improvements to other recreation reserves in the general locality, in accordance with current DOLA Guidelines.

CARRIED BY ABSOLUTE MAJORITY

10/4

For the motion: Mayor Kelly, Cr Blencowe, Cr Goodenough, Cr Hughes, Cr Loftus, Cr McNamara, Cr Newton, Cr Salpietro, Cr Steffens and Cr Treby.

Against the motion: Cr Grierson, Cr Monks, Cr O' Grady and Cr Stewart.

ATTACHMENT 2**Page 3 of 18****COUNCIL****Resolution Item 11**

Reason for Amendment to Staff Recommendation

The former Administration did agree over ten years ago to sell the land to Monica Dunnet at the remnant land rate. Since that time, the sticking point has been at what rate she would pay, not whether she would buy it. This is a very small lot with a 10m frontage and approximately 500sqm. in amongst land which is around 900sqm. Mrs Dunnet owns the land on either side of the subject lot and has agreed to incorporate it into those lots, thereby eliminating the small lot. Selling it by private treaty means the \$63,000 raised must go into a specific reserve account and must be spent within the Yanchep Two Rocks area.

Cr Cvitan returned to Chambers at 9:15pm

NOTES FROM ISSUING OFFICER:**ACTION TAKEN BY OFFICER:**

ATTACHMENT 2

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**PD11-07/02 Disposal Of Part Of Reserve 38260 Compass Circle,
Yanchep.**

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.

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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 in order to amalgamate it with the two adjoining lots.

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 within the last 6 months.

Strategic Implications

This proposal is considered to be consistent with the Healthy Communities goal of the City's Strategic Plan in terms of both providing and managing infrastructure to meet the needs of, and lifestyle opportunities for, our community.

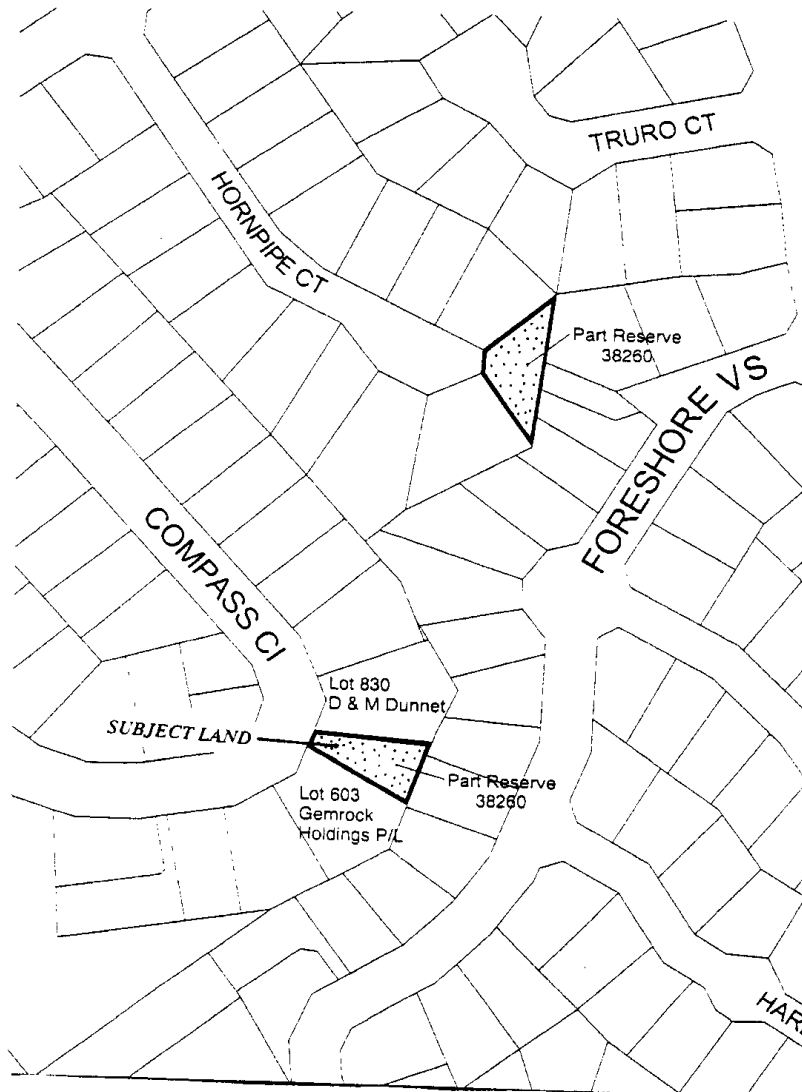
Policy Implications

Nil

ATTACHMENT 2

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ATTACHMENT 2



ATTACHMENT 2

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M E M O R A N D U M

TO: MANAGER, PLANNING SERVICES

FROM: DIRECTOR PLANNING & DEVELOPMENT SERVICES

DATE: 29 NOVEMBER 2000

FILE NO: 05112

COUNCIL MEETING HELD ON 28 NOVEMBER 2000

**W364-11/00 Disposal of Part of Recreation Reserve 38260,
Compass Circle, Yanchep**

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.



**DIRECTOR
PLANNING & DEVELOPMENT SERVICES**

Item No.	Date Actioned	Form of Action Taken

(Please return to (Sandy Bruyn), Planning & Development Services when the item has been actioned).

ATTACHMENT 2

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City of Wanneroo - Report for 28/11/2000

~~PD1-11/00~~ Disposal Of Part Of Recreation Reserve 38260, Compass
W364-11/00 Circle, Yanchep - [05112]

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.

ATTACHMENT 2

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

- 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.

ATTACHMENT 2
Page 10 of 18**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 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.

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.**
-

ATTACHMENT 2
Page 11 of 18

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.

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05112W 31297W

Terry Neale

11 April 2000

Mrs Monika Dunnet
5 Doongala Road
ATTADALE WA 6156

Dear Mrs Dunnet

PART OF CROWN RESERVE 38260 COMPASS CIRCLE YANCHEP.

The Office of the Parliamentary Commissioner for Administrative Investigations has provided the City with a copy of the report it sent to you in this matter.

The report concludes that the subject 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. The City accepts that conclusion and notes that it confirms the City's own view on the matter.

You are reminded that that you did not accept within the time specified, the offer made by the City in its letter dated 11 February 1999, to your consultant Mr Donald Brown, to sell the land for the then current valuation figure of \$55,000. Whatever other actions you chose to take it is clear that you have no contractual arrangements with the City in respect to the land and, the City is therefore free to put in place the disposal of the land on the open market. The City will now proceed to do that.

The most recent decisions on the part of the municipality were taken by the Joint Commissioners of the City. Given that the matter was referred by yourself to the Ombudsman at about the time a new Council was elected, and that Council has no knowledge of the matter, it is intended to inform it of the background and the Ombudsman's conclusion.

On reviewing the procedures for the disposal of Section 20A reserves that have been put in place in respect to the land it is clear that the signposting of the reserve and newspaper public notice, both of which are mandatory measures, have been complied with. However, advice by circular letter to the residents of the locality, which is an optional measure has not been done. It may be that the

Document2

ATTACHMENT 2
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Council, given the delays that have occurred may wish to inform the local community by that means.

It is possible also that the Council might now elect to dispose of the land by either private treaty on the open market or by public auction or public tender. Those options will be presented to it. However, again having regard for the delays that have occurred, disposal action will not be taken until all administrative and conveyancing prerequisites have been completed. Included in those will be a revaluation to set the disposal price.

Your desire to acquire the land is of course noted and, the City will advise you at the time the reserve is offered for sale.

Please telephone Mr Neale if you have any queries.

Yours faithfully



ROMAN ZAGWOCKI
Manager, Planning Services

CJ 32 - 02/99 &
SW ATTACHMENT 2
A. Page 14 of 18

**SW24-02/99 APPLICATION FOR RECONSIDERATION OF
DISPOSAL OF PART OF RECREATION RESERVE
38260 COMPASS CIRCLE, YANCHEP - [31297W]**

SUMMARY

The Council has previously considered an application from an adjoining landowner for the cancellation and disposal of a part of Recreation Reserve No 38260 in Compass Circle, Yanchep. The Council has agreed to the cancellation and disposal on the basis that the disposal price should be set by current valuation that recognises the potential of the subject portion to be sold as a separate lot on the open market.

The applicant does not accept that valuation principle and requests that the Joint Commissioners reconsider their previous decision and allow the land to be valued for disposal purposes on the basis that it is a remnant parcel that does not have a single lot potential.

BACKGROUND

The Joint Commissioners considered an application for re-consideration of an earlier resolution in respect to the disposal of part of Recreation Reserve No 38260 in Compass Circle, Yanchep, at their meeting held on 24 March 1998 (Item DP107-03-98 refers). That Report and resolution are shown as Attachment No 1.

The initial application to cancel the Reserve was made in mid 1991 by the then owner of Lot 603. The City advised Mrs Dunnet as the owner of Lot 830 of the proposal and asked if she would be interested in acquiring the half of the Reserve that adjoins her lot. Mrs Dunnet responded in the affirmative and furthermore stated that she would be interested in acquiring the whole of the Reserve if the owner of Lot 603 chose not to proceed.

The applicant owner of Lot 603 later sold that lot to Gemrock Holdings Pty Ltd.

In August 1995 the Town Planning Consultant then acting for Mrs Dunnet as the owner of Lot 603 requested Council to cancel the Reserve and amalgamate it wholly with Lot 603. Council agreed to that at its meeting held on 28 February 1996 and requested the Department of Land Administration (DOLA) to effect the required procedures and set a purchase price.

DOLA responded, in line with its usual practice, by giving a purchase price for amalgamation partly with both adjoining lots (\$15,000 each) or wholly with either lot (\$27,500 each).

DOLA included the statement that "It would appear desirable to the City if the land could be disposed of as a single lot as this method of disposal would certainly attract the highest value."

ATTACHMENT 2

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5. The sale by the City of an adjoining strip of land to Peet & Co in 1995 at a value rate of \$14.55 per square metre, demonstrates that that land was considered a remnant and was discounted accordingly.
6. The Joint Commissioners' recent decision in the matter appears to support the view that the land is not to be sold as a lot but as two remnant parts. The City's request for a valuation from DOLA should make this clear.

On 15 January 1999 the agent for Mrs Monika Dunnet and Gemrock Holdings Pty Ltd submitted formal offers on behalf of his clients for each of them to purchase the half width of the reserve that adjoins their respective landholdings at the price of \$7,000. This price is equal to the December 1998 price for each portion set by DOLA and referred to later in this report under the heading "Valuation".

Comment on Further Submission

The statement that the Joint Commissioners did not take into account the concerns and arguments put forward in the applicant's submission dated 25 February 1998 is not correct. That submission was itself the applicant's suggested wording for a letter that was to be written by the City to DOLA requesting a valuation of the land. As the wording did truly reflect the City's position as stated at a conference held earlier on that same date, the suggested wording was not adopted.

The statement that the Joint Commissioners' decision was based on the notion that the WAPC was insisting that the land be valued as a single lot, is not correct. The fact is that the Joint Commissioners were at all times aware that the land could be dealt with either as a single lot on the open market or as a lot that could be divided equally and amalgamated with the two adjoining properties or with one only of them.

The statement that the Joint Commissioners' decision of 24 March 1998 means that the land would not become a single lot takes too narrow an interpretation of the decision and fails to recognise that it was premised on the valuation being done on the basis that the land did have the potential of a single lot.

The land the City sold to Peet & Co was a long, narrow and irregular shaped strip, as shown on Attachment No 2. It does not have the characteristics of the subject portion of Reserve 38260 and it could rightly be considered a remnant.

The further submission does not contain any compelling argument that would render the Joint Commissioners previous resolution unfair or inequitable.

Valuation

Instructions were issued to DOLA to obtain a new valuation from the Valuer General's Office (VGO) for the land in accordance with the Council resolution that it was a small, narrow frontage single lot that would require an on-site effluent disposal system if it was offered for sale on the open market.

The instructions also requested that it be evaluated on the alternative basis of a remnant parcel for amalgamation equally with the adjoining lot numbers 830 and 603 and that the

ATTACHMENT 2**Page 16 of 18**

This statement 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 and since then the City has been attempting to achieve that result.

The current application was submitted by Don Brown Planning Services on behalf of Mrs Monika Dunnet and Gemrock Holdings Pty Ltd, who are the owners of the residential lots that adjoin each side of Reserve 38260. Mrs Dunnet owns adjoining Lot 830 in her own right and has a proprietary interest in Gemrock Holdings which owns the other adjoining Lot 603. The subject part of Reserve 38260 and the adjoining landholdings are shown on Attachment No 2.

The Joint Commissioners resolved to:

1. Offer to support the disposal of part of Reserve 38260 to the owners of Lot 603 and Lot 830 Compass Circle, Yanchep on a new valuation based on its potential as a small, narrow frontage single lot that would require an on-site effluent disposal system.
2. Support the division of part of Reserve 38260 valued as a single lot, in accordance with 1 above, for amalgamation equally with Lots 603 and 830.
3. Advise Mrs Dunnet that the offer to support the disposal of part of Reserve 38260 on this valuation basis will remain open for 60 days only.

The applicant was advised of the Joint Commissioners' decision by letter dated 27 March 1998 and, on 23 May 1998, the applicant made a request for further consideration by the Joint Commissioners.

Further submission

The request for reconsideration by the Joint Commissioners is made on the following grounds:

1. The earlier decision of the Joint Commissioners did not address the concerns and arguments put forward in the applicant's submission dated 25 February 1998.
 2. The Joint Commissioners' decision is based on the notion that the Western Australian Planning Commission (WAPC) insists that the land be treated as a single lot, and that notion is wrong.
 3. In determining if the land should be treated as a single lot or amalgamated with the adjoining land, the Joint Commissioners are obliged to have regard for planning considerations only.
 4. The Joint Commissioners' decision of 24 March 1998 that the land be offered for sale as two halves for amalgamation, means that the land would not become a lot and any advice to the Department of Land Administration (DOLA) for the purpose of establishing valuation should emphasise that intent.
-

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various arguments put forward by Don Brown Planning Services should be advised to the VGO for inclusion in its valuation criteria.

The advice from the VGO in August 1996 was that the land had a value of between \$60,000 and \$65,000 as a stand-alone lot. The December 1998 revised value on the same basis has been reduced to \$55,000.

The valuation advice received in June 1998 on the basis that the land was to be amalgamated with either one only of the adjoining lots or equally between the both of them, was \$27,500 if amalgamated with one of the lots or \$15,000 for each, if split equally between them. The December 1998 advice is that those values have been reduced to \$14,000 and \$7,000 respectively.

Statutory Requirements

Section 3.58 of the Local Government Act 1995 which deals with the disposal of property by a local government, does not apply to the disposal of a Crown Reserve.

1. The City does not propose to dispose of the land to a private party. The City is simply agreeing to the revocation of the Vesting Order it holds under the provisions of Section 50 of the Land Administration Act 1997 whereupon the land will revert to being an unvested Crown Reserve.
2. The cancellation of the land as a Crown Reserve will be effected by the Minister for Lands under Section 51 of the Land Administration Act 1997 and disposed of under Section 74 of that Act.
3. The voluntary revocation to the Minister for Lands of the Vesting Order by which the City has the care, control and management of the Reserve does not constitute a disposal of land within the meaning of Section 3.58 of the Local Government Act.

Even if it did fall within the meaning of "dispose" as defined by the Act, the Regulations made under Section 3.58(5)(d) exclude the operation of that Section where land is disposed of to the Crown.

RECOMMENDATION

That the Joint Commissioners endorse the decision of the City of Joondalup at its meeting of 9 February 1999 to:

- 1 **NOT SUPPORT** the offers dated 15 January 1999 made on behalf of Mrs Monika Dunnet and Gemrock Holdings Pty Ltd to each purchase one half of Reserve 38260 at the price of \$7,000;
- 2 **OFFER TO SUPPORT** the disposal of a part of Reserve 38260 jointly to Mrs Monika Dunnet and Gemrock Holdings Pty Ltd at a price of \$55,000 being its current market value as a small narrow frontage lot that would require an onsite effluent disposal system;

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- 3 ADVISE Mrs Monika Dunnet and Gemrock Holdings Pty Ltd that the offer to support the disposal of part of Reserve 38260 at the price of \$55,000 will remain open for 60 days only;**

 - 4 in the event that Mrs Monika Dunnet and Gemrock Holdings Pty Ltd do NOT ACCEPT the offer within 60 days authorise procedures to be put in hand for the disposal of part of Reserve 38260 by public auction.**
-

Technical Services

Tenders

TS01-12/02 Tender No 02277 - The Supply and Delivery of Three Side Loading Refuse Collection Vehicles and Trade/Outright Purchase of Three Existing Refuse Vehicles

File Ref:	S02277T
Responsible Officer:	Director Technical Services
Disclosure of Interest:	Nil
Attachment:	Nil

Issue

Assessment and recommendation of Tender 02277 – The Supply and Delivery of Three Side Loading Refuse Collection Vehicles and Trade/Outright Purchase of Three Existing Refuse Vehicles.

Background

The City's side loading refuse trucks, plant numbers 96704, 96705 and 96712 were purchased in December 1997 and are used by the Environmental Waste Services Business Unit for the collection of domestic waste.

The City's Domestic Cart Refuse Collection Replacement Programme recognises the optimum replacement time for side load refuse trucks is 5 years. On this basis provision was made in the City's 2002/2003 Domestic Cart Refuse Collection Replacement Programme to replace these three trucks. The 2002/2003 programme also includes the replacement of three further trucks, plant numbers 96706, 96707 and 96708. It is proposed to defer replacement of these trucks pending a review of the domestic pick up rounds. The three trucks that are proposed to be purchased in this tender and the eight trucks replaced last financial year are of a higher cubic capacity than the trucks replaced and the review may identify a surplus of trucks.

The three trucks selected to be changed in this tender are the oldest of the six in this year's programme and are likely to be the most expensive to maintain.

Detail

Tender 02277 was advertised on 28 September 2002 and closed on 15 October 2002.

The tender evaluation team comprising the Manager Building and Fleet Services, Manager Environmental Waste Services, Coordinator Waste Operations, Acting Workshop Supervisor and Fleet Officer, 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 vehicles offered and trade in prices
- Operational assessment; and
- Mechanical assessment.

The tender submissions received are as listed below;

- Skipper Trucks – supply of complete truck and trade of existing trucks
- MacDonald Johnston Engineering – supply of body only
- Wastemaster – supply of body only; and
- Smith Broughton & Sons – outright purchase of three existing trucks.

The tender from Skipper Trucks included the option of either of the bodies tendered by MacDonald Johnston Engineering and Wastemaster, therefore these have not been considered separately.

The following table details the purchase and trade prices offered.

Tenderer	Vehicle Offered	Purchase Price	Trade Price	Net Changeover
Skipper Trucks	Iveco Acco 2350/260 MJE Body	\$783,000	\$111,720	\$671,280
Skipper Trucks	Iveco Acco 2350/260 Wastemaster Body	\$816,630	\$111,720	\$704,910
Smith Broughton & Son	Purchase of trades		\$100,324	

The Tender Evaluation Team scored each tender for the supply of three side load refuse collection vehicles 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 Iveco Acco 2350/260 with MacDonald Johnston body 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.

Tender	Score
Skipper Trucks – Iveco Acco 2350/260 MJE Body	65.00
Skipper Trucks – Iveco Acco 2350/260 Wastemaster Body	64.66

2. Operational assessment.

Drivers from Environmental Waste Services rated these trucks on driver and collection effectiveness from MacDonald Johnston Engineering and Wastemaster bodies in the City's current fleet. This criterion represents 25% of the weighting applied and resulted in the MacDonald Johnston truck being preferred from an operational view.

Tender	Score
Skipper Trucks – Iveco Acco 2350/260 MJE Body	23.00
Skipper Trucks – Iveco Acco 2350/260 Wastemaster Body	18.00

3. Mechanical assessment.

The City currently has the tendered cab/chassis with both the MacDonald Johnston Engineering and Wastemaster bodies in the City's fleet and a mechanical assessment was carried out based on these trucks. The assessment covered specific areas under the groupings of service, parts availability and dealer after sales service. This criterion represents 10% of the weighting applied and resulted in the MacDonald Johnston Engineering truck being preferred from a mechanical assessment view.

Tender	Score
Skipper Trucks – Iveco Acco 2350/260 MJE Body	7.12
Skipper Trucks – Iveco Acco 2350/260 Wastemaster Body	6.56

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

Rank	Tender	Score
1	Skipper Trucks – Iveco Acco 2350/260 with MJE body	95.12
2	Skipper Trucks – Iveco Acco 2350/260 with Wastemaster body	89.22

Additional Requirements

Tenderers were requested to provide prices for an additional camera to be placed on each lifting arm. The provision of these cameras assists in the location of carts for collection. The following costs were received:

Tenderer	Price
MacDonald Johnston	\$1,050
Wastemaster	\$1,100

Tenderers were also requested to provide the cost of supplying a spare lifting arm and assembly unit. It is intended that the City purchase one (1) unit only (rather than one unit per vehicle) as this arm would be used as a service exchange unit to minimise Vehicle downtime. The cost of the spare lifting arm and assembly unit is:

Tenderer	Price
MacDonald Johnston	\$8,700
Wastemaster	\$9,750

In both of these options, MacDonald Johnston submitted the lowest tender price. The total cost for the additional requirements is \$11,850.

Comment

Based on the overall ranking of tenders it is recommended that the tender from Skipper Trucks for the supply and delivery of three Iveco Acco 2350/260 cab/chassis fitted with MacDonald Johnston side load refuse collection bodies be accepted. In addition to this, it is recommended that the City purchase three additional cameras for the lifting arms of each truck and one spare lifting arm for minimising service downtime.

This recommendation is made on the basis of trading the City's existing trucks, plant numbers 96704, 96705 and 96712 to Skipper Trucks for a net change over price of \$683,130.

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 and result in a budget surplus of \$54,870.

Tender					Budget				
Supplier Vehicle	Trade Plant #	Council Price	Trade Price	Change Over	Gross	Trade	Change Over	Budget Variance	Delivery
Skipper Trucks	96704	\$261,000	\$38,450	\$222,550	\$280,000	\$34,000	\$246,000	\$23,450	20-24 weeks
	96705	\$261,000	\$38,450	\$222,550	\$280,000	\$34,000	\$246,000	\$23,450	
Iveco Acco 2350/260 MJE Body	96712	\$261,000	\$34,820	\$226,180	\$280,000	\$34,000	\$246,000	\$19,820	
Sub Total		\$783,000	\$111,720	\$671,280	\$840,000	\$102,000	\$738,000	\$66,720	
Cameras (x3)		\$ 3,150							
Lifting Arm (x1)		\$ 8,700							
Total		\$794,850	\$111,720	\$683,130	\$840,000	\$102,000	\$738,000	\$54,870	

Voting Requirements

Simple Majority

Recommendation

That Council ACCEPTS Tender No 02272 from Skipper Trucks for the supply and delivery of three Iveco Acco 2350/260 cab/chassis fitted with MacDonald Johnston side load refuse collection bodies on the basis of trading three existing trucks, plant numbers 96704, 96705 and 96712, for the net change over price of \$683,130 including the purchase of three (3) additional cameras for the lifting arms and one (1) spare lifting arm and assembly unit.

Traffic Management

TS02-12/02 Wheelie Bin Sticker/Signs "Please Slow Down - Consider Our Kids" Project

File Ref:	S02/0009VO1
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider participating in an innovative road safety campaign targeting the reduction of speeds in the City's local neighbourhoods and to creating safer road environments for families and their friends.

Background

The Road Safety Council of WA is committed to reducing the speed of vehicles on the road network and consequently continues to conduct regular Community Education Campaigns targeting speed. The "*Please Slow Down – Consider Our Kids*" campaign is one of those initiatives that the City can become involved in to save lives on the City's roads.

The message "*Please Slow Down – Consider Our Kids*" is aimed at promoting slower speeds by:

- Raising awareness of the issue of speed;
- Directing motorists to slow down; and
- Encouraging social responsibility in the community by requesting consideration of the children of Western Australia.

To ensure that the message could be utilised on local roads by local residents, it is being promoted by RoadWise and was recently endorsed by the City of Wanneroo RoadWise Committee as being a proactive activity that the whole community could be involved in.

Detail

The message is available in a variety of formats including:

- Wheelie Bin Sticker – a self adhesive sign that can be attached to the side of a wheelie bin that faces oncoming vehicles. This allows local residents, Ratepayers Associations, and businesses to promote slower speeds and to show support of and commitment to road safety. It is placed on verges only on the allocated rubbish collection day.
- Letterbox sign - a smaller sign made of high impact polystyrene that is fixed to letterboxes, gates and fence posts located on entry to private property. This can be used by local residents, Ratepayers Associations, and businesses to promote slower speeds and to show support of and commitment to road safety.

- Fence signs – a medium sized sign made from high impact polystyrene that is fixed to letterboxes, gates and fence posts located on entry to private property. This can be used by schools, day care centres, retirement villages, hospitals/medical centres, shopping centres in order to promote slower speeds and to show support of and commitment to road safety.

All the signs, refer to **Attachment 1**, are highly visible as they have blue writing on a white background. The colour scheme has been approved by Main Roads Western Australia (MRWA) and does not replicate any existing regulatory or advisory signs in use in WA. *“It should be noted that replication of any existing regulatory or advisory sign is in breach of the Road Traffic Act 1974, Road Traffic Code 2000 and against MRWA Policy. This includes the use of symbols depicting speed zone signs and colour schemes.”*

Currently the City of Stirling is trialling the bin stickers and is collecting vehicle speed data in relation to the project to determine reductions in speeds on local roads. The results of the study should be available in 2003.

Consultation

Consultation by Administration with regard to this project, was undertaken with the City of Wanneroo RoadWise Committee, which supports a trial within the City of Wanneroo.

Comment

Research shows that people are more likely to comply with requests when they feel they have some sense of ownership, that is, they are more likely to take part in desired behaviour if they feel they are a part of it. The ability for the stickers/signs to be promoted by individuals and businesses voluntarily encourages ownership and displays a real commitment to the issue of speeding and the safety of children.

No paid advertising has been undertaken in relation to the project. However, both the City and RoadWise have received numerous requests/enquiries regarding wheelie bin stickers/signs. It appears that there is strong support from the community, schools and other Local Government Authorities. This in turn indicates that the sticker/signs are well regarded as a marketing/community education tool and demonstrates a high degree of acceptance and commitment by the community.

Recently the City conducted a Traffic Impact Study in Mindarie during which the working group that was formed, identified and recognised that education, on issues such as speed, needed to be addressed by the community. It is therefore recommended that a trial be conducted on those roads that have been identified with a speeding problem, particularly near schools and further monitoring of speed be conducted. It is further suggested that all wheelie bins adjacent to bus stops be targeted to provide additional coverage.

The cost to supply wheelie bin stickers is \$13,000 for 5000 and \$23,000 for 10,000 stickers. It is recommend that 5,000 stickers be purchased for the trial and the City applies through the RoadWise Committee for 50% funding, ie \$6,500, of the cost through RoadWise Community Grants. The City will need to fund the balance of \$6,500.

Statutory Compliance

Administration is mindful that replication of any existing regulatory or advisory sign is in breach of the Road Traffic Act 1974, Road Traffic Code 2000 and against MRWA Policy. This includes the use of symbols depicting speed zone signs and colour schemes.

Strategic Implications

The issue of speeding on local roads is congruent to the City of Wanneroo Strategic Plan (2002-2005) goals and strategies:

Healthy Communities,

2.4 *“To support safe and secure communities”*

To encourage and maintain partnerships with relevant stakeholders to develop and improve community services and facilities”.

Policy Implications

Nil

Financial Implications

The City of Wanneroo RoadWise Committee has the opportunity to apply for part funding of the cost of the wheelie bin stickers through RoadWise Community Grants. It is more likely to be successful if the City makes a commitment to this road safety project by contributing 50% of the cost. It is therefore recommended that a funding application be submitted to RoadWise for 50% (\$6,500) of the cost of the wheelie bin stickers.

The City of Wanneroo contribution can be partially funded with \$2,500 from the Traffic Services RoadWise Promotions Account No 51 60 62 628 4102 0001.

Funds were approved in the Infrastructure Services consultancy budget for the development of concept designs, costings and a prioritised schedule for upgrading the drainage outfalls to Lake Joondalup. Based on quotations received for the investigative and conceptual design works, and the estimated costs for survey and monitoring works, it is possible to reallocate \$4,000 from account No 51 60 62 623 4201 0001 – Infrastructure Services Consulting to help fund this traffic safety initiative.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. PARTICIPATES in the road safety campaign targeting the reduction of speeds in the City’s local neighbourhoods by promoting the “Please Slow Down – Consider Our Kids” message on the side of wheelie bins located on roads with an identified speeding problem, on roads abutting schools and at bus stops.**

2. **SUBMITS** an application for a Roadwise Community Grant of \$6,500 being 50% of the project cost for the purchase of 5,000 wheelie bin stickers promoting the message *“Please Slow Down – Consider Our Kids”*.
3. **NOTES** that the City’s contribution to the *“Please Slow Down – Consider Our Kids”* wheelie bin sticker project is to be partially funded to the amount of \$2,500 from the Traffic Services – RoadWise Promotion Account.
4. **NOTES** the following budget variation to reflect the reallocation of \$4,000 from the Infrastructure Services Consultancy account to meet the shortfall of \$4,000 in the Traffic Services – RoadWise Promotions Account for the City’s contribution towards the *“Please Slow Down – Consider Our Kids”* wheelie bin sticker project.

Cost Code	From	To	Description
51 60 62 623 4201 0001	\$4,000		Infrastructure Services Consultancy
51 60 62 628 4102 0001		\$4,000	Traffic Services RoadWise Promotions

ATTACHMENT 1



The signs for **Consider our Kids®** are part of an integrated campaign across Australia to help raise driver awareness about child safety. Everybody can do their bit in helping to inform drivers about the dangers of fast driving on residential streets.

They come in a variety of formats that can be utilised by councils, community and school groups, and concerned parents everywhere.



TS03-12/02 Mindarie Traffic Impact Study

File Ref: R0008V01
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment(s): Nil

Issue

To advise Council of the findings of the Mindarie Traffic Impact Study and address the recommendations contained in the report titled “Mindarie Traffic Impact Study (November 2002)”.

Background

Over the past three years Mindarie residents have raised concerns regarding excess traffic on a number of local roads such as Bellport Parade, Rothesay Heights and Rochester Drive and the construction of Anchorage Drive between Seaham Way and Rosslare Promenade (Report TS01-12/01 refers). Council resolved at that meeting to consider a funding allocation of \$25,000 for a Mindarie Traffic Impact Study, inclusive of an Origin and Destination Survey as part of its budget considerations for the 2002/2003 financial year. This was approved.

Subsequently, a 114 signature petition for the construction of the remainder of Anchorage Drive was tabled at the Council meeting held on 21 May 2002 (Report TS07-06/02 refers). A further petition with 472 signatures was tabled at the Council meeting on 11 June 2002 opposing the construction of the remainder of Anchorage Drive. Both petition organisers were advised of the pending Mindarie Traffic Impact Study and that their concerns would be addressed as part of the study.

City Administration commissioned SMEC Australia (Engineering Consultants) to undertake the Mindarie Traffic Impact Study and included a comprehensive consultation programme aimed at involving the community in developing a Local Area Traffic Management Strategy (LATMS) that addresses the various issues raised by the community. The study area covered the entire suburb of Mindarie, refer **Attachment 1**.

A copy of the report prepared by SMEC Australia (known as The Report) in conclusion of the study titled “Mindarie Traffic Impact Study (November 2002)” is available in the Councillors Reading Room and has also been distributed to the City’s Libraries.

An additional petition with 262 signatures was tabled at Council’s meeting on 5 November 2002 expressing concern “*for the safety of children using the streets surrounding Mindarie Primary School, namely Rothesay Heights and Abbeville Circle*”. The issues raised in this latter petition are addressed as part of this report.

In summary of the history regarding the development of Mindarie, the following points are considered to be of relevance to the study undertaken:

- Mindarie is still experiencing a level of growth both at the Harbour side development and in the final land development stages in the north-west of the suburb. There is further opportunity for more land development and growth to the south of the suburb. Consequently, the suburb contains many new houses as well as houses under construction and land for sale. This activity generates a significant amount of construction traffic, potential home buyers and visitors to display homes in addition to normal traffic and traffic generated by the Marina and Hotel.
- Anchorage Drive, which is classified as a local distributor in the Metropolitan Functional Road Hierarchy has been planned to loop from Marmion Avenue at the northern end of Mindarie, distribute traffic through the suburb and then reconnect as a dual carriageway with Marmion Avenue in the south. Currently the road is not constructed between Seaham Way and Rosslare Promenade. The need for completion of this road was one of the issues addressed in the study. In particular, the residents supporting the completion of the remainder of Anchorage Drive believed that this will resolve the perceived traffic issues on Bellport Parade and surrounding streets. The unconstructed section of Anchorage Drive is gazetted as a road reserve, but it is presently used as public open space which is landscaped and has a shared path running through it.
- The current developers, Mirvac Fini (WA) Pty Ltd, purchased the Mindarie Keys landholding from the Smith Corporation in late 1995. At this point a new Masterplan and Community Development Plan was developed with endorsement that the portion of Anchorage Drive not yet constructed be put on hold. A Traffic Impact Study was also received in support of the Master Plan and Community Development Plan and on review of this documentation by City Administration officers it is noted that the original traffic data utilised has never been updated in subsequent reviews. As a result of this scenario it is City Administration's opinion that "high order" traffic modeling be undertaken to establish the time frame for the design and construction of Anchorage Drive between Seaham Way and Rosslare Promenade.
- A new structure plan for the area, entitled Structure Plan No. 12 – Mindarie Keys Local Structure Plan, was submitted to the Western Australian Planning Commission in late 1998. This plan was adopted with some modifications including the change to the structure plan map to *"annotate the northern portion of Anchorage Drive road reserve to indicate that this portion of Anchorage Drive is to be landscaped and linked to the public open space system and the land is dedicated as an unconstructed road in the event that the northern portion of Anchorage Drive is required in the future."*

Detail

The report as prepared by SMEC Australia is summarised as follows:

Traffic Volumes

Existing traffic volumes were recorded by City Administration between July and September 2002 and seasonally adjusted as these months represent the off-peak season for the suburb. These volumes were used to determine AM and PM weekday volumes, weekend peak volumes and average weekday volumes, refer **Attachment 2**, 4 pages.

On weekdays the majority of the traffic in the suburb is carried by Anchorage Drive North and South, Rochester Drive and Rothesay Heights/Bellport Parade. The highest flows are 3,244 and 4,435 vehicles per day (vpd) on Anchorage Drive North and South respectively. Rothesay Heights has flows of 2,187, 3,233 and 2,195 vpd at different locations along its length, with 1,815 vpd recorded for Bellport Parade adjacent to Anchorage Drive North. These roads represent the current entry points to the suburb and the main link road through the centre of the suburb. Salerno Drive and Elliston Parade have significant traffic flows of 2,422 and 2,193 vpd respectively, which may be attributed to the schools located on these roads.

Assessment of the recorded volumes in accordance with AustRoads Guide to Traffic Engineering Practice Part 2 – Roadway Capacity and the Western Australian Planning Commission “Liveable Neighbourhoods Community Design Code” indicated that all of the roads in the suburb of Mindarie are currently operating well below their recommended capacity. Further information regarding Peak Hour traffic can be obtained from The Report.

The highest usage of current capacity for the weekend peak was recorded on Rochester Drive west of Marmion Avenue. This flow represents 13 – 28% of the upper and lower capacity limits. As mentioned earlier these traffic flows were recorded in the off peak season for the suburb of Mindarie. Tourist attractions in Mindarie include the hotel, some minor retail, boat ramps, restaurants and the beach. The SMEC representatives contacted the manager of the Hotel and the Mindarie boat ramps, who suggested that December and January were the peak months for the suburb and that the weekend is the main period affected by this seasonal attraction. It was estimated that in the vicinity of 80 boats in total per day on the weekend use the ramps during the peak months. This would be reflected by 1 trip with a trailer to and from the Marina each weekend day, which represents an additional 80 trips into the precinct and 80 trips out of the precinct per weekend day.

Analysis of the origin-destination survey data (which is discussed further in this report) undertaken for the weekend indicated that approximately 34 boat trips into the Marina were recorded. By comparing this to the estimate provided by the Hotel/Boat Ramp manager, it appears that in the peak season the number of boats using the facilities approximately doubles.

In addition to those using the marina facilities, trips are also generated by people using the restaurant, retail and hotel facilities. As a worst case scenario, it was assumed that the trips generated by these facilities also result in doubling the other traffic in the suburb. Therefore to allow for the current peak season traffic on a weekend, in a worst case scenario, double the total volume of traffic on each of the roads was assumed. Analysis indicated that Rochester Drive was utilising the most of its current capacity on the weekend at approximately 28% of the current available capacity. By doubling this volume, it would represent approximately 56% utilisation.

It was therefore considered that all of the roads in the suburb of Mindarie are currently operating well below their recommended capacities.

Crash Data

Crash data from Main Roads WA for the five year period from 1 September 1996 to 31 August 2001 was obtained and reviewed (refer Attachment 3). The main areas of concern in Mindarie, in terms of crash statistics, are at the intersections with Marmion Avenue. Roundabouts have been installed at both these intersections.

A funding submission for the 2003/2004 National BlackSpot Programme has been made to address the right angle crashes at the intersection of Rio Marina Way/Anchorage Drive, and for the provision of a shared path on the northern side of Anchorage Drive to address the crashes involving pedestrians.

Speeds

The posted speed limits on the roads within the study area are shown in Table 1 below.

Table 1: Posted Speed Limits

Road Name	Posted Speed (kph)
Marmion Ave (between Anchorage Drive and Hester Ave)	80
Quinns Road	50
Anchorage Drive (North and South)	60
Other local roads	50

Between the months of July and September 2002, the speeds and volumes of vehicles travelling in the study area were recorded, refer **Attachment 4**. The 85th percentile speeds represent the maximum speed of 85% of the vehicles monitored, and by comparing this with the posted speed limits, a good indication of any speed concerns in the suburb is highlighted. The highest recorded 85th percentile speed is 70kph, which was recorded on Anchorage Drive South between Kanda Place and Long Beach Promenade.

Rothesay Heights displays the next highest recorded speeds ranging from 56 to 59 kph in four locations. This is of a particular concern, as the Mindarie Primary School is located along this section of road and is the subject of the latest petition received by Council at its meeting on 5 November 2002.

Other schools in the suburb are located on Salerno Drive and Elliston Parade, both of which display 85th percentile speeds above the posted speed limit. These speeds are 57 and 55kph respectively. It should be noted that for certain periods of the day, the speed limit for these roads is restricted to 40kph in the vicinity of the schools and therefore should display a lower recorded speed than other roads.

Other roads in the suburb which display an 85th percentile speed greater than the posted speed limit and are as follows:

- Bellport Parade
- Seaham Way
- Abbeville Circle
- Rochester Drive
- Cristobal Crescent
- Bayport Circuit
- Rio Marina Way
- Long Beach Promenade

It is therefore considered that speeding is a serious issue for Mindarie, particularly on Anchorage Drive South and Rothesay Heights.

The character of Anchorage Drive South, with sweeping bends and a wide carriageway may be encouraging this type of driver behaviour. Rothesay Heights currently acts as the main distributor through the suburb, not as the local street it was designed to be. Drivers on a key distributor generally travel faster than those on a local road and the roads are normally designed for these speed differentials with speeds posted accordingly.

Origin and Destination Survey

Origin and destination surveys were undertaken to establish travel patterns of people using the road network in the study area and to provide input to the likely redistribution of traffic due to changes to the road network. Analysis of the results was undertaken using PLATES software and identified matches on the data between stations or along certain station paths. Time is used as the factor that distinguishes “through” traffic and traffic that has an origin or destination within the study area, ie., reason for being in the suburb, refer **Attachment 5** for the location of the stations. A summary of the three origin and destination surveys that were undertaken follows:

- **AM Peak For Typical Weekday**

The majority of traffic in the suburb is travelling to either Anchorage Drive North or to Anchorage South. Of the vehicles destined for Anchorage Drive South a significant number (269 vehicles) originated from the intersection of Rothesay Heights/Honiara Way.

Other significant destinations include Elliston Parade, which shows 185 vehicles coming from Anchorage Drive North or to Anchorage South. This may be due to people travelling into the suburb from Marmion Avenue at Anchorage Drive North, dropping children at the school(s) and then continuing out of the suburb through Elliston Parade. A total of 263 vehicles were recorded as having travelled from Anchorage Drive North and returning to the same point. This is attributed to people travelling into the suburb to either drop children at school or to use the fuel station or other services available on Anchorage Drive North and then leaving quickly via the same route.

- **PM Peak For Typical Weekday**

The origin destination matrix for the PM peak hour is similar to that of the AM peak hour. Again the majority of flows are destined for Anchorage Drive North and South. A total of 890 vehicles destined for Anchorage Drive North originate from the same location, ie., vehicles entering via the roundabout at Marmion Avenue and leaving via the same location. A significant number of vehicles (208) are shown travelling from Elliston Parade to Anchorage Drive North, which is the reverse of a significant flow in the AM peak hour.

- **Weekend**

The origin destination matrix for Sunday displayed a more diverse spread of destinations. Once again Anchorage Drive North and South are the main destinations for the suburb, with 1746 vehicles destined for the North and 2293 for the south. This represents an approximate split of 45% of traffic to the North of the suburb and 55% to the south on the weekend.

The results of the origin destination survey were factored in accordance with the traffic volumes to allow for the survey being undertaken in the off peak season for the suburb.

A key outcome of the analysis of travel paths is identification of the volume of traffic likely to use Anchorage Drive if it were opened. These results indicate that the flows likely to move to Anchorage Drive are not significant, although the provision of a higher speed road, with little or no driveways may attract more traffic. In addition, it should be noted that the key attraction in the south western portion of the suburb is the Marina precinct of which a large proportion is still undeveloped.

Local Area Traffic Management Strategy

The study involved the establishment of the Mindarie Traffic Study Group (MTSG) consisting of members of the Mindarie community, representing both residents, businesses and other community groups, ie., schools, residents groups, etc. An invitation to participate in the MTSG was delivered via a letter box drop in Mindarie and an advert placed in the Wanneroo Times (the Community Newspaper). Additional contact was also made with all businesses in Mindarie to encourage their participation in the study.

An outcome of the MTSG included a Draft LATMS with all proposed works prioritised through a multi-criteria assessment. The multi-criteria assessment to prioritise the proposed works in the strategy was undertaken with full involvement of the study group. The first step in the process involved the establishment of the criteria with which to assess the works. The final list of criteria included:

- Improvements to road safety;
 - Public transport;
 - Access to attractions (school, shopping, entertainment) for non-residents;
 - Pedestrian safety and connectivity;
 - Development of an efficient/appropriate road network;
 - Impact on business;
 - Community perception;
 - Safety around local schools; and
 - Residential amenity.
- The outcome of this process was an order of priority for the works proposed in both the immediate and medium to long term strategies.

Consultation

The Mindarie Traffic Impact Study involved a comprehensive consultation programme to ensure community involvement in the development of a Draft LATMS.

Extensive consultation was undertaken with every household within Mindarie receiving notification of the study and the request for nominations to participate on the MTSG. In addition, a second letter box drop was undertaken as a joint effort by the members of the MTSG, SMEC Australia and City Administration, in order to advise the community of the public meeting and the late change of venue.

All schools were notified but were not represented on the MTSG due to other commitments. However, each of the schools requested that they be kept informed throughout the study with the minutes of every meeting forwarded to each school. The Principal of the Mindarie Primary School indicated that several requests were put to the parents to raise their concerns during the study period and the public meeting. There was no feedback received so it is somewhat surprising to City Administration to receive the latest petition outlining the parents sudden concern for the safety of the school children.

It is noted that this petition was organised in parallel to the Mindarie Traffic Impact Study being undertaken. The issues raised in the petition are addressed in the “Immediate” and the “Medium to Long Term” strategies as per the outcome of the works undertaken by the MTSG.

Public displays of the Draft LATMS strategy were set up at four prominent locations, namely at the City of Wanneroo Civic Centre, Gumblossom Hall and at the local Mindarie shopping centres on Anchorage Drive North and South. These displays were available for viewing from Monday, 23 September through to Monday, 30 September 2002. The locations and dates of the public displays were advertised in the letter box drop calling for involvement in the study.

In the middle of the public display week, a public meeting was held at Peter Moyes Anglican School. The purpose of this meeting was to provide the community with a brief presentation on the study process, the development of the LATMS and to answer any queries or concerns that the attendees may have. This meeting also provided the community with another opportunity to comment on the Draft LATMS.

It should be noted that following the public meeting, the Mindarie Senior School, Peter Moyes Anglican School and Quinns Baptists School have recently held a meeting with RoadWise, Main Roads WA, City Administration, and Police in order to progress some of the suggestions arising from the public meeting and the recommendations of the study.

As indicated earlier, the Business community was also invited to comment on any issue they had. Their main comment related to the re-zoning of the parcel of land on Anchorage Drive North from “commercial” to “residential” and they expressed support for the construction of Anchorage Drive as this would sustain their business entity.

Comment

SMEC Australia representatives and the members of the MTSG (despite many and varied differences of opinion) made every effort to participate in a fair and professional manner in what was a very difficult and contentious study. SMEC Australia and the MTSG are to be commended for determining a strategy for the good of the whole Mindarie community for the immediate term and then ultimately for the medium to long term. This strategy covers issues around all the schools within Mindarie, it addresses speeds, crashes, traffic volumes, and future growth/development.

The following strategies are provided in order of priority as determined in consultation with the MTSG. The statements noted in *italics* identifies the agreed strategy with associated comment (if any) noted in normal font.

Immediate Strategies (2002/03 – 2004/05 financial years)

1. *Review the location of the bus stop at the Northern end of Bellport Parade and investigate the implications of relocating to Anchorage Drive.*
The location of the bus stop was considered a safety issue for children having to cross Anchorage Drive to attend school.
2. *Directional signage on Marmion Avenue directing visitors to the Marina.*
Providing directional signage for occasional visitors on Marmion Avenue, reducing the chances of traffic using the local streets when visiting the Marina.

3. *Investigate the use of traffic calming speed plateaus and painted centre lines on Elliston Parade and Salerno Drive.*
Safety around the schools and the speed of drivers was considered a significant issue in this area.
4. *Review parking, access and circulation on Anchorage Drive North and on Rothesay Heights in association with the schools.*
5. *Undertake a public education programme in an attempt to change driver understanding of the behaviour that is acceptable in Mindarie. This may include pamphlets, RoadWise Committees, Police, School lectures. Community Groups (local committees to be encouraged), Daytime running lights, Window Space (local businesses) and Trailer (electronic messaging). Community to be advised regarding the possible acquisition of a trailer by the City of Wanneroo.*

As a result of the number plate survey undertaken, it appeared that a large percentage of the traffic in the suburb was actually local traffic. Therefore by modifying driver behaviour, a significant number of issues in the suburb may be addressed.

6. *Undertake detailed traffic impact assessment for Mindarie including detailed modelling in order to determine the most appropriate land use for the remaining undeveloped marina precinct and vacant land on Anchorage Drive north near Bellport Parade. The assessment should be undertaken prior to any further rezoning of the precinct and should identify the most appropriate road network/hierarchy for the suburb.*
Subsequent information received from the City of Wanneroo indicated that “the zonings for both the undeveloped portion of the Marina precinct and the vacant land on Anchorage Drive near Bellport Parade have already been in place for a number of years and in both areas this has been subject to recent review. In the case of the Marina precinct, a report was considered by Council at its meeting on 5 November 2002 (Report No. PD07-11/02 refers) as a result of a proposal from the landowner, Mirvac Fini (WA) Pty Ltd, to generally reduce the residential density codes for the undeveloped portion of the marina and to reduce the amount of land zoned “mixed use” (which could accommodate commercial related uses). In the case of the vacant land on Anchorage Drive, near Bellport Parade, Council at its meeting on 3 September 2002 resolved to finalise an amendment to its District Planning Scheme to rezone this land from “Commercial”, “Business” and “Civic and Cultural” to “Residential” (Report No. PD02-09/02 refers). As each of these proposals represent “lower order” zonings, they will lead to modest reductions in associated traffic movements/volumes. Opportunities to review further zonings at each location is limited.
7. *Review, in conjunction with the Department of Planning and Infrastructure, the entire bus service through Mindarie, in light of planned railway extensions, including routing and time tabling and report back to the community.*
8. *Review the appropriateness of traffic calming measures for Anchorage Drive in its existing configuration to address speeding issues.*
9. *Review the appropriateness of traffic calming measures in Bellport Parade.*

10. *Review traffic calming measures at access points to Mindarie including rumble strips on Anchorage Drive North, posted speed limits painted on the road surface at Seaham Way, Rochester Drive and Anchorage Drive North and South (in conjunction with Main Roads WA).*
11. *Request Main Roads WA to establish a reduced speed zone in the vicinity of the schools on Elliston Parade, Salerno Drive, Abbeville Crescent and Bayfield Road over the entire day.*

There is considerable community concern over road safety in the vicinity of the schools. The recorded 85th percentile speeds also showed that drivers are not adhering to the posted speed limit in these areas. It was considered that this may be partially due to drivers being unaware of the time of day or of the times at which the 40kph speed limit applies. By establishing a reduced speed limit over the entire day, this confusion is limited and may result in better adherence.
12. *Investigate, in conjunction with Main Roads WA, the installation of school crossing signs in the vicinity of the schools in Mindarie.*
13. *Measures to discourage through traffic from using Mindarie as a short cut. Elliston Parade and Salerno Drive would almost certainly need traffic calming measures to discourage through traffic.*

The origin destination survey indicated that there were some locations where through traffic was a significant issue. Elliston Parade and Salerno Drive were the main two areas where through traffic was using Mindarie, although this may be due to delays experienced at the intersection of Quinns Road/Marmion Avenue.
14. *The schools of Mindarie to become actively involved in road safety planning for the suburb.*

Concern was raised by the Mindarie Traffic Study group that the schools were not involved in the study and that many of the issues of concern to the residents included safety around the schools.
15. *Initiate a review for a school crossing on Rothesay Heights.*
16. *Investigate the opportunities for additional boating facilities north of Mindarie, to distribute the demand for boating facilities.*

Whilst the Marina is a large attractor to the suburb of Mindarie, the residents would not like to see it expand to the proportions of the Hillary Boat Harbour. For this reason, it was considered that providing additional boating facilities to the north would distribute the use of the Mindarie Marina.
17. *Promote the establishment of RoadWise Committees for each of the schools in Mindarie.*
18. *Review the installation of a pedestrian crossing on Anchorage Drive south near the commercial centre.*
19. *Review the priority and safety at the intersection of Halifax Boulevard/Talara Circuit.*

There are currently issues concerning sight distance at this intersection and is the cause of numerous near accidents.

Medium to Long Term Strategies (2005/06 – 2009/10 financial years)

1. *Consideration of appropriate traffic measures to contain traffic should the marina precinct become very successful.*
Transport planning is an essential issue for a suburb such as Mindarie, particularly if the Marina precinct does become very successful. Visitors to the Marina should be discouraged from using local residential streets.
2. *Research the entitlements with regard to signage, eg., Can signs in Mindarie be personalised?*
3. *Lobby State Parliament for improved signage of speed limits.*
4. *Continuation of a public education programme in an attempt to change driver understanding of the behaviour that is acceptable in Mindarie. This may include pamphlets, RoadWise Committees, Police, School lectures. Community Groups (local committees to be encouraged), Daytime running lights, Window Space (local businesses) and Trailer (electronic messaging). Community to be advised regarding the possible acquisition of a trailer by the City of Wanneroo.*
It is considered a public education programme is an ongoing strategy.
5. *Ongoing Review, in conjunction with the Department of Planning and Infrastructure, of the entire bus service through Mindarie, in light of planned railway extensions, including routing and time tabling and report back to the community.*
Review of the bus service in Mindarie is an ongoing task. The suburb is a new suburb and is still developing. As the road network changes or further development occurs, there may be new considerations for the most appropriate bus servicing.
6. *Ongoing review of the appropriateness of traffic calming measures in Bellport Parade.*
Traffic calming measures are limited by the hierarchy of a road and the users of that road. If the bus service was removed from Bellport Parade, or if other changes to the road network reduced the volumes, then more aggressive traffic calming measures may be considered appropriate.
7. *The schools of Mindarie to become actively involved in the road safety planning for the suburb.*
8. *Use a portion of parkland at Rothesay Heights/Bellport Parade to provide parking for visitors to the park.*
9. *Relocate Mindarie Primary School staff parking on Rothesay Heights.*
10. *Consideration to retaining Anchorage Drive south as the main access to the marina precinct with only a narrow link through the Anchorage Drive road reserve. Some form of traffic calming would be required on the southern portion of Anchorage Drive in order to control driver behaviour. Modelling should be undertaken to determine the required timeframe.*

The origin and destination survey identified that all roads function within their design capacity and that traffic was not evenly distributed through the suburb. By opening Anchorage Drive and constraining the road from Marmion Avenue in the north, to Marmion Avenue in the south through appropriately designed and implemented traffic calming measures, good connectivity would be provided and the traffic load would be spread more evenly through the suburb. However, as Anchorage Drive South provides the main access to the marina, traffic calming needs to be limited so that sufficient capacity can be maintained when the Harbourside Village is completed and the marina/hotel complex is fully operational. This scenario could eventuate within a five year timeframe and “high order” traffic modelling would provide the appropriate timeframe for the construction of the Anchorage Drive north/south connection.

11. *Undertake detailed traffic modelling to determine the required timeframe for construction and opening of Anchorage Drive. Investigate the need to change the character of the road throughout its entire length to control driver behaviour.*

Indications to date with regard to the harbour side development may mean that demand will be met in 18 months and that the Harbourside Village may be fully developed. Trip generation from the village will need to be factored into the ‘current’ traffic volumes, as will the number of trips generated by visitors/patrons of the marina/hotel complex. Added to this will be the number of vehicular trips generated by any new land development south of Rio Marina Way. Detailed traffic modelling in support of Strategy 6 (Immediate Strategy) may need to be considered by 2004/2005 so that a timeframe can be established for the design, construction and opening of Anchorage Drive. Strategy 10 indicates that this opening of the closed section of the Anchorage Drive road reserve should only be a ‘narrow’ link to provide access for ‘local’ traffic only, ie, the construction of the proposed Anchorage Drive link should be configured so as to discourage visitors to the marina/hotel complex who need to be aware that Anchorage Drive South is the preferred route.

12. *Ensure the new suburb developing south of Mindarie has appropriate access to Marmion Avenue.*

13. *Signalise the intersection of Rochester Drive/Marmion Avenue when it meets the warrants for signalisation.*

Statutory Compliance

Nil

Strategic Implications

The issues identified in the Mindarie Traffic Impact Study are congruent to Council’s Strategic Plan for *Healthy Communities*, that is “*To support safe and secure communities*” with the objective; *To provide appropriate infrastructure to approve safety and security within the community*”. Furthermore, “*To provide and manage infrastructure to meet the need of our community*” with objectives; *To encourage and maintain partnerships with relevant stakeholders to develop and improve community services and facilities* and “*To explore opportunities for the re-development of existing facilities and areas to be more suited to changing community needs*”.

Policy Implications

Nil

Financial Implications

An amount of \$100,000 has been listed in the City's Draft Four Year Traffic Management Capital Works Programme for 2003/2004 to address traffic management proposals and associated public education programme development arising from the LATMS. This figure will need to be refined during the budget process. However, a further amount of \$50,000 will be required in the future to undertake "high order" traffic modelling to establish the time frame for the design and construction of Anchorage Drive between Seaham Way and Rosslare Promenade.

Voting Requirements

Simple Majority

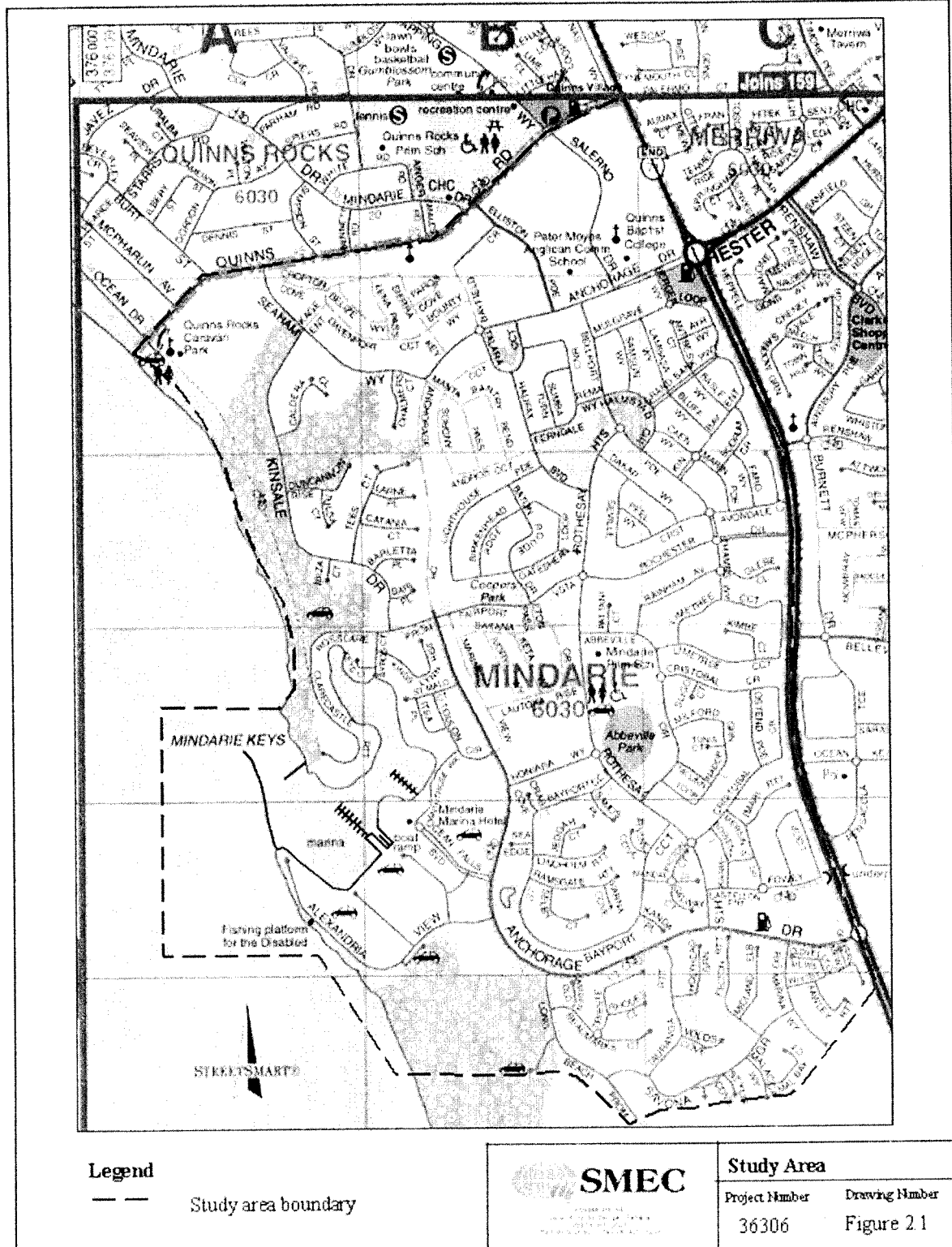
Recommendation

That Council:-

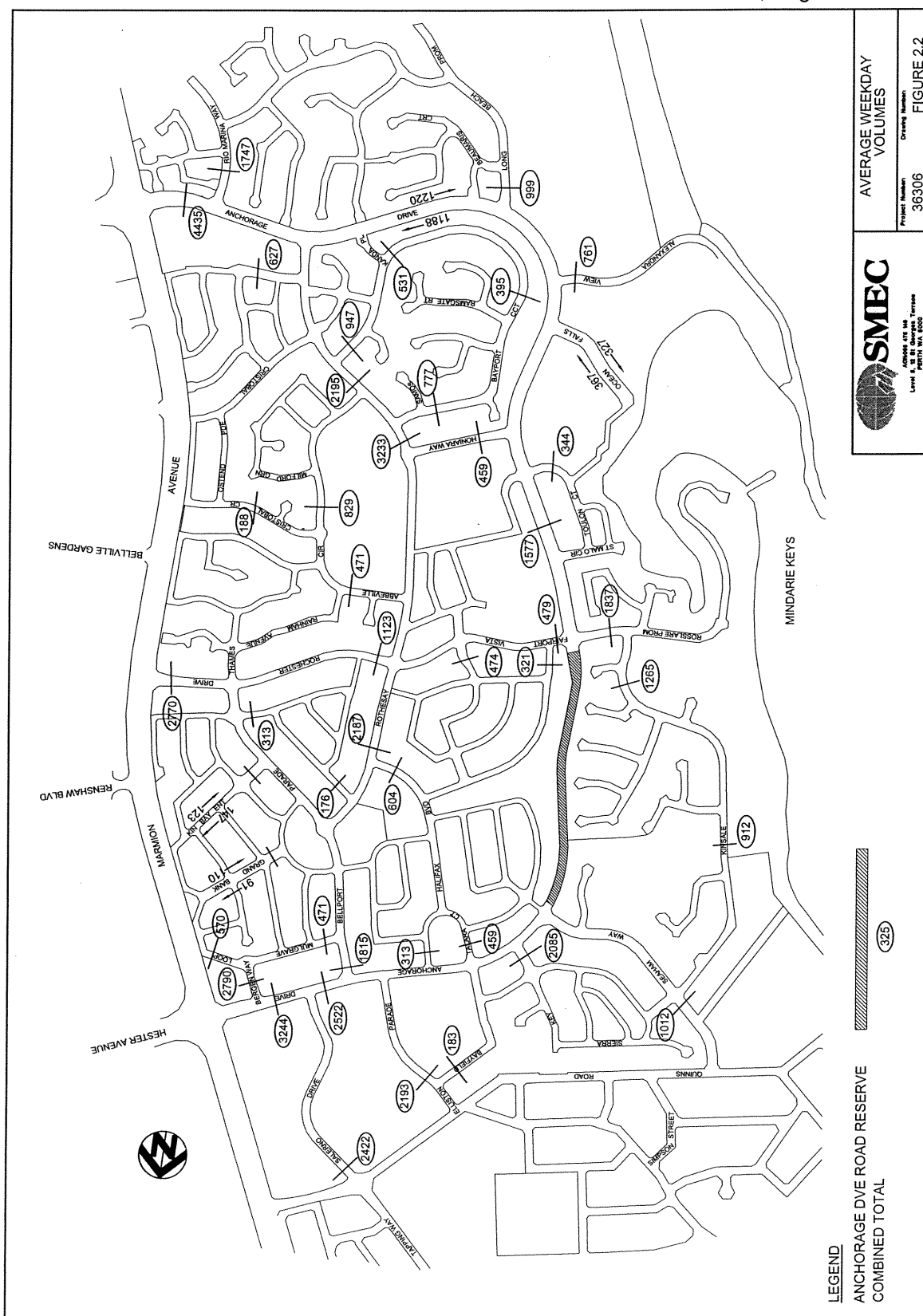
- 1. RECEIVES the Mindarie Traffic Impact Study (November 2002) Report as prepared by SMEC Australia.**
- 2. ACCEPTS the recommendations arising from the Mindarie Traffic Impact Study (November 2002) Report for the Immediate Term and Medium to Long Term Strategies.**
- 3. REQUESTS that each school located within the suburb of Mindarie establish a Roadwise Committee in order to progress and resolve parking issues, school crossing issues and public transport issues.**
- 4. REQUESTS that Main Roads Western Australia establish a reduced speed zone in the vicinity of schools on Elliston Parade, Salerno Drive, Abbeville Crescent and Bayfield Road.**
- 5. REQUESTS the Department of Planning and Infrastructure – Transperth to review Bus Services throughout the suburb of Mindarie and in particular, the provision of a service to meet the needs of the school population within Mindarie.**
- 6. CONSIDERS funding in the City's Draft Four Year Traffic Management Capital Works Programme to address traffic management proposals and associated public education program development for Mindarie as part of its consideration of Capital Works Budget funding for 2003/2004.**
- 7. THANKS each of the members of the Mindarie Traffic Study Group for participating in the Mindarie Traffic Impact Study.**
- 8. ADVISES the petition organisers of the following petitions of its decision regarding the outcome of the Mindarie Traffic Impact Study:**

- **114 signature petition for the construction of Anchorage Drive as presented to Council at its meeting on 21 May 2002.**
- **472 signature petition opposing the construction of Anchorage Drive as presented to Council at its meeting on 11 June 2002.**
- **262 signature petition expressing concern for safety of children using streets in the vicinity of the Mindarie Primary School presented to Council at its meeting on 5 November 2002.**

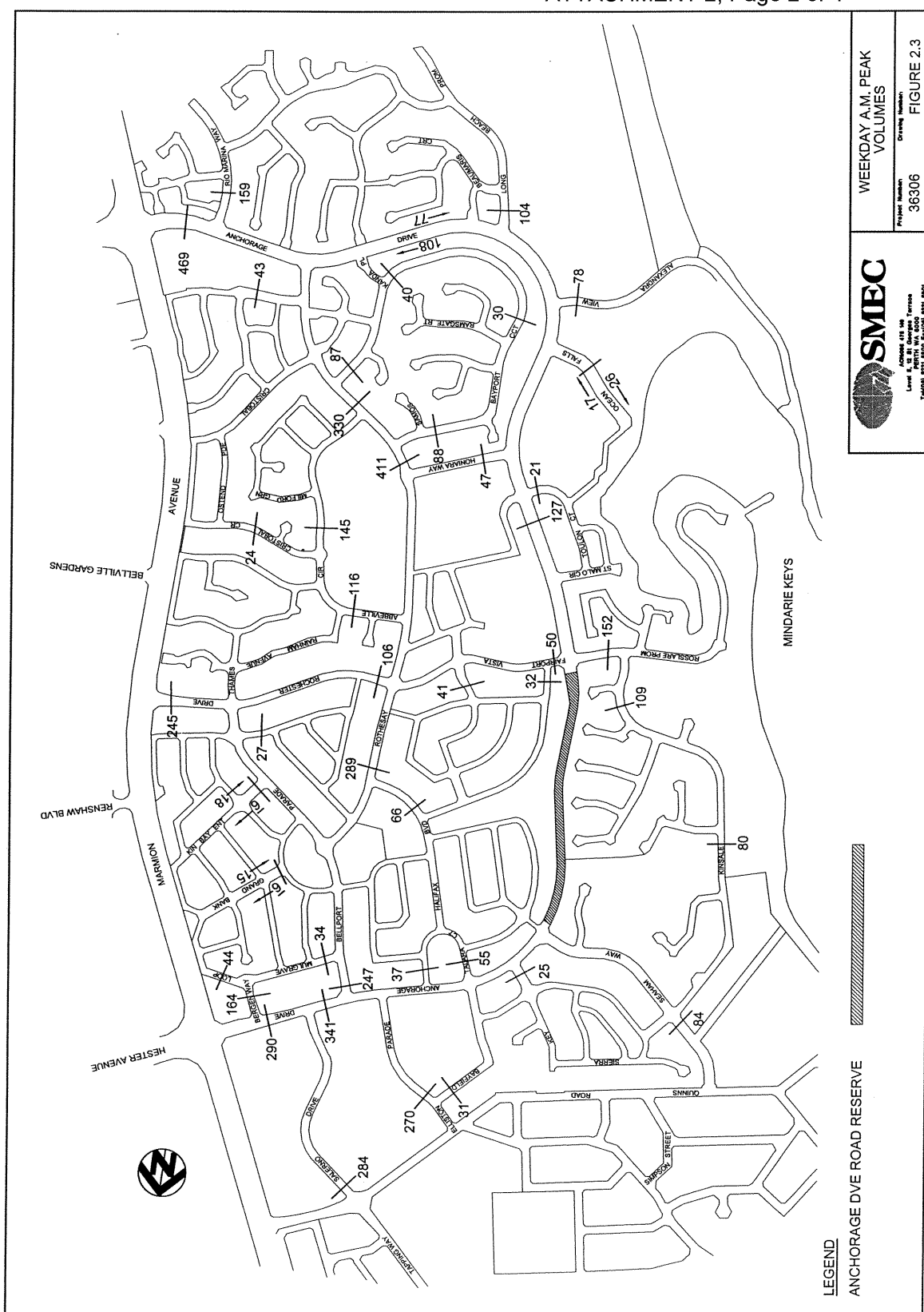
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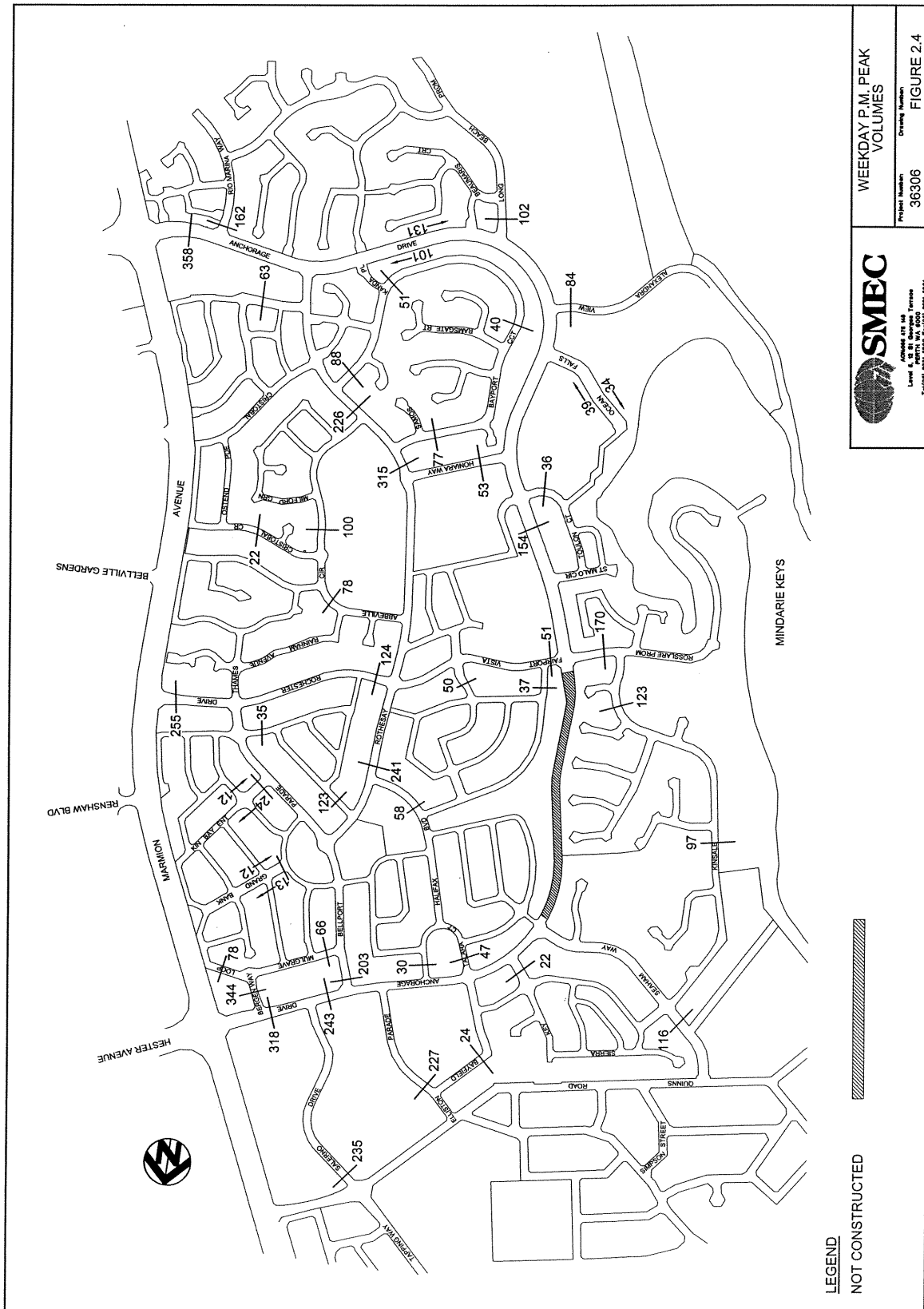
ATTACHMENT 2, Page 1 of 4



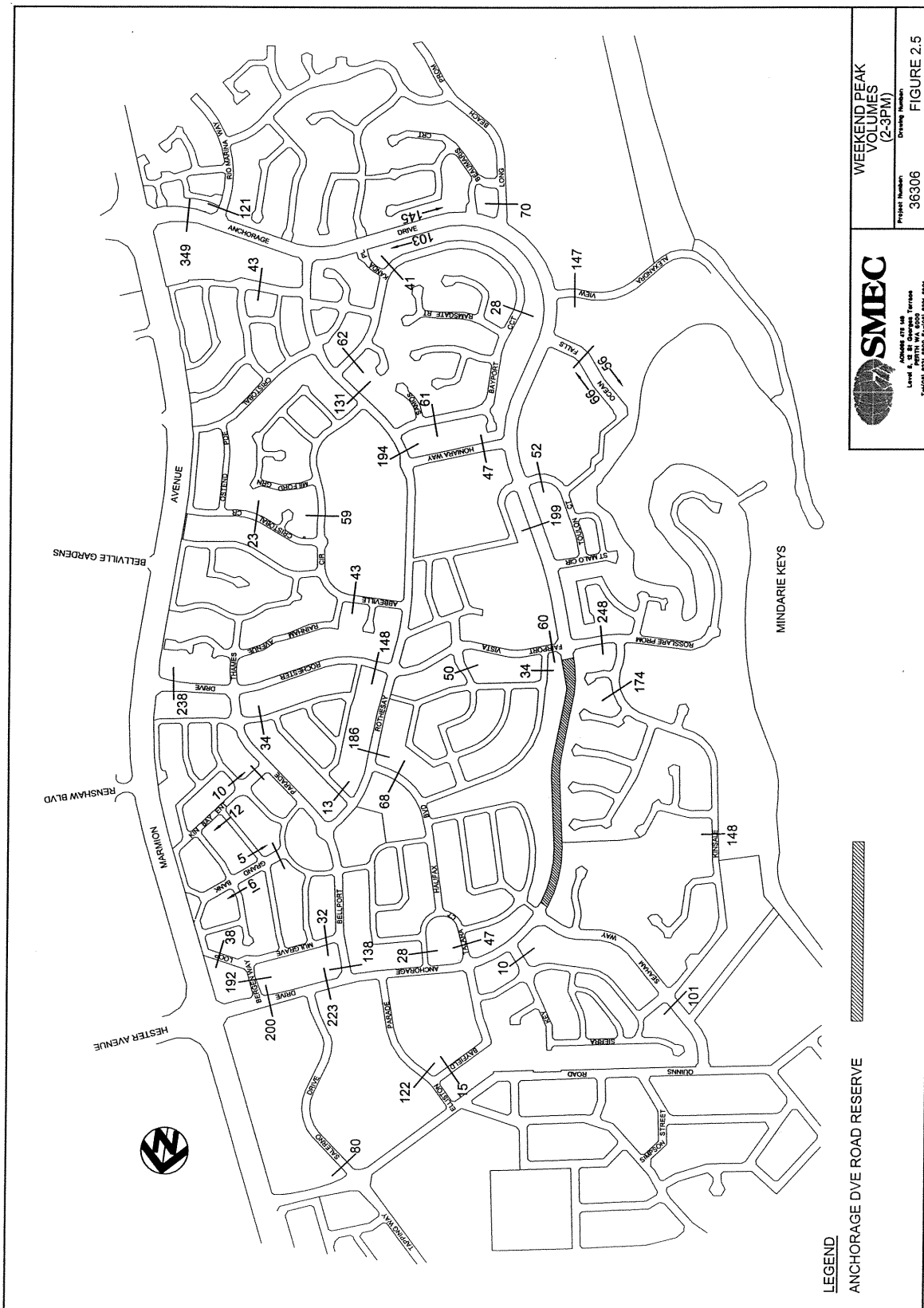
ATTACHMENT 2, Page 2 of 4



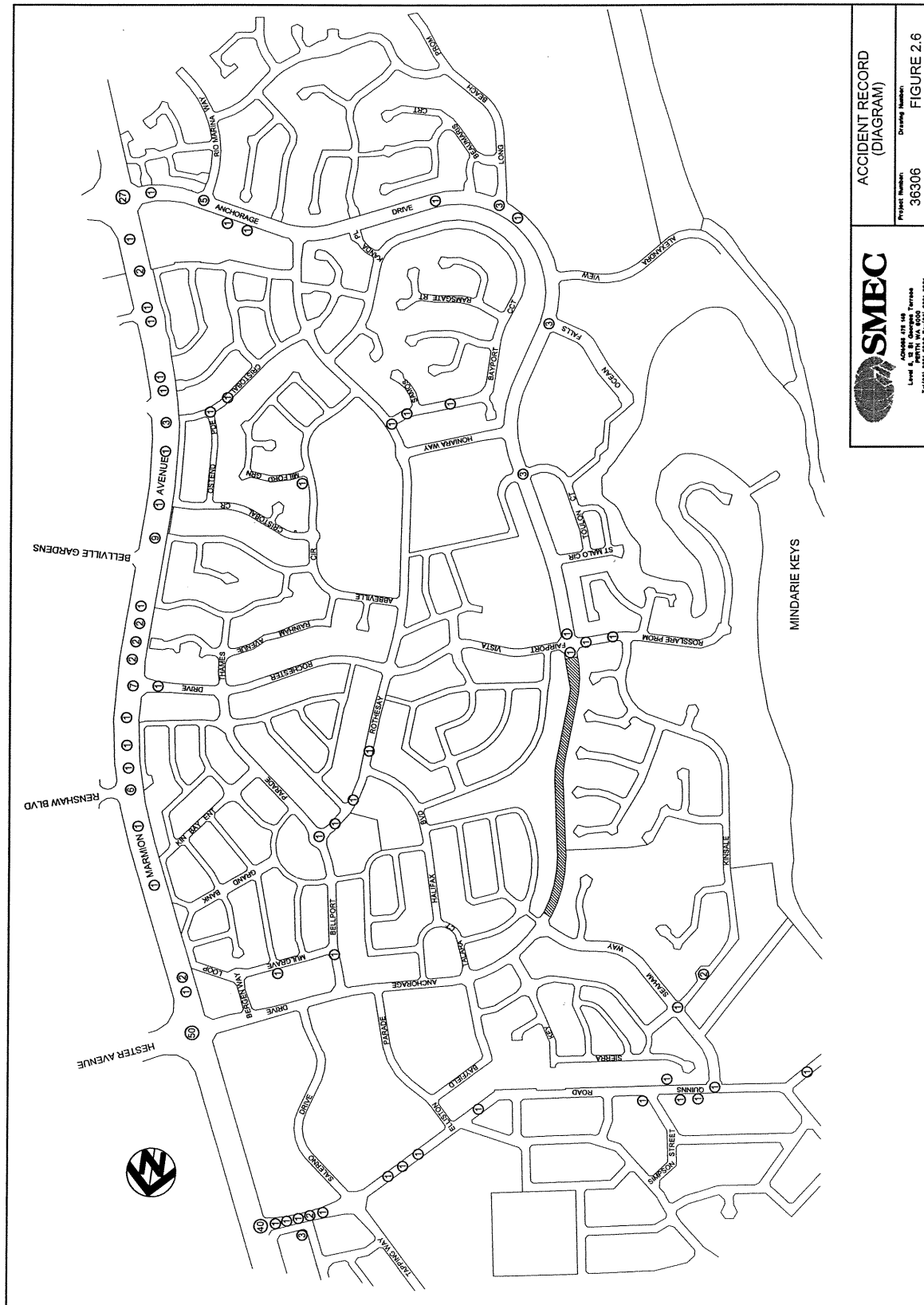
ATTACHMENT 2, Page 3 of 4



ATTACHMENT 2, Page 4 of 4



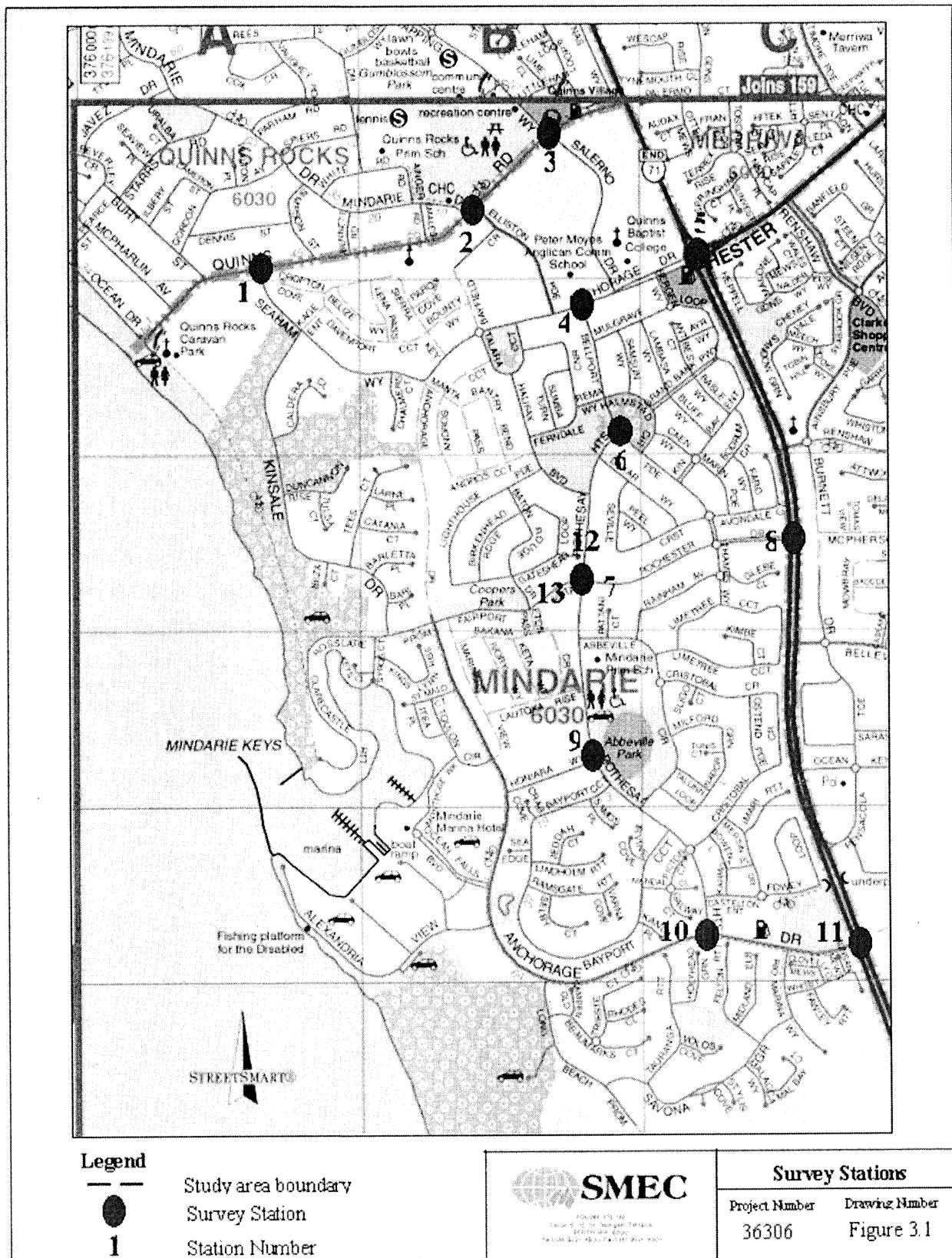
ATTACHMENT 3



ATTACHMENT 4



ATTACHMENT 5



TS04-12/02 Tapping Way, Quinns Rocks – Traffic Management Works

File Ref: R/0008V01, R27/0001V01, R27/000V01
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment(s): Nil

Issue

To advise Council of the status of traffic management works proposed for Tapping Way, Quinns Rocks.

Background

Following the receipt of a petition in February 2002 regarding the proposed roundabout at the intersection of Morialta Avenue and Tapping Way, Quinns Rocks, Council resolved to undertake further community consultation to resolve traffic management issues at this location (Report TS13-04/02 refers). Klyne Consultants, together with Administration invited the residents on Tapping Way and the surrounding streets to attend two public meetings at Gumblossom Hall on 27 June 2002 and 25 July 2002 to view several options for traffic management treatments.

The following five options were put to the meeting:

1. Install all the proposed treatments identified in the Quinns Rocks Traffic Management Study, adopted by Council at its meeting on April 10, 2001.
2. Not install any further Traffic Control devices on Tapping Way but request ongoing, consistent police enforcement;
3. Widen Tapping Way, remove the chicanes at the crest, install median islands and linemarking treatments inclusive of landscaping in order to reduce crashes and speeding;
4. Install a series of slow points instead of the proposed roundabouts north of Gumblossom Way and remove the Chicanes at the crest; or
5. Other treatments as determined by further community consultation.

Detail

The first meeting on 27 June 2002 was well attended by 21 residents, while many residents offered their apologies.

Klyne Consultants outlined the unresolved issues that have prevailed in Tapping Way for more than 10 years. These issues were summed up as being:

High speeds.

Crashes.

Poor visibility and sight distance when accessing Tapping Way from residential properties.

Burnouts.

High traffic volumes.

Current traffic data was presented to the meeting and is as follows:

Location	Traffic Volumes		85 th % Speed		Mean Speed	
	2002	Pre 2002	2002	Pre 2002	2002	Pre 2002
Morialta Ave – west of Nooraa Way	1337vpd	1365vpd (2000)	57km/h	58km/h	50km/h	51km/h
Tapping Way-North of Gumblossom	2906vpd	2284vpd (1995)	53km/h	74km/h	47km/h	
Tapping Way-between Morialta Way and Balwarra	2523vpd	1544vpd (1995)	63km/h	80km/h	56km/h	
Tapping Way-between Morialta Way and Piper Street	1272vpd	940vpd (1998)	61km/h	65km/h	50km/h	

It can be seen that traffic speeds have reduced as a result of traffic calming devices previously constructed and also the impact of the recently introduced 50km/h built up area speed limit. Traffic volumes have increased marginally for a local distributor road such as Tapping Way but are still within acceptable limits.

At the meeting each of the options outlined above were discussed. As a result, various actions were determined by the community which are listed below:

“City Administration is to request Main Roads Western Australia to install a “Stop” sign at the intersection of Morialta Ave/Tapping Way.

The City Administration is to address the sharp bend at the top end of Tapping Way.

Trial slow points on Tapping Way, north of Morialta Ave so that residents can determine how effective these traffic calming devices are.

No further treatments to be installed on Tapping Way until the effectiveness of the treatments is monitored. The Slow Points are to be designed to restrict speed to 36km/h and need to be visible for 60m.

Residents of Tapping Way were to collect a petition for the closure of Morialta Ave/Tapping Way intersection.”

A slow point for Tapping Way was designed together with the traffic island around the sharp bend and included landscaping and “frangible” trees in the median island. The resultant configuration of the existing road which is 7.4m wide is to be two, 3.1m wide lanes separated by a 1.2m wide median which will be primarily defined by pavement marking, with raised islands near the intersections, refer to **Attachment 1**. A “shared path”, 2.5m wide is proposed on the east side of Tapping Way for cyclists and pedestrians. As part of the project, the street lighting will be upgraded so that all the “noses” of the raised island will be illuminated.

This concept was presented at the 2nd Community meeting on 25 July 2002 and then displayed for one week at Gumblossom Hall. The 15 residents who attended this meeting all indicated that they were happy with the concept plan for traffic management for the top end of Tapping Way. This is the first time that 100% consensus of opinion has been obtained.

In consultation with officers from Main Roads WA (MRWA), City Administration was advised that the Main Roads WA “standard” was to have two 4.0m wide traffic lanes separated by a 2.0m wide raised and painted traffic island and that Main Roads WA would not ‘approve’ the non-standard road configuration.

Comment

Tapping Way is a “local street” under the care, control and management of the City. In order to comply with the wishes of the community, Administration is proposing the construction of the traffic calming devices as shown on the City of Wanneroo Drawing No T1837-16-0, refer to **Attachment 1**.

Legal advice has indicated that “edge lines for the proposed painted median treatment are unlikely to fall within the definition of a “road sign” in the Road Traffic Code 2000”.

The City therefore has power, as part of its responsibilities of care, control and management of Tapping Way, to carry out the traffic management works including the markings on the road to delineate the “painted islands” without requiring the authorisation of the Commissioner of Main Roads WA. Legal advice suggested that Main Roads WA be informed that this is the City’s intent.

Funding of \$170,000 was allocated in the Quinns Rocks Traffic Management Capital Works Budget for 2001/2002 for the construction of two roundabouts at the intersections of Tapping Way/Morialta Avenue and Tapping Way/Coonawarra Way. Due to Tapping Way residents’ concerns, these funds were carried forward by Council to the current financial year pending the outcome of the community consultation.

It is therefore recommended that the traffic management works minus the “frangible trees in the median island” as shown on the City of Wanneroo Concept Drawing No. T1837-16-0, refer to **Attachment 1**, be endorsed, and that design commence immediately with construction to begin as soon as practicable. The estimated cost of these works is \$102,000 and it is recommended that the funds designated for the construction of the two roundabouts be expended on these works. The construction of any further traffic calming devices on Tapping Way should be subject to an evaluation of the effectiveness of the treatments proposed for the section of Tapping Way between View Terrace and Robinson Avenue and further community consultation.

Consultation

As indicated above two meetings were held with the residents from Tapping Way and surrounding streets. A public display was held for one week at Gumblossom Hall.

The meetings were well attended and all the residents were in agreement on the proposed traffic management proposal for Tapping Way, Quinns Rocks, between View Terrace and Robinson Avenue.

Statutory Compliance

Under Section 55(2) of the Land Administration Act 1995 (WA) and subject to the provisions of the Main Roads Act 1930 (WA), the City has the care, control and management of all roads within its District.

Under Section 15(2) of the Main Roads Act, the Commissioner has care, control and management of highways and main roads, and under Section 26 of the Act, the Commissioner has certain other powers in relation to secondary roads, but the Main Roads Act does not otherwise alter the vesting of care, control and management by the Land Administration Act.

Strategic Implications

The issues identified in the in the Quinns Rocks Traffic Management Study are congruent to the City of Wanneroo Strategic Plan (2202-2205) goal and strategies:

“Healthy Communities

2.4 Support and secure communities”

2.6 To provide and manage infrastructure to meet the needs on our community:”

Policy Implications

Nil

Financial Implications

The estimated cost of the proposed traffic management works minus the frangible trees in the median island as shown on Concept Drawing No T1837-16-0 is \$102,000. It is proposed that the upgrading works in Tapping Way be funded from Project No 2189 Quinns Rocks Traffic Management, initially allocated for the construction of two roundabouts at the intersections of Tapping Way/Morialta Avenue and Tapping Way/Coonawarra Way. There is an amount of \$170,000 in Project No 2189 for expenditure on Tapping Way.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES that extensive community consultation has been undertaken regarding the proposed traffic management works to be constructed in Tapping Way, Quinns Rocks, between View Terrace and Robinson Avenue.**
- 2. DOES NOT proceed at this time with the construction of the two roundabouts at the intersection of Tapping Way/Morialta Avenue and Tapping Way/Coonawarra Way.**
- 3. PROCEEDS with the early design and construction of the proposed traffic management works devices in Tapping Way, Quinns Rocks as per the City of Wanneroo Concept Drawing No. T1837-16-0, exclusive of the frangible trees in the median island.**
- 4. APPROVES the funding of the proposed traffic management works in Tapping Way, Quinns at an estimated cost of \$102,000 from Project No 2189 Quinns Rocks Traffic Management.**

5. **ADVISES Main Roads WA of the City's intent to construct the proposed traffic management works in Tapping Way, Quinns Rocks as per the City of Wanneroo Concept Drawing No. T1837-16-0, exclusive of the frangible trees in the median island.**
6. **DOES NOT undertake any further traffic calming works on Tapping Way until the effectiveness of the proposed treatments is evaluated.**
7. **ADVISES the residents of Tapping Way and connecting streets of the proposed works when the detailed designs are complete.**

TS05-12/02 Uppill Place, Wangara - Connection to Wanneroo Road

File Ref: R33/0002V01
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment(s): Nil

Issue

To consider a petition requesting that Council give consideration to opening Uppill Place onto Wanneroo Road.

Background

Following receipt of a petition from 12 business owners and proprietors in Uppill Place regarding the opening of Uppill Place onto Wanneroo Road, City Administration forwarded the request to Main Roads Western Australia (MRWA) for review/approval.

Wanneroo Road is designated as an “Primary Regional Road” and has been designed as a six lane divided distributor as highlighted in the East Wanneroo District Transport Study. Modelling undertaken as part of that study suggested that the intersection of Ocean Reef Road/Wanneroo Road should be a grade separated interchange by 2021, refer to **Attachment 1**. Wanneroo Road is under the care and control of MRWA and consequently any request to obtain access to Wanneroo Road requires their approval in the first instance.

Uppill Place is a cul-de-sac created through subdivision, which was approved on 26 March 1996 by the West Australian Planning Commission (WAPC). The WAPC placed a condition on the subdivision that restricts direct access to Wanneroo Road, i.e. Uppill Place was not to be connected to Wanneroo Road.

The petitioners’ request to open up this cul-de-sac would create a four-way intersection with Woodvale Drive and Wanneroo Road. In addition, Ocean Reef Road, which is designated as an “Other Regional Road”, is also a designated route for ”B-Doubles” giving access to the industrial area of Wangara via Brady Street and in particular, to business premises on O’Connor Way. As a consequence, this road also comes under the jurisdiction of the Department of Planning and Infrastructure with regard to its function.

Detail

The response from MRWA to the abovementioned request stated that MRWA “*would not approve the opening of Uppill Place onto Wanneroo Road, as we consider sufficient access has been provided to the Wangara industrial area via the existing network.*”

Traffic volumes for Wanneroo Road south of Ocean Reef Road as at October 2001 are 28,969 vehicles per day (vpd), with peak volumes in the southbound lanes being 1,790vph between 7.am and 8am and 1,322vph between 3.00pm and 4.00pm. It is noted that peak hour traffic flows are nearing capacity in the morning peak based on 900 vehicles per southbound lane.

As the traffic signals at the intersection of Wanneroo Road/Ocean Reef Road allow for all movements, the left turners out of Ocean Reef Road (east) undertake their manoeuvres under “Give Way” conditions. The “through” south bound traffic has the expectation of being able to accelerate once they have travelled through the intersection. In addition, grade separation of the intersection would have land requirements for any access ramps and this would preclude the provision of a left turn slip lane from Wanneroo Road into Uppill Place.

The provision of a left turn slip lane into Uppill Place being so close to the major intersection would also increase the potential for “rear End” crashes in addition to the added temptation of heavy vehicles using any opening into/out of Uppill Place.

Consultation

A site meeting with one of the signatories of the petition and Administration on 13 November 2002 verified the request to open Uppill Place onto Wanneroo Road. As an alternative to creating a four-way intersection with Woodvale Drive, the petitioner indicated that the provision of a seagull island that allowed for a left turn lane into Uppill Place and a left turn lane out on to Wanneroo Road would satisfy the business proprietors need to attract more customers to their businesses. They claim that *“The envisaged new entrance would be more than 200m from Ocean Reef Road/Wanneroo Road junction. This would be more than comparable to the new entries recently constructed approximately 100m from the Dundobar Road/Wanneroo Road intersection that gives access to Fast Food outlets and a Video Store.”*

Comment

Administration investigated the abovementioned claims and determined that:

- The distance from Ocean Reef Road intersection to Uppill Place is approximately 184m.
- The Speed Limit on Wanneroo Road is 70km/h in the vicinity of Uppill Place.
- There is a strong temptation for “B-Doubles” to access this intersection instead of using their designated route via Ocean Reef Road.
- There are major services such as communication lines on the power poles, Gas High Pressure mains, telecom pits and cables that would have to be relocated in order to accommodate a left turn lane in and a left lane out. To re-locate these major services would be in excess of \$250,000.
- Wanneroo Road is classified as an “Primary Regional Road” and comes under the care and control of MRWA
- Ocean Reef Road is designated as an “Other Regional Road” and consequently any access onto it must be obtained from the Department of Planning and Infrastructure.
- The distance between the intersections of Hastings Street/Wanneroo Road and Dundobar Road/Wanneroo Road is 155.5m
- The distance between the intersections of Dundobar Road/Wanneroo Road and the crossover to the fast food outlets is 54.5 m
- The speed limit on Wanneroo Road in the Town Centre is 60km/h and 70km/h at the Ocean Reef Road/Wanneroo Road intersection.
- Traffic volumes south of Dundobar Road are 19,526 vpd (almost 10,000 vpd less than that quoted for south of Ocean Reef Road).

In consideration of the above information, the traffic scenario operating in the Wanneroo Town Centre is somewhat different to that in Wangara and therefore cannot be used as a comparison. Further discussions with MRWA have indicated that due to Uppill Place being so close to a major intersection that they will not consider this proposal. Furthermore, where O'Connor Way abuts Ocean Reef Road elevations do not provide opportunities for an additional connection suitable for heavy vehicles such as "B-Doubles".

Given these constraints, it is recommended that the opening of Uppill Place to Wanneroo Road either as a four-way intersection with Woodvale Drive, or with a seagull island that allows for a left turn slip lane into and out of Uppill Place, is not supported.

Similarly, possible access from Uppill Place onto Ocean Reef Road is restricted by the close proximity of the Wanneroo Road/Ocean Reef Road intersection. It is further compromised by private property located between the Uppill Place and Ocean Reef Road road reserves, the elevation difference between both road reserves and the close proximity of Archer Street intersection to the east.

The existing access points to Uppill Place from Wanneroo Road, via Buckingham Drive, and Ocean Reef Road via Brady Street, are therefore the only options available to the business owners and proprietors and their customers.

Statutory Compliance

Nil

Strategic Implications

The issue of opening Uppill Place onto Wanneroo Road is congruent to the City of Wanneroo Strategic Plan (2202-2205) goal and strategy:

"Healthy Communities

2.3 Support and encourage the delivery of a safe and effective transport network

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

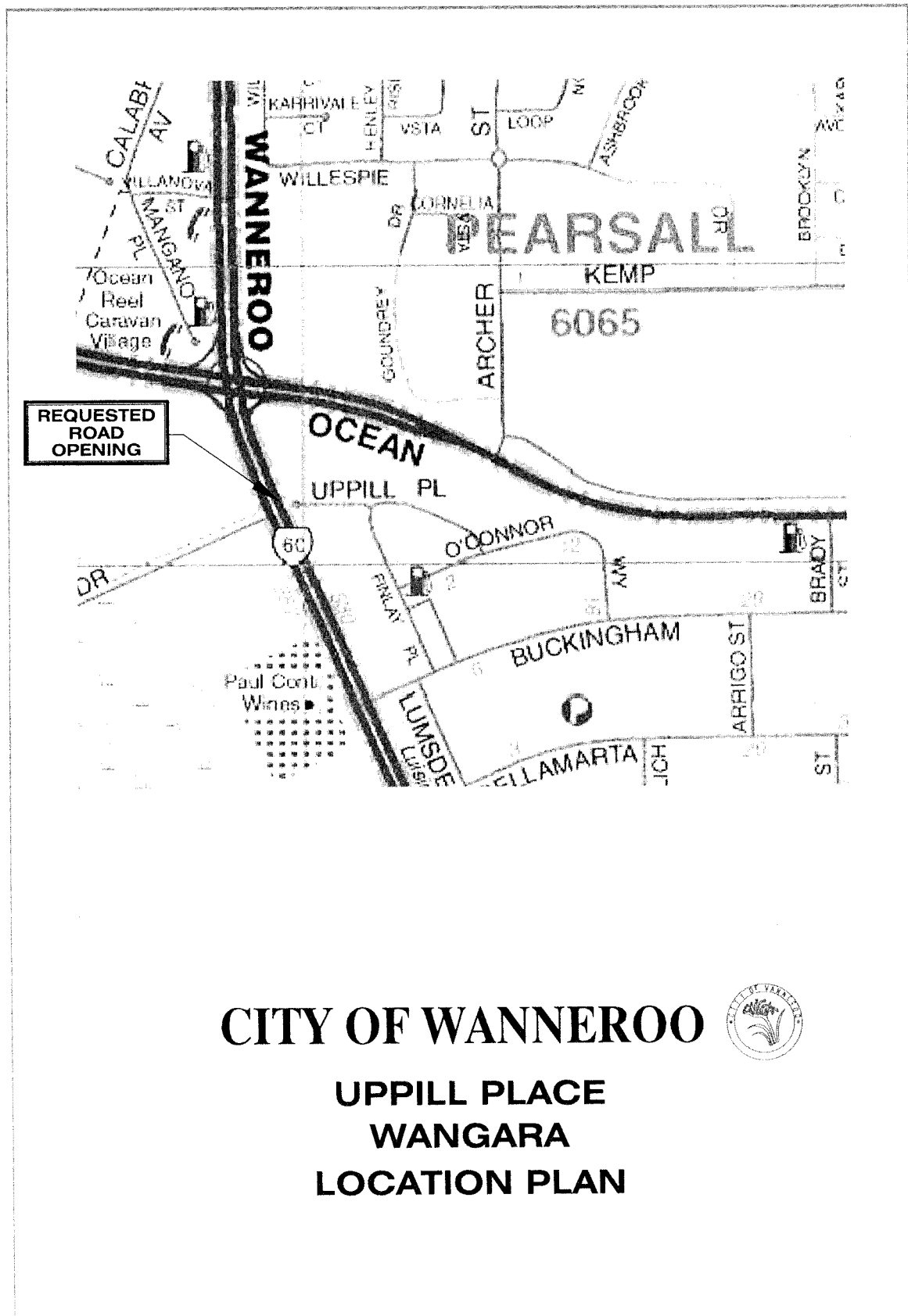
Simple Majority

Recommendation

That Council:-

- 1. DOES NOT support the opening of Uppill Place to Wanneroo Road either as a four-way intersection with Woodvale Drive or with a seagull island that allows for a left turn slip lane into and out of Uppill Place.**
- 2. ADVISES the petitioners of Council's decision and Main Roads WA advice.**

ATTACHMENT 1



Land Development

TS06-12/02 Petition PT03-11/02 Pruning of Non-Native Pine Trees Anchorage Drive, Mindarie

File Ref:	R22/0001V01
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider a petition requesting the City undertake pruning of the “Rottnest Island” pine trees which are adjacent to boundaries of residential properties in Anchorage Drive, Mindarie.

Background

A 33 signature petition was presented to Council at its meeting on 5 November 2002, expressing concerns that the non-native trees have grown to over five metres in height, drop leaf litter into gutters and gardens and over-shading gardens, resulting in loss of amenity.

The trees referred to in the petition are *casuarina* trees, planted as part of the original development work for Anchorage Drive, Mindarie as an avenue of street trees. The land developer, Mirvac Fini has not yet handed over the Anchorage Drive streetscape to Council and is therefore responsible for these trees as part of its streetscape maintenance programme.

Detail

An inspection revealed that the trees have been planted in a narrow verge area abutting a retaining fence and footpath. The trees will cause significant damage to abutting infrastructure in the long term and require removal. As the City will ultimately be responsible for the management of these trees and the infrastructure, it is essential that intervention action be taken to provide a resolution to the problem.

A meeting was organised between Administration and Mirvac Fini to address the problem. Mirvac Fini has agreed to remove the trees and replace them with *New Zealand Christmas* shrubs, the species of shrubs which are currently growing alongside the *casuarina* and have not posed problems with invasive root systems and leaf litter. This will be undertaken in a gradual process to ensure the streetscape is not left open and bare.

Consultation

Mirvac Fini will report the removal and replacement of the trees in its information bulletin to local residents.

The City has made contact with the petition organiser and one of the signatories and outlined the proposal to them. Both indicated they fully supported the proposed tree replacement program.

Comment

A number of options were considered to address the leaf, fruit or nut drop into adjoining properties. The retention of street trees is always the first option, however, due to the narrow verge and the location of the trees there is likely to be significant damage to abutting infrastructure as trees grow. In this situation, the retention of the trees is not practical.

Installation of root barriers to protect existing structures was considered but determined not to be an appropriate solution to control the roots in this situation due to the advanced root development. Pruning the trees is undesirable as it would be a short-term solution requiring continual pruning and high maintenance over the life of the trees. Pruning the trees would also not solve the invasive root problem. The proposal by Mirvac Fini to gradually remove the *casuarina* trees and replace them with *New Zealand Christmas* shrubs is considered the most suitable option.

Statutory Compliance

Nil

Strategic Implications

The removal and replacement of the *casuarina* trees is consistent with the following City of Wanneroo Strategic Plan (2002 – 2005) goals and strategies:

“Healthy Communities

2.4 Support safe and secure communities

2.6 Provide and manage infrastructure to meet the needs of our community”

Policy Implications

Nil

Financial Implications

There are no financial implications as the works are to be funded by Mirvac Fini.

Voting Requirements

Simple Majority

Recommendation

That Council:

- 1. ENDORSES the proposal by Mirvac Fini to remove the *casuarina* trees in Anchorage Drive, Mindarie which are adjacent to residential properties and replace them with *New Zealand Christmas* shrubs to complement the existing landscaping along Anchorage Drive.**
- 2. ADVISES the petitioners of the endorsed works.**

Infrastructure

TS07-12/02 Anthony Waring Park, Clarkson – Removal of Concrete Possum Playground Equipment

File Ref:	PR08/0001V01
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment(s):	2

Issue

To consider the removal and replacement of the concrete possum in the playground at Anthony Waring Park, Clarkson, due to safety concerns.

Background

The concrete possum, which forms part of a major playground area at Anthony Waring Park, has been repaired numerous times over the past few years to address structural defects. **Attachment 1** shows the possum in relation to the other playground equipment.

Following concerns by Parks Operations staff about the condition of the concrete possum, Recreation Safety Australia (RSA), who specialise in playground safety audits, was commissioned to inspect the possum. The RSA report was received on Friday 22 November 2002.

Detail

The condition of the possum was addressed in accordance with Australian Standard AS1924, Part 2 1981 – ‘Playground Equipment for Parks’. The report recommends “Remove the concrete possum as it is considered impractical to repair and upgrade to meet Australian Standards.” A copy of the assessment is shown at **Attachment 2**

Based on the inspection by staff and the report from RSA, an order to isolate the concrete possum with a temporary fence was issued on the 26 November 2002.

Consultation

No public consultation will be sought on the removal of the possum as it cannot be retained without further risk to users. However, it is proposed that before any replacement play equipment is installed in the reserve, the normal public consultation process for the Playground Replacement Programme will be undertaken, inclusive of a detailed survey of the surrounding residents.

Comment

The safety report lists several problems with the possum which are impractical to correct. These include hazards associated with the climbing access, the top surface, the lizard slide, shortfall zones, slip hazards, the cave, the tail and the possums left ear.

It is recommended that the concrete possum at Anthony Waring Park, be removed immediately and be replaced with a more appropriate piece of play equipment, subject to budget provision.

Bearing in mind the constraints imposed by current Australian Standards for play equipment, it is proposed to investigate what products are commercially available as an appropriate replacement for the possum. Ideally, this equipment will be contemporary and sculptural in style, a visually stimulating feature that will combine physically challenging activities with a distinctive unique appearance.

Statutory Compliance

The replacement playground equipment shall comply with AS/NZ 4486.1:1997, AS 1924.1 – 1981, AS 1924.2 – 1981, and AS/NZ 4422:1996.

Strategic Implications

The removal and replacement of the concrete possum is consistent with the following City of Wanneroo Strategic Plan (2002 – 2005) goal and strategies:

“Healthy Communities

2.4 Support safe and secure communities

2.6 Provide and manage infrastructure to meet the needs of our community”

Policy Implications

Nil

Financial Implications

The cost of removal of the concrete possum will be undertaken utilising the Parks Operations Maintenance budget at no further additional cost to Council.

The estimated cost of replacement equipment and softfall is approximately \$30,000.

Voting Requirements

Simple Majority

Recommendation

That Council:

- 1. ENDORSES the immediate removal of the concrete possum playground equipment from Anthony Waring Park, Clarkson.**
- 2. LISTS an amount of \$30,000 for consideration in the Draft 2003/2004 Parks Capital Works Budget for replacement equipment including softfall.**

ATTACHMENT 1



CITY OF WANNEROO



ANTHONY WARING PARK
CLARKSON

PLAYGROUND EQUIPMENT

City of Wanneroo

Playground Audit - 20th Nov 2002

OVERVIEW

ATTACHMENT 2

SAFETY STANDARDS

The following AS Standards are used with all Audits and Inspections:

AS/NZS 4486.1:1997 - "Playgrounds and playground equipment

Part 1: Development, installation, inspection, maintenance and operation"

AS 1924.1 – 1981 - "Playground equipment for parks ... Part 1: General requirements"

AS 1924.2 – 1981 - "Playground equipment for parks ... Part 2: Design and construction – Safety aspects"

AS/NZS 4422:1996 - "Playground surfacing – Specifications, requirements and testing methods"

Additionally where a potential hazard is observed that is not specifically covered within the Safety Standards it is addressed within this report as a "Duty of Care"..

CONCRETE POSSUM

AS 1924, Part 2 - 1981;

This unit has several problems which will be impractical to correct and bring into conformity with current Australian Standards. Whilst it presents challenges to children with its accessible height the FALL HAZARD is an unacceptable risk. Hazards are listed as follows:

- Climbing access does not provide a flat step surface (AS 1924, Part 2 - 1981; Sect. 2.3.1) and does not have a protective handrail (AS 1924, Part 2 - 1981; Sect. 2.3.5).
- The top surface is rounded and not provide a secure footing. Depending on footwear and the condition of the surface a varying degree of SLIP HAZARD is always present. Children were observed during the inspection having a "water bomb" fight showing that it does not have to be raining to provide a wet slippery surface. This area does not have any guardrailing (AS 1924, Part 2 - 1981; Sect 2.4.1) to prevent a fall.
- The Lizard Slide whilst this has adequate chute sidewalls, with exception of the chute entry area where the sidewalls are shallow, it does face northwest and presents a BURN HAZARD. Further the chute does not have a leveled exit area (AS 1924, Part 2 - 1981; 3.2.3.2) to provide deceleration just prior to the exit end of the chute. Entry to the chute does not have any handrails (AS 1924, Part 2 - 1981; Sect 2.3.5.6) to assist children get into position to enter the slide. Children can sometimes be unstable when getting down to settle into position to slide. This can be aggravated if several children are vying for position at the slide entry.
- SHORT FALL ZONES (See Softfall Safety Zones below) are present all around the Possum. Particularly to south and east borders where a limestone wall circles the Possum and meets the structure on both sides of the head which also presents a FALL HAZARD.
- The Possum Cave is being used as a urinal which in itself presents a HEALTH HAZARD. This somewhat concealed cave also presents the opportunity for undesirable child interference, etc. Both Risks are unacceptable at any time.
- The Possum Tail has a rounded surface which can cause SLIP HAZARD which though close to ground can cause an unintentional fall. Even with a relatively low height above ground/softfall level, a fall is only a prelude to an accident of an unknown extent. As noted in the AS/NZS 4422:1996 Foreword (3rd last para) "A person can stand on the ground, trip and break a bone, or fall from a great height and suffer no break." Any accident if it can be avoided is better than to leave it as it is.
- The Possum's left ear has been smashed which in itself does present a hazard but this is another repair that will be required.

RECOMMEND REMOVE Concrete Possum as it considered impractical to repair and upgrade to meet

TS08-12/02 Passive Park Development Program – Stage 3

File Ref: S09/0007V01
Responsible Officer: Director, Technical Services
Disclosure of Interest: Nil
Attachment(s): 3

Issue

To consider Stage 3 of the Passive Park Development Program.

Background

At its meeting on 5 February 2002, Council approved a redevelopment proposal for Frangipani Park, Marangaroo and funding from the Passive Park Development Program Stage 1 budget, Report No TS01-02/02 refers.

Council subsequently, at its meeting on 30 April 2002, considered the next stage of the passive park development program (Report No. TS 18-04/02 refers) following adoption of *Policy 7.3.2 - Landscape Upgrades to Distributor Roads and Parks (November 2001)* (Report No. TS09-11/01 refers), resolving to list as a high priority funding for the 2002/2003 Capital Works Budget for the implementation of redevelopment work associated with:

- Shamrock Park, Two Rocks
- Ormiston Park, Clarkson
- Nannatee Park, Wanneroo

Funding was subsequently approved as part of Council's consideration of the 2002/2003 Capital Works Budget. It was also resolved as part of the report presented that Taywood Park, Wanneroo, although listed as a high priority in the Passive Park Redevelopment Program, not be considered for redevelopment in the short term.

In consideration of the next stage of passive park development, Administration needs to commence the public consultation phase and associated concept development in order to develop cost estimates based on concept designs that have the support of the public for Council's consideration of the 2003/2004 Capital Works Budget.

Detail

Administration has reviewed the Passive Park Development Program priority listing for parks where the *primary* and *secondary* criteria totalled a combined score of eight. A total of 14 parks fell into this category. City Administration officers undertook a site inspection of each park, reviewed the documentation supporting the Policy, including the report prepared by Hames Sharley on behalf of the City titled "Policy and Implementation Plan for Upgrading Distributor Roads and Unirrigated Parks (Hames Sharley 2001)", and has finalised a priority listing for commencement of concept development, public consultation and subsequent concept design. The recommended parks in order of priority are as follows:

Sadow Park, Clarkson

Sadow Park is located in a built up residential environment at the northern end of Clarkson with the western boundary adjoining Marmion Avenue – refer **Attachment 1** for the location plan. The park is 1.4393ha in size, slight valley shaped and generally consists of open grassland (90% by area) with a mixture of remnant and planted natives (10% by area). The park is considered fair in terms of “vegetation condition” and “quality”, with bollards and a playground forming the physical assets.

At the conclusion of negotiations between land developer Mirvac Fini and Administration, the park was given top priority on the basis of a bore being provided as an irrigation source for the Marmion Avenue road reserve landscaping between the Marmion Avenue/Anchorage Drive South/Neerabup Road and Marmion Avenue/Anchorage Drive North/Hester Avenue roundabouts. It was agreed that the bore be located within Sadow Park with the City contributing in part to the cost of supply and installation of the bore as part of the negotiated landscaping proposal for Marmion Avenue. Furthermore, there will be sufficient bore capacity to irrigate the park. Bore installation is planned to occur late December 2002/early January 2003.

It is suggested that concept development, public consultation and subsequent concept design and budget establishment be targeted at a budget of around \$50,000.

Whitfield Park, Two Rocks

Whitfield Park is located in a built up residential environment towards the southern end of Two Rocks with the western boundary adjoining Two Rocks Road, - refer **Attachment 2** for the location plan. The park is 5.6320ha in size, is primarily linear in shape (north/south alignment) and consists of open grass areas (70% by area) with stands of coastal vegetation and planted trees (30% by area). The park is considered poor in terms of “vegetation condition” and “quality”, and has no physical assets located on it.

The park was given a high priority on the basis that it is located centrally within Two Rocks with a reasonably high number of private properties located in the immediate vicinity. The park’s primary role relates to the provision of a neighbourhood public thoroughfare and meeting place.

It is suggested concept development, public consultation and subsequent concept design be targeted at a budget of around \$120,000.

Banyandah Park, Wanneroo

Banyandah Park is located in a built up residential environment towards the northern end of Wanneroo with the western boundary adjoining Lake Joondalup – refer **Attachment 3** for the location plan. The park is 6.3417ha in size, is a lakeside park primarily linear in shape (north/south alignment) and consists of open grass areas (80% by area) with patches of remnant and planted shrubs and trees (20% by area). The park is considered fair in terms of “vegetation condition” and good with regard to “quality”, and has play equipment located on it.

The park was given a median priority on the basis that it has the opportunity to attract not only local residents but also members of the wider public. It forms the northern extension of the Scenic Drive recreational area and has the ability to provide the role of an environmentally friendly public thoroughfare that will ultimately result in the public being able to walk around Lake Joondalup completely unimpeded.

The redevelopment of this park will provide additional enhancement on the continuing improvement works being undertaken in the Yellagonga Regional Park.

It is suggested concept development, public consultation and subsequent concept design and budget establishment be targeted at a budget of around \$90,000.

Avila Park, Alexander Heights

Avila Park is located in a built up residential environment and is located reasonably centrally within Alexander Heights, has a road frontage to the east and abuts the Alinjarra Primary School - refer **Attachment 4** for the location plan. The park is 0.3718ha in size and consists of large areas of grass and sand (65% by area) with pockets of remnant vegetation (35% by area). The park is considered fair in terms of “vegetation condition” and “quality”, and has no physical assets located on it.

The park serves a localised community albeit adjacent to a primary school. It has the opportunity of attracting better use given its location immediately adjacent to the school’s grassed oval area and following upgrade will improve public amenity in the area.

It is suggested concept development, public consultation and subsequent concept design and budget establishment be targeted at a budget of around \$40,000.

Consultation

A high level of public consultation is proposed and will reflect the process taken for the parks currently under redevelopment this financial year, that is Shamrock, Ormiston and Nannatee Parks. On completion of the consultation process data obtained will be reviewed/analysed and concept designs refined and costed for presentation to Council as part of its funding consideration process relating to the proposed 2003/2004 Capital Works Budget.

Comment

In consideration of the four passive parks presented for potential redevelopment Administration needs to commence concept development and public consultation, and on receipt of data obtained from the consultation process refine the concept designs and associated costings. The parks presented for Council’s consideration as the third stage of the Passive Park Redevelopment Program represent a broad cross-section of the passive parks yet to be developed and are also reasonably well spread over the City’s jurisdiction.

Statutory Compliance

All works as a result of the implementation of this recommendation shall comply with the requirements of the Local Government Act 1995 and relevant building standards under the Building Code Australia and Australian Standards.

Strategic Implications

The parks being considered for development as the second stage of the Passive Park Redevelopment Program are congruent with the City of Wanneroo Strategic Plan (2002-2005) goals and strategies:

*Environmental Sustainability**1.1 Conserving and enhancing our environmental assets**Healthy Communities**2.6 Providing and managing infrastructure to meet the needs of the community.***Policy Implications**

The proposed recommendation is in keeping with the City's revised *Policy 7.3.2 - Landscape Upgrades to Distributor Roads and Parks (July 2002)* (Report No. TS07-07/02 refers).

Financial Implications

The financial implications in promoting the four passive park developments, subject to Council's consideration as part of funding allocation associated with the proposed 2003/2004 Capital Works Budget, will be as per the following budget estimates:

- Priority 1 – Sandow Park, Clarkson \$50,000
- Priority 2 – Whitfield Park, Two Rocks \$120,000
- Priority 3 – Banyandah Park, Wanneroo \$90,000
- Priority 4 – Avila Park, Alexandra Heights \$40,000

A total budget of the order of \$300,000 for 2003/2004 Passive Park Development (Stage 3) is implied. The quoted budget estimates will be refined as part of the concept development/public consultation/concept design process to be undertaken during the early part of 2003 in order to provide realistic budget costs for Council's future consideration.

Voting Requirements

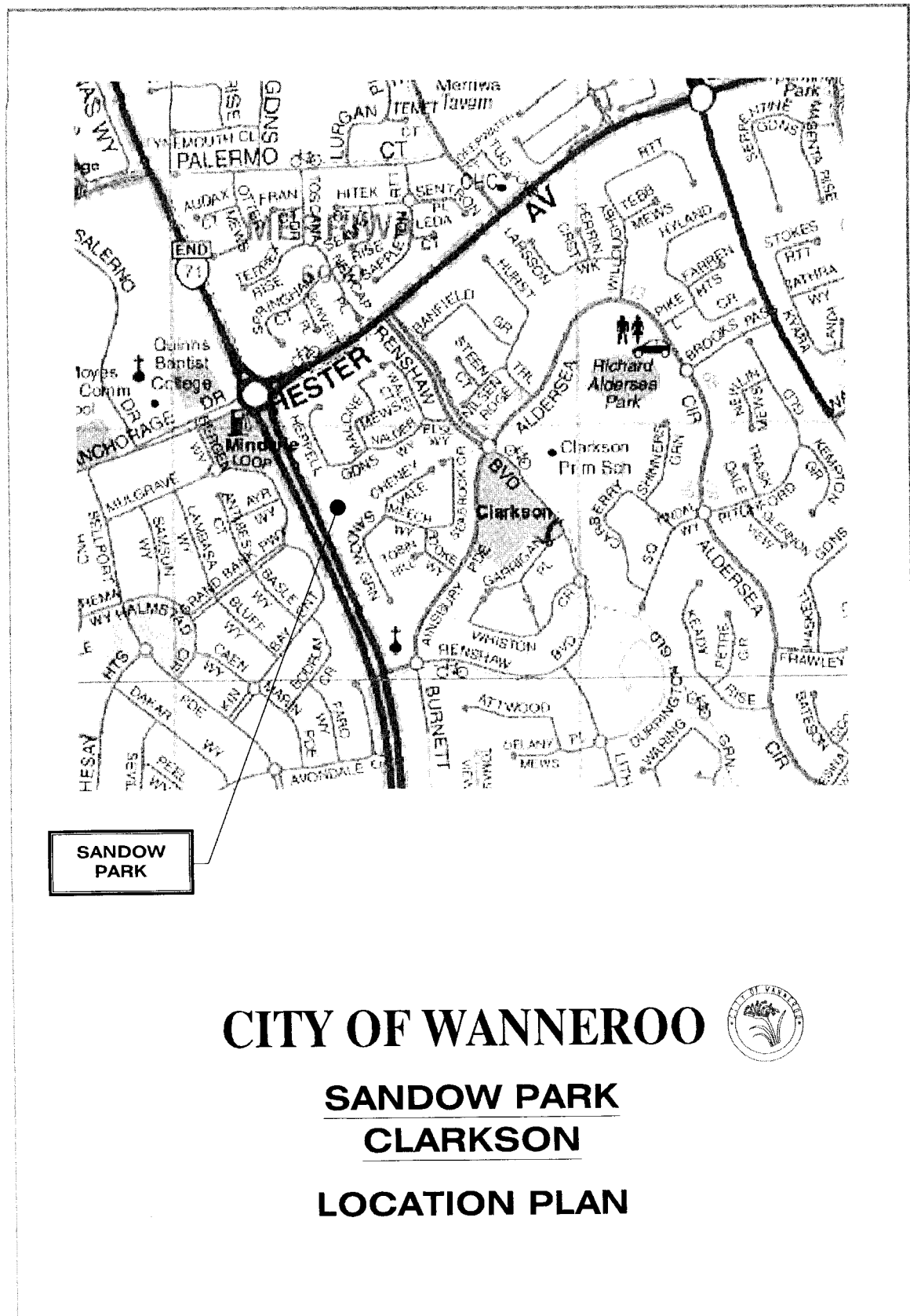
Simple Majority

Recommendation

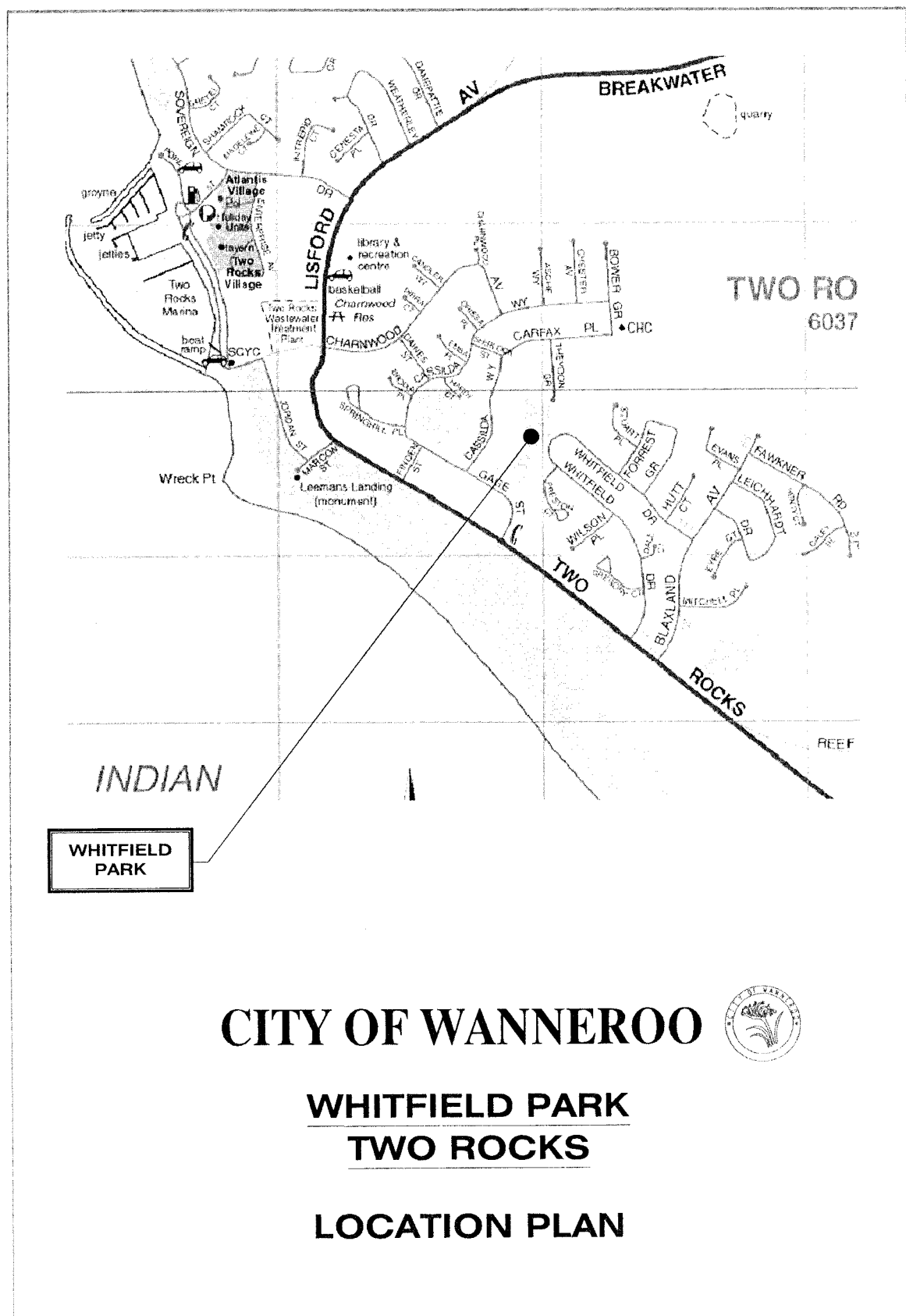
That Council:-

1. **AGREES to the concept development/public consultation/concept design and budget establishment process for the following Passive Park Development (Stage 3) projects:**
 - **Priority 1 – Sandow Park, Clarkson targeting a budget of \$50,000**
 - **Priority 2 – Whitfield Park, Two Rocks targeting a budget of \$120,000**
 - **Priority 3 – Banyandah Park, Wanneroo targeting a budget of \$90,000**
 - **Priority 4 – Avila Park, Alexandra Heights targeting a budget of \$40,000**
2. **CONSIDERS a further report in presentation of the outcome of the concept development/public consultation/concept design process for Sandow, Whitfield, Banyandah and Avila Parks prior to considering the proposed Passive Park Development budget for 2003/2004.**

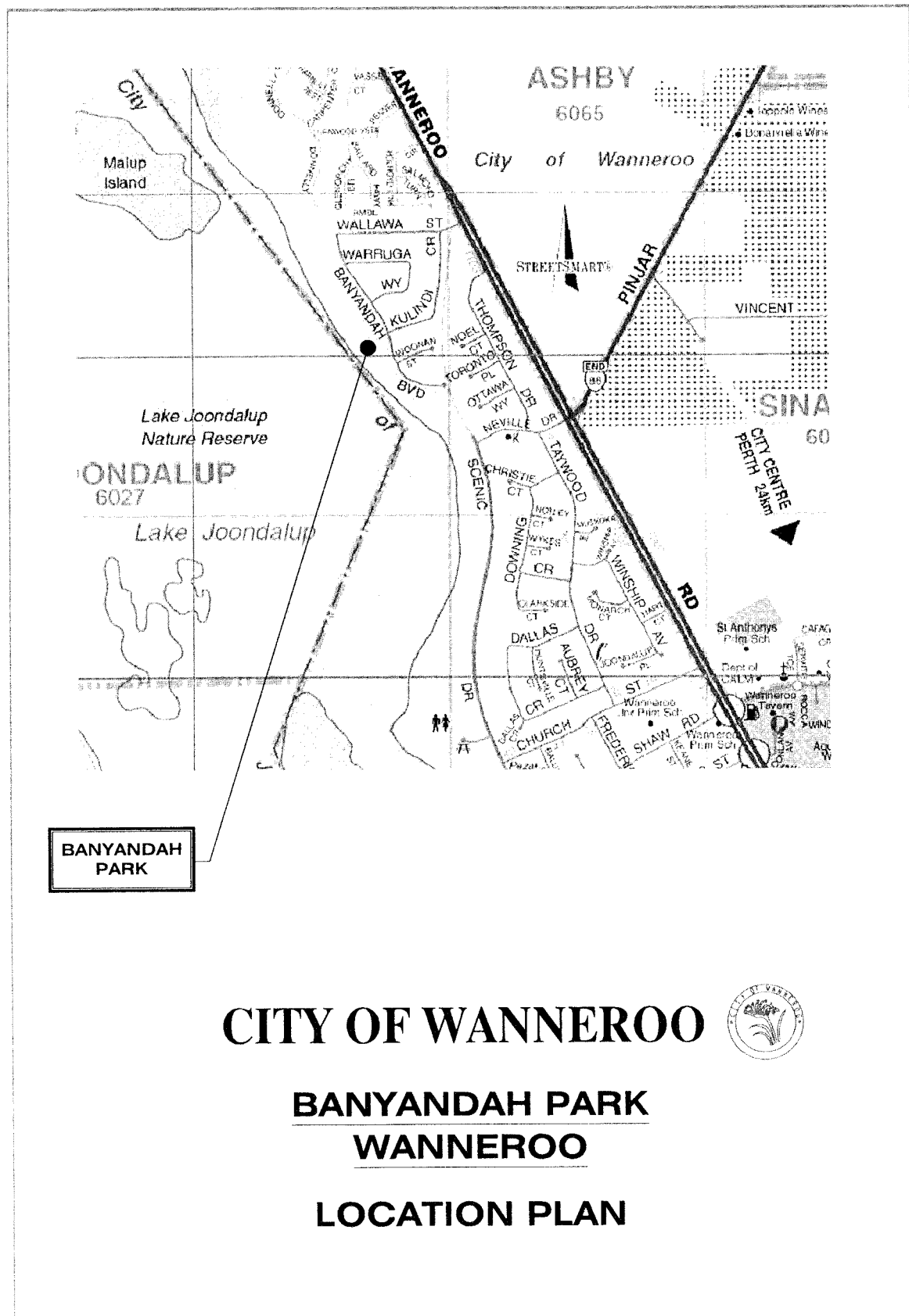
ATTACHMENT 1



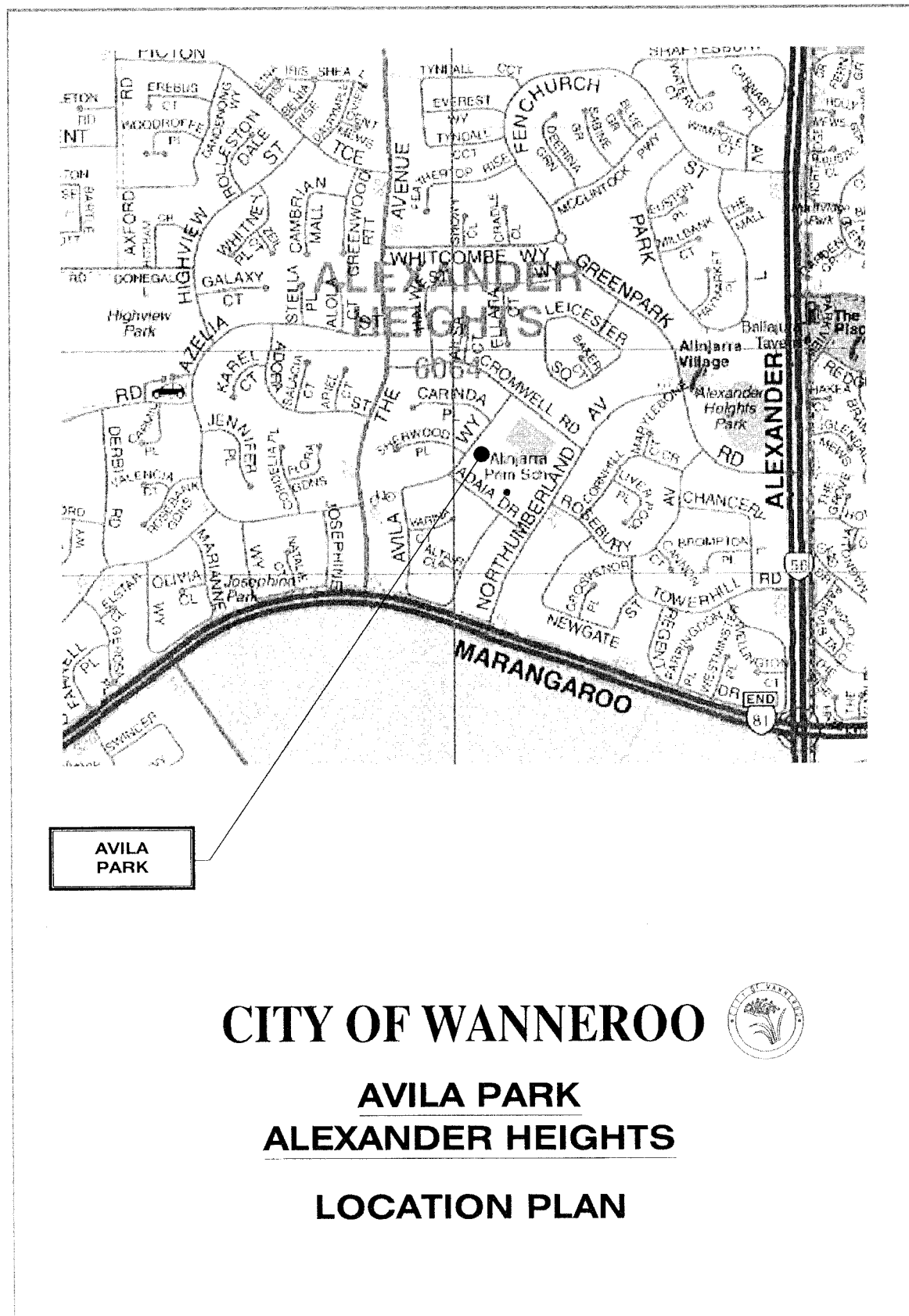
ATTACHMENT 2



ATTACHMENT 3



ATTACHMENT 4



TS09-12/02 Two Rocks Road/Gage Street, Two Rocks – Access Road and Carpark Works

File Ref: R32/0010V01, R32/0011V01
Responsible Officer: Director Technical Services
Disclosure of Interest: Nil
Attachment(s): 1

Issue

To consider upgrading and maintenance works to the existing access road and carpark, located at the intersection of Two Rocks Road and Gage Street, Two Rocks.

Background

The existing access road and car park at the intersection of Two Rocks Road and Gage Street, Two Rocks was constructed to serve and access three display homes as part of the early development of this area.

Little maintenance to the access road and carpark has been undertaken in the intervening period, with the sealed surface now in a state of disrepair. It is also noted that the existing drainage facilities in the form of gullies and soakwells, are considered inadequate to cater for larger winter storms.

Detail

Requests have been received over several years for maintenance and upgrade works to be undertaken. The project has been listed on the Capital Works Budget for the last two years but has not been successful in attracting funding allocation.

The carpark surface has deteriorated to a point that there are safety concerns for pedestrians, in particular the elderly. In addition, an adjoining resident has complained of localised flooding of the carpark during winter rains

Consultation

Public consultation was undertaken in the form of a letter drop to local residents and the Two Rocks/Yanchep Residents Association on 16 October 2002 with comment requested by Friday, 15 November 2002. A copy of the correspondence was also sent to the Ward Councillors for the area. Three responses were received from local residents, along with responses from the Yanchep/Two Rocks Residents' Association and the Wider Horizons Action Group.

Comment

In October 2002, Administration considered the current use, need and requirement of the carpark in its present form, as it no longer serves its original purpose of providing parking for visitors to the display homes.

A concept plan, City of Wanneroo Drawing No. T1853-1-0, refer **Attachment 1**, was prepared which maintained access to the three properties, 49, 51 and 53 Two Rocks Road and provided five parking bays to serve the bus stop, mail box and beach access. A footpath connection for pedestrian continuity and a drainage upgrade were also included in the concept plan. These works were estimated to cost \$33,000.

Administration undertook further consultation in the form of site meetings with the residents directly affected in follow up to the submissions received. One resident does not support the City's proposal, particularly the five carparking bays proposed in the near vicinity of the resident's driveway. The general consensus is that the City should resurface the existing carpark, inclusive of upgrading the drainage facilities. The cost to undertake this work is estimated at \$20,000. Due to the lack of support for proposed concept to reduce the size of the carparking area, it is recommended that the resurfacing works and associated drainage upgrade works be implemented.

Statutory Compliance

Nil

Strategic Implications

The upgrade and maintenance work is congruent to Council's Strategic Plan (2002-2005) goals and strategies:

"Healthy Communities"

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

Policy Implications

Nil

Financial Implications

The resurfacing works and associated drainage upgrade to the access road and carpark is estimated to cost \$20,000 and can be funded from Project No 2129 - Road Resurfacing Program.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **RESURFACES** the existing access road and carpark located at the intersection of Two Rocks and Gage Street, Two Rocks at an estimated cost of \$20,000 , to be funded from Project No 2129 Road Resurfacing Program
2. **ADVISES** adjoining residents, Yanchep/Two Rocks Residents' Association and Wider Horizons Action Group of the proposed works.

Funding and Budget

TS10-12/02 Metropolitan Regional Road Programme - Funding for Road Improvement Project, Mirrabooka Avenue

File Ref:	R/0006V01
Responsible Officer:	Director Technical Services
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider a proposal by Main Roads WA to bring forward the 2003/2004 Metropolitan Regional Road Programme Grant for the Mirrabooka Avenue Road Improvement Project.

Background

At its meeting on 30 April 2002 (Item TS17-04/02 refers), Council endorsed project submissions to Main Roads WA for allocation of funds under Metropolitan Regional Road Program (MRRP). Under Road Improvement category of the MRRP, funding has been approved over two financial years (2002/03 and 2003/04) for dual carriageway construction of Mirrabooka Avenue from Marangaroo Drive to Hepburn Avenue.

Detail

Main Roads Western Australia approached the City of Wanneroo through the Metropolitan Regional Road Group, to determine if the 2003/04 grant approved for Mirrabooka Avenue could be brought forward to 2002/03 and the construction of this project completed during this financial year. The construction of this project is programmed to commence during the last quarter of 2002/03 so that the construction can be carried into 2003/04 when the remainder of grant was to become available. Following further discussions, Main Roads WA has advised the City that the 2003/2004 grant totalling \$635,333 will be added to the 2002/03 grant of \$540,667 for this project. This results in availability of total grant of \$1,176,000 for this project during 2002/03 financial year. The provision of this total grant is based on confirmation that the project will be completed by 31 December 2003.

Consultation

Nil

Comment

The design of this project has commenced and the construction works are due to commence in April 2003. The construction programme for 2003/04 will be developed to recognise the Main Roads WA requirement to complete this project by 31 December 2003.

The approval to bring forward the 2003/04 component of grant of \$635,333 for Mirrabooka Ave Project will in no way compromise the total allocation for this project and allows the project construction to be undertaken in accordance with the City's original construction programme.

It is therefore recommended that the proposal by Main Roads WA to bring forward the 2003/04 grant of \$635,333 for Mirrabooka Avenue Project be accepted.

Statutory Compliance

Nil

Strategic Implications

The approval of Main Roads WA proposal to bring forward the 2003/2004 Metropolitan Regional Road Program funding is congruent to the City of Wanneroo Strategic Plan (2002-2005) goal and strategy:

"Healthy Communities

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

Policy Implications

Nil

Financial Implications

The approval to bring forward the 2003/04 grant of \$635,333 for the Mirrabooka Avenue Project to 2002/03 does not have any adverse financial impact on City. However, the 2002/03 budget will need adjustment to reflect this additional grant.

MRWA's offer of providing the total grant of \$1,176,000 available in the current financial is beneficial to the City as the City gets an opportunity to claim up to 80% of the grant in the current financial year, subject to 40% of the project being completed. This will assist in the City's cash flow management.

The current budget allocation for Mirrabooka Avenue includes a municipal component of \$279,333. Further funds from municipal funding source would be required in 2003/04 Capital Works Budget to fully complete the scope of works for this project.

It should be noted that bringing forward the grant of \$635,333 from 2003/04 to 2002/03 will increase the total budget allocation in the approved 2002/03 Capital Works Budget under Project Number 3102 – MLRP Mirrabooka Ave to \$1,635,333. It will not be possible to expend the increased budget for this project by 30 June 2003 and therefore it is likely that the carry forward budget would be greater for this project than it would have been otherwise.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ACCEPTS** the proposal by Main Roads WA to bring forward the Metropolitan Regional Road Program Grant of \$635,333 allocated for Mirrabooka Avenue from 2003/04 to 2002/03.
2. **NOTES** the following budget adjustment to reflect this change to the allocation of the Metropolitan Regional Road Grant.

INCOME

GL Number	Present Budget	Additional Amount	Revised Budget
51.60.72.724.1630.0001 Metropolitan Regional Road Program Grant	\$1,476,960	\$635,333	\$2,112,293

EXPENDITURE

Cost Code	From	To	Description
51.60.72.724.1630.0001	\$635,333		Metropolitan Regional Road Program
Project Number 3102		\$635,333	MLRP Improvement – Mirrabooka Avenue

TS11-12/02 Resurfacing Of Two Tennis Courts At Elliot Park, Wanneroo - Budget Variation

File Ref: S25/0054V01
Responsible Officer: Director Technical Services
Disclosure of Interest: Nil
Attachment(s): Nil

Issue

To consider a budget variation for the resurfacing of two tennis courts at Elliot Park, Wanneroo

Background

Concerns were raised by the Wanneroo Tennis Club (WTC) in early September regarding the condition of Court 10 at the Elliot Park Tennis facility. It was advised that *“court 10 is unplayable and as such has become a public liability problem if a person was to injure themselves on the court surface. I have instructed my Club Captain to restrict playing of tennis on the court due to the surface”*.

WTC requested that the City consider resurfacing the tennis court during this financial year.

Detail

The Elliot Park Tennis facility was inspected by the City’s Recreation Development Officer and Insurance Officer on 11 September 2002. It was determined that the condition of the surface is hazardous and it was certainly foreseeable that an event, such as a trip and fall, could occur. It was recommended that the court should remain out of use until such time as the surface is rectified.

Following the inspection and recommendation, Court No 10 was closed on 14 September 2002 to both the WTC and casual hirers.

The normal specification for repairing cracked tennis courts is the use of a combination of rubberised crack filler, fiberglass membrane and acrylic coating system. In the case of Court 10, the pavement has deteriorated to a point of requiring structural repairs to the base course prior to the acrylic surface treatment. The estimated cost of these works is \$27,000.

A less expensive option is to install a synthetic grass surface directly to the court without the need to undertake structural repairs to the pavement. A synthetic grass surface treatment has previously been installed on four courts at the Elliot Park Tennis facility and this is the preferred treatment of the WTC.

On this basis the following options were developed for consideration by Council and WTC:

Option 1

Installation of base grade synthetic grass on Court No 10, with the \$13,000 estimated cost of the project to be fully funded by the City as part of its responsibility for the maintenance of the tennis courts surfaces at Elliot Park.

Option 2

Installation of base grade synthetic grass on both Court Nos 9 and 10, with the total \$24,000 estimated cost of the project to be shared between the Wanneroo Tennis Club and City on an equal share basis. Though Court No 10 is non-serviceable and requires rectification, this option also includes installation of synthetic grass to Court No 9. This is supported as installation of synthetic grass on only Court No 10 could result in:

- uneven edge between Court No's 9 and 10
- sand drift from the synthetic grass surface on Court No's 9 and 10 thus increasing the maintenance liability

Consultation was undertaken with the WTC and the Club has confirmed its preference for Option 2 and has agreed to make a 50% contribution toward the total project cost up to a maximum of \$12,900. WTC has also agreed to take responsibility for the normal maintenance of the synthetic grass surface for Court No's 9 and 10, excluding responsibility for maintenance arising from acts of vandalism and storm damage, which the City would need to assume responsibility for.

Quotations have been sought from contractors and the total project cost for installation of synthetic grass on Court No's 9 and 10 will be \$23,760.

Consultation

The Wanneroo Tennis Club has been consulted on the proposals to make Court 10 at the Elliot Park tennis facility available for use.

Comment

In view of the public safety issue, Court No 10 has remained closed and requires remedial works to make it serviceable. As the Wanneroo Tennis Club is prepared to contribute 50% of the cost of installation of synthetic grass, it is appropriate to adopt the option that includes the installation of synthetic grass on Court Nos 9 and 10.

Statutory Compliance

Nil

Strategic Implications

The resurfacing of the two tennis courts at Elliot Park is congruent to the City of Wanneroo Strategic Plan (2002-2005) goal and strategy:

"Healthy Communities

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

Policy Implications

The City's accepted practice for the resurfacing of tennis courts is to an acrylic standard. However, in the case Court 10, the pavement had deteriorated to a point of requiring structural repairs to the base course prior to the acrylic surface treatment. It is therefore economical to install a synthetic grass surface directly to the court without the need to undertake structural repairs.

The City does need to develop a policy on minimum standards for the resurfacing of tennis courts. It is envisaged the policy will set guidelines for the minimum standard but make provision for clubs to resurface to a higher standard in accordance with Tennis West specifications accepting the cost variance to the minimum standard.

Administration is currently negotiating with the WTC in relation to hire and lease agreement options of the Elliot Road clubrooms and tennis courts. It is not anticipated that the negotiations will have any bearing on the existing proposal for WTC to fund 50% of the costs to resurface courts 9 & 10. However, should a lease agreement be formalised with the WTC the City's Lease Policy 6.2.3 does recognise in the lease fee calculations previous capital contributions made by respective clubs.

Financial Implications

A budget reallocation is necessary to undertake these works as no funds were provided in the 2002/03 Capital Works Budget for this purpose. Wanneroo Tennis Club has agreed to contribute 50% of the total cost of this project up to a maximum of \$12,900. As the estimated cost of the project is \$23,760 it is necessary for the City to fund the remaining 50% cost of these works which is \$11,880.

Funds of \$25,000 were allocated in Project No 3129 for installation of street lighting in Drovers Place, Wanneroo. The detailed design of the street lighting was undertaken and the position of street lights was modified to eliminate the need for underground road crossings. Western Power provided a firm quote to install street lights as per the detailed design and the estimated project cost for the installation of street lights was reduced to \$11,500 as a result of the design modifications. Therefore, savings of \$13,500 are available in Project Number 3129 –Drovers Place, for reallocation to other projects.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

- 1. Pursuant to Section 6.8(1)(b) of the Local Government Act 1995, APPROVES BY ABSOLUTE MAJORITY the expenditure of \$23,760 for the installation of a synthetic grass surface on tennis Court Nos 9 and 10 at Elliot Park, Wanneroo.**
- 2. ACCEPTS a contribution of \$11,880 from Wanneroo Tennis Club, being the 50% of the project cost for the installation of synthetic grass surfaces for tennis Court Nos 9 and 10, Elliot Park, Wanneroo.**

3. **NOTES the following budget variations to reflect the contribution from Wanneroo Tennis Club and reallocation of funds from Project Number 3129 – Drovers Place, Wanneroo, to meet the shortfall in funding for the works.**

INCOME

GL Number	Present Budget	Additional Amount	Revised Amount
51.60.72.722.1801.0001	Nil	11,880	11,880
Contributions			

EXPENDITURE

Cost Code	From	To	Description
51.60.72.722.1801.0001	\$11,880		Contributions
Project Number 3129	\$11,880		Drovers Place, Wanneroo
Project Number 3244		23,760	Elliot Park Tennis Courts Resurfacing

4. **DEVELOPS a policy on minimum standards for the resurfacing of tennis courts.**

TS12-12/02 Construction of Roundabout - Burbridge Avenue, Koondoola

File Ref: R16/0002V01
 Responsible Officer: Director Technical Services
 Disclosure of Interest: Nil
 Attachment(s): Nil

Issue

To consider construction of a roundabout at the intersection of Burbridge Avenue/Varcoe Road, Koondoola.

Background

In the approved 2002/2003 Capital Works Budget, funds were approved for undertaking traffic management and streetscape works in Montrose Avenue, Girrawheen and Burbridge Avenue, Koondoola. These provisions were made in the budget subject to approval of a 50% funding contribution from the Ministry for Housing and Works.

Detail

Funds were approved in the 2002/2003 Capital Works Budget under the “Urban Enhancement” category as follows:

Project No	Title	Description	Total Funds	Muni funds	Contributions (New North)
3131	New North Redevelopment	Streetscape and traffic management in Montrose Avenue (\$270,000) and Burbridge Avenue (\$142,000).	\$412,000	\$206,000	\$206,000

New North confirmed during May 2002 that it would fund the works in Montrose Avenue to the sum of \$135,000. At that time New North advised that there were insufficient funds in its budget to assist with any works in Burbridge Avenue.

The Department of Housing and Works was approached again on 6 November 2002 seeking confirmation as to whether any funds are to be allocated to the Burbridge Avenue Project. The Director General of the Department of Housing and Works has advised that “whilst the Department is committed to infrastructure upgrading works, a review of the budget has determined that funds are not available and the Department is unable to assist with the beautification of Burbridge Avenue”.

In view of non-availability of any funding assistance from the Department of Housing and Works for Burbridge Avenue streetscape works, the scope of works for this project has been reviewed.

The original design included construction of a roundabout at Burbridge Avenue/Varcoe Road, intersection modifications at Burbridge Avenue/Shelvoke Crescent, traffic islands, red asphalt median and median tree planting. It is possible to stage these works and undertake construction of roundabout only at Burbridge Avenue / Varcoe Road.

A detailed construction estimate totalling \$70,834 has been prepared for the construction of roundabout at Burbridge Avenue / Varcoe Road intersection. As explained in the Financial Implications section of this report, sufficient funds are available within the current budget allocation for the construction of this roundabout.

Consultation

Nil

Comment

In view of the advice received from the Department of Housing and Works, no funding assistance is available towards the streetscape works in Burbridge Avenue. Council considered other recently completed streetscape projects in Girrawheen and Koondoola for construction after obtaining funding assistance from New North and the Department of Housing and Works. It is therefore appropriate that Council consider an option to undertake the priority traffic management works in Burbridge Avenue within the available budgeted funds and to undertake streetscape works at a later date. The streetscape works additional to the roundabout construction, can be listed for consideration in the next Four Year Capital Works Budget.

Statutory Compliance

Nil

Strategic Implications

The construction of a roundabout at Burbridge Avenue/Varcoe Road Koondoola, is congruent to the City of Wanneroo Strategic Plan (2002-2005) goal and strategy:

“Healthy Communities

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

Policy Implications

Nil

Financial Implications

Following the advice from the Department of Housing and Works that no funding assistance is available for beatification of Burbridge Avenue, the funding situation is summarised below:

Project	Total Funds	Approved Budget		Current Situation	
		Municipal	New North	Municipal	New North
Montrose Avenue	\$270,000	\$135,000	\$135,000	\$135,000	\$135,000
Burbridge Avenue	\$142,000	\$71,000	\$71,000	\$71,000	Nil

The estimated cost of \$70,534 for construction of the roundabout at Burbridge Avenue/Varcoe Road is within the available municipal component of funds approved in Capital Works Budget for 2002/03. There is no additional funding requirement to undertake the proposed construction of the roundabout.

A budget variation is necessary however, to reflect the non-receipt of \$71,000 funding contribution from the Department of Housing and Works.

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. NOTES the advice from the Director General of the Department of Housing and Works that no funding assistance is available for streetscape works in Burbridge Avenue, Koondoola.**
- 2. AGREES to proceed with the construction of the roundabout at Burbridge Avenue / Varcoe Road intersection utilising the municipal funds approved under Project Number 3131 – New North Redevelopment.**
- 3. NOTES the following budget variation to reflect the non-receipt of \$71,000 funding contribution from the Department of Housing and Works:**

Cost Code	From	To	Description
Project No 3131	\$142,000		New North Redevelopment
GL Number 51.60.72.724 1801.0001		\$71,000	Reduction in Contribution Income – Department of Housing and Works
Project No 3133		\$71,000	Burbridge Avenue Roundabout

- 4. LISTS for consideration in the 2003/2004 Capital Works Budget the construction of streetscape works in Burbridge Avenue, Koondoola.**

Other Matters

TS13-12/02 Joint City of Wanneroo/City of Joondalup Local Emergency Management Activities

File Ref:	S02/0010v01
Responsible Officer:	Director, Technical Services
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider a joint City of Wanneroo/City of Joondalup Local Emergency Management Committee (LEMC) and associated funding.

Background

The Police Service chairs the District Emergency Management Committee (DEMC) which oversees local emergency management arrangements in the district, directs the LEMC in accordance with strategic planning and business objective requirements and oversees the development and administration of an “all agency” Local Emergency Management Plan (LEMP). Municipalities are required to work in partnership with DEMCs and to adhere to fulfilment of their recovery management, risk management and administrative support responsibilities as defined in State Emergency Management Plan Policy Statements 3 and 7.

The former Local Emergency Management Advisory Committee (LEMAC) was dissolved when the two new local authorities emerged from the 1999 split of the former City of Wanneroo. In the interim, the WA Police Service in January 2000 adopted a joint City of Joondalup and City of Wanneroo Local Emergency Management Plan (LEMC) as the official document for guiding all hazard management agencies in the administration of emergencies in the region until new LEMCs and a LEMP were established. The two new local authorities were then requested to develop their own emergency management plans to define emergency planning protocols within each organisation.

At it's meeting on 22 May 2001, Council endorsed the City's Local Emergency Management Plan. This plan requires annual review since all hazard management agencies under the authority of the WA Police Service are compelled to review and update their agency emergency plans on an annual basis and the 2002 review is currently pending.

Detail

Combined City of Wanneroo/City of Joondalup Local Emergency Management Committee

Consideration has been given to the administration of the two separate Joondalup and Wanneroo LEMC plans and the significant duplication of effort associated with this proposal has led the WA Police Service to recommend that the City of Joondalup and City of Wanneroo participate in a combined Local Emergency Management Committee.

At the DEMC meeting on 9 May 2002 it was resolved that one single LEMC should exist to cover the City of Wanneroo and City of Joondalup municipalities and that this committee shall be called the Wanneroo/Joondalup LEMC subject to endorsement of this proposal by both councils. This committee will be tasked with key business objectives in the 2002/03 financial year, with one of these objectives being to undertake community based risk identification and risk mitigation implementation, incorporating community consultation. Under the existing DEMC resourcing arrangements, one elected member and one management representative from each Council can participate to ensure that DEMC monitors and directs the Wanneroo/Joondalup LEMC activities in a fully consultative manner with local government in the district. Cr Grierson and the Manager Operations currently represent the City in these roles.

Joint Emergency Recovery Coordination Centre Facility

The City of Joondalup recently formally notified the City of Wanneroo on 29 August 2002 that the City of Joondalup Executive Management Team resolved on 20 August 2002 to support the acceptance of the City of Wanneroo's offer for joint utilisation of the Emergency Recovery Coordination Centre facilities in Ashby 1 within the City of Wanneroo Depot Complex. This notification conveyed that provision of an annual City of Joondalup contribution of \$4600 to the City of Wanneroo towards the annual operating costs of the facility has also been approved.

North West Metropolitan District Community Based Risk Identification and Mitigation Project

The City of Joondalup and City of Wanneroo have recently secured \$30,000 funding from the Fire and Emergency Services Authority (FESA) "All West Australians Reducing Emergencies" (A.W.A.R.E) Programme. This amount represents 50% funding of the first year of a two-year secondment of an officer to facilitate a community based risk identification and mitigation project within both municipalities. A further opportunity exists to secure funding in the second round of funding which will be made available in January 2003 and also from the Commonwealth Government Natural Disaster Risk Management Studies Programme (NDRMSP) in the second half of the 2002/2003 financial year.

Comment

Combined City of Wanneroo/City of Joondalup Local Emergency Management Committee

The proposal to re-establish the LEMC as the Wanneroo/Joondalup LEMC, rather than establishing separate LEMCs for the City of Wanneroo and the City of Joondalup, has merit. The City of Joondalup has a strong track record in working harmoniously with the City of Wanneroo on emergency management matters and assisted in the City the 2001 Carramar Bushfire Emergency. There is also the potential for mutual benefit to be derived from working in partnership, as a result of the training and knowledge acquired from such an arrangement. The proposal to work together in one LEMC and to pursue community based risk identification and mitigation in a partnered manner as proposed, will provide strategic direction in emergency management for the region.

Joint Emergency Recovery Coordination Centre Facility

The annual \$4,600 revenue that the City would gain from the City of Joondalup sharing the use of the emergency recovery coordination centre facility would be helpful in subsidising the overhead associated with maintaining a dedicated facility such as this and the City's annual emergency management activities. The use of the facility by the City of Joondalup throughout a City of Joondalup emergency would not negatively impact on the City of Wanneroo since shared participation in such an emergency would result in on the job training benefits to City of Wanneroo staff. If an emergency was of a scale that affects both municipalities there is also a benefit in that it would be possible to rotate staff from a larger resource pool if both municipalities participate in recovery activities from a central well resourced administration location. Shared use of the Recovery Coordination Centre for emergency management related activity also has merit since the Twin Cities FM broadcast facility is located in the same building and both facilities could potentially be connected to an emergency power supply generator.

North West Metropolitan District Community Based Risk Identification and Mitigation Project

A two-year secondment of an existing City of Wanneroo employee is considered the most appropriate manner to address this initiative's resourcing need as this would provide the strongest likelihood that the resultant knowledge-base would remain in the district. The City of Joondalup supports the proposal that this officer be seconded from the City of Wanneroo.

Each Council is only compelled to contribute \$5,000 each to the 2002/2003 AWARE secondment initiative in response to the 2002/2003 AWARE grant of \$30,000 which has been provided for this project.

The secondment initiative has been evaluated to cost \$60,000 annually for backfilling the seconded officer's position, community consultation and some consultancy support. As this secondment will not commence until January 2003, only the \$30,000 AWARE grant and \$5,000 from each local authority will be required this financial year.

It is proposed that the second stage of the joint risk identification and mitigation project be for a two year period from 30 June 2003 which will cost up to \$120,000. NDRSMP funding of \$40,000 can be sought for this purpose and \$30,000 of AWARE funding can also be sought from the FESA funding programme. The required contribution from the City of Wanneroo and City of Joondalup over this two year period to meet the remaining costs would be \$25,000 from each Council.

Statutory Compliance

The content of this report is aligned with local government responsibilities defined in Western Australian Emergency Management Arrangements Policies 3 and 7 created under the authority of State Cabinet.

Strategic Implications

The risk management LEMC initiatives are aligned with Healthy Communities Strategic Goal 2.4, which states "Support Safe and Secure Communities" and are also key objectives identified within the DEMC Strategic Plan.

Policy Implications

The proposals made in the report are fully aligned with the principles defined within the City of Wanneroo Local Emergency Management Plan that was adopted and endorsed by Council on 22 May 2001.

Financial Implications

The two and a half year secondment proposal will incur a \$5,000 cost for both the City of Wanneroo and the City of Joondalup in 2002/03. If FESA contribute another \$30,000 in the second round of AWARE funding offers in January 2003 and \$40,000 is secured from the NDRSMP Commonwealth funding source, both Cities will each need to provide budget provisions of \$12,500 in each of the 2003/2004 and 2004/2005 financial years to complete the risk management project. This funding of \$130,000 and the \$30,000 AWARE funding which has already been secured, is required to backfill the vacancy that is created by the secondment of an officer to lead the North West Metropolitan District Community Based Risk Identification and Mitigation Project for the 2½ year period and to meet administrative costs associated with the City's administrative support role for the LEMC and this organisation's local emergency management activities.

Projected operational savings have been identified in the Operational Services parks maintenance operating budget to meet emergency management liabilities of \$400 this financial year and the remaining \$4,600 City of Wanneroo municipal funding requirement can be funded from the City of Joondalup \$4,600 contribution for joint use of the City of Wanneroo Emergency Recovery Coordination Centre facility.

Provision of further annual amounts of \$12,500 can be considered during the 2003/04 and 2004/2005 budget process if there is a favourable outcome from the second round AWARE funding submission and from the NDRSMP submission for the secondment to be sustained for an additional two years from 30 June 2003 to complete the risk management initiative.

Voting Requirements

Absolute Majority

Recommendation

That Council:

- 1. SUPPORTS the 2002/03 review of the City's Local Emergency Management Plan.**
- 2. ENDORSES the proposal for the re-establishment of the Local Emergency Management Committee as the Wanneroo/Joondalup Local Emergency Management Committee with joint jurisdiction over emergency related and community based risk management activity within the Wanneroo and Joondalup municipalities under the direction of the District Emergency Management Committee (DEMC).**

3. **ENDORSES** the proposed risk management initiative which will consist of up to a 2½ year secondment of an internal applicant from the City of Wanneroo to pursue community based risk identification and mitigation work in accordance with DEMC objectives for the equal benefit of the City of Wanneroo and City of Joondalup communities, subject to the City of Joondalup making an equal commitment to the proposal.
4. **ACCEPTS** the FESA AWARE funding contribution of \$30,000 toward the North West Metropolitan District Community Based Risk Identification and Mitigation Project.
5. **ACCEPTS** an annual contribution of \$4,600 from the City of Joondalup to share in the coordinated use of the City of Wanneroo Depot Emergency Recovery Coordination Centre for purposes aligned with Wanneroo/Joondalup Local Emergency Management Committee requirements.
6. **RECEIVES** a contribution of \$5,000 from the City of Joondalup towards the proposed community based risk identification and mitigation initiative
7. Pursuant to Section 6.8(1)(b) of the Local Government Act 1995 **APPROVES BY ABSOLUTE MAJORITY** the expenditure of \$40,000 on the North West Metropolitan District Community Based Risk Identification and Mitigation Project.
8. **NOTES** the following budget to reflect the contribution from the City of Joondalup, the FESA “All West Australian Reducing Emergencies” funding contribution and the City of Wanneroo contribution toward the North West Metropolitan District Community Based Risk Identification and Mitigation Project.

INCOME

GL Number	Details	Present Budget	Additional Budget	Revised Amount
51 60 71 711 1599 0001 Contributions Gov't Grants and subsidies – Operating Activities (other Gov't Grants and Subsidies)	City of Joondalup contribution for use of Emergency Recovery Coordination Centre	0	\$4,600	\$39,600
	City of Joondalup contribution toward Community Based Risk Identification and Mitigation Project	0	\$5,000	
	FESA AWARE contribution toward Community Based Risk Identification and Mitigation Project	0	\$30,000	

EXPENDITURE

GL Number	From	To	Description
51 60 71 711 1599 0001	\$39,600		Contributions Gov't Grants and subsidies – operating Activities (other Grants and Subsidies)
51 60 71 721 5831 0001	\$400		Parks Maintenance Works – Overhead Charge
51 60 71 711 3799 9037		\$40,000	Operations Administration – other sundry expenses emergency management operations

9. **SUPPORTS the proposed joint City of Wanneroo/City of Joondalup submission to FESA for second round AWARE funding of \$30,000 to assist in funding the proposed 2003/2004 and 2004/2005 Emergency/Risk Management Officer secondment arrangements.**
10. **SUPPORTS the proposed joint City of Wanneroo/City of Joondalup submission to the Commonwealth Government for \$40,000 toward the proposed 2003/2004 and 2004/2005 Emergency Risk management Officer secondment arrangements.**
11. **AGREES to support the inclusion of \$12,500 in each of the 2003/2004 and 2004/2005 operating budgets toward public consultation activities and the backfilling of the vacancy created within the City of Wanneroo, as a result of the proposed sustained secondment of an officer to assume the role of the Wanneroo/Joondalup Local Emergency Management Emergency/Risk Management Officer tasked to undertake the second phase of the community based risk identification and mitigation project, subject to securing AWARE and NDRSMP funding in 2003.**

Corporate Services

Finance

CS01-12/02 Warrant of Payments for the Period to 30 November 2002

File Ref: S13/0002V01
 Responsible Officer: Director, Corporate Services
 Disclosure of Interest: Nil
 Attachments: Nil

Issue

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

Background

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

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

Detail

The following is the Summary of Accounts paid in November 2002:-

Funds	Vouchers	Amount
City of Wanneroo - Director Corporate Services Advance Account Cheque Numbers EFT Document Numbers	30617 – 31422 50000497 – 50000533	\$3,921,180.76
City of Wanneroo – Municipal Account	00003A – 00003B	\$3,033,877.65
City of Wanneroo – Town Planning Scheme Accounts	Cell 6 – 000002	\$4,350.00
City of Wanneroo – Trust Account	00001 – 00002	\$539.00

At the close of November 2002 outstanding creditors amounted to \$975,568.68.

Consultation

Nil.

Comment

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

Statutory Compliance

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

Strategic Implications

Nil.

Policy Implications

Nil.

Financial Implications

Nil.

Voting Requirements

Simple Majority

Recommendation

That Council RECEIVES the list of cheques drawn for the month of November 2002, as summarised below:-.

Funds	Vouchers	Amount
City of Wanneroo - Director Corporate Services Advance Account Cheque Numbers EFT Document Numbers	30617 – 31422 50000497 – 50000533	\$3,921,180.76
City of Wanneroo – Municipal Account	00003A – 00003B	\$3,033,877.65
City of Wanneroo – Town Planning Scheme Accounts	Cell 6 – 000002	\$4,350.00
City of Wanneroo – Trust Account	00001 – 00002	\$539.00

Warrant of Payments for the Month of November 2002

City of Wanneroo - Director Corporate Services Advance Account

Cheque No	Cheque Date	Vendor Name	Amount	Details
30617	01-Nov-02	JANICE E SINAGRA	\$153.65	P/N 122832 SENIORS REBATE - RATES
30618	01-Nov-02	STATE REVENUE DEPARTMENT	\$25.00	STAMP DUTY OF DEED OF LICENCE BETWEEN CoW AND URBAN PACIFIC LTD
30619	06-Nov-02	WANNEROO JNR MOTORCROSS CLUB	\$300.00	BOND REFUND - LAKE JOONDALUP PAVILION
30620	06-Nov-02	RIAM PTY LTD	\$1,626.22	P/N152283 - REFUND RATES DUE TO REVALUATION
30621	06-Nov-02	MICHAEL HAYES	\$50.00	KEYHOLDER - OCTOBER PAYMENT
30622	06-Nov-02	J HUGHES	\$738.62	AUG/SEPT 2002 TRAVEL, PARKING AND CHILDCARE
30623	06-Nov-02	PEET & CO	\$8,666.24	P/N 141764 REFUND RATES DUE TO SUBDIVISION
30624	06-Nov-02	CLARKSON PRIMARY SCHOOL	\$500.00	BOND REFUND FOR ALDERSEA PARK 9/11/02
30625	06-Nov-02	QUINNS MINDARIE SURF LIFESAVING CLUB	\$300.00	FACILITY BOND REFUND - GUMBLOSSOM 9/11/02
30626	06-Nov-02	L SNAPE	\$270.00	PAYMENT OF HONORARIA NOV 2002
30627	06-Nov-02	M MUNRO	\$270.00	PAYMENT OF HONORARIA NOV 2002
30628	06-Nov-02	CPA AUSTRALIA	\$473.00	ASSET MANAGEMENT WORKSHOP - 29/11/02 - M COLE
30629	06-Nov-02	CAVERSHAM PROPERTY PTY LTD	\$5,711.51	P/N 198249 - REFUND RATES DUE TO SUBDIVISION
30630	06-Nov-02	SUNCITY NEWSAGENCY	\$30.06	NEWSPAPER DELIVERY YANCHEP/ TWO ROCKS LIBRARY
30631	06-Nov-02	AHL HOLDINGS LIMITED	\$983.40	P/N 198102 - REFUND RATES DUE TO SUBDIVISION
30632	06-Nov-02	GREG KENT	\$184.64	RECOUP FUNDS FOR PURCHASE OF REFRESHMENTS FOR COW CHARITY GOLF DAY
30633	06-Nov-02	NATIONAL POWER SERVICES P/L	\$88.00	2 X A1 PLOTS (MAPS) OF MARMION AVENUE - DAVE GREEN
30634	06-Nov-02	JANET ALPINE & A P CATTACH	\$345.00	VEHICLE CROSSING SUBSIDY
30635	06-Nov-02	NEVILLE HURRING	\$277.00	REIMBURSEMENT OF COST RELATING TO SEMI MOUNTABLE KERB
30636	06-Nov-02	IAN KNIGHT	\$345.00	VEHICLE CROSSING SUBSIDY
30637	06-Nov-02	KRISTINE ANNE KOENIG	\$345.00	VEHICLE CROSSING SUBSIDY
30638	06-Nov-02	EMMA MELISSA REID	\$345.00	VEHICLE CROSSING SUBSIDY
30639	06-Nov-02	DEAN W HARRINGTON	\$345.00	VEHICLE CROSSING SUBSIDY
30640	06-Nov-02	A W DAVEY & K SWART	\$345.00	VEHICLE CROSSING SUBSIDY

Cheque No	Cheque Date	Vendor Name	Amount	Details
30641	06-Nov-02	I MURPHY	\$8.00	VEHICLE DAMAGE - PUBLIC LIABILITY CLAIM NO. 313049
30642	06-Nov-02	DEBORAH GORMAN	\$65.00	REFUNDS FOR THE LEARN TO SWIM PROGRAM
30643	06-Nov-02	STACEY MYLONAS	\$300.00	BOND REFUND - WARRADALE COMMUNITY HALL
30644	06-Nov-02	MRS OLOHAN	\$300.00	BOND REFUND - COFFEE LOUNGE IN WANNEROO RECREATION CENTRE
30645	06-Nov-02	JOONDALUP CITY CHURCH	\$300.00	FACILITY BOND REFUND - USE OF BANKSIA GROVE 21/11/02
30646	06-Nov-02	BALWYN NOMINEES P/L	\$4,504.70	P/N 197297 - REFUND RATES DUE TO SUBDIVISION
30647	06-Nov-02	RONALD G & DF LINDSAY	\$26.40	P/N136185 - REFUND OVERPAYMENT OF RATES
30648	06-Nov-02	CATHERINE F TELFER	\$91.71	P/N 133726 - REFUND RATES CANCELLATION OF RUBBISH SVS
30649	06-Nov-02	CHERYL A & JL McGEE	\$119.00	P/N100109 - REFUND RATES OVERPAID DEMOLITION
30650	06-Nov-02	BRIAN ROBERTS	\$23.47	P/N169879 - REFUND RATES CANCELLATION OF RECYCLING SERVICE
30651	06-Nov-02	GARY R & SM RENDALL	\$33.00	P/N180838 - REFUND RATES REMOVAL OF RECYCLING BIN
30652	06-Nov-02	TW LINDSAY & VG FLETCHER	\$33.00	P/N 183937 - REFUND RATES REMOVAL OF RECYCLING BIN
30653	06-Nov-02	DAVID W & RA TODD	\$80.69	P/N 186509 - REFUND RATES CANCELLATION OF RUBBISH SERVICE - ADDITIONAL
30654	06-Nov-02	ADRIAN A & K HENDERSON	\$30.04	P/N 189938 - REFUND RATES DUE TO CANCELLATION OF RECYCLING BIN
30655	06-Nov-02	BRYAN R & BJ HALL	\$28.67	P/N 187303 - REFUND RATES DUE TO CANCELLATION OF RECYCLING BIN
30656	06-Nov-02	LJWH & J GERRITSEN	\$51.05	P/N168863 - REFUND RATES DUE TO CANCELLATION OF RECYCLING BIN
30657	06-Nov-02	WANNEROO NORTH P/L	\$178.01	P/N 152678 - REFUND RATES DUE TO REMOVAL OF RUBBISH BINS
30658	06-Nov-02	ARUMUGAN M & BA NAIDU	\$1,027.08	P/N152412 - REFUND RATES DUE TO REVALUATION
30659	06-Nov-02	ROBERT & KJ MENEGUZ	\$89.01	P/N152151 - REFUND RATES DUE TO CANCELLATION OF RUBBISH SERVICE
30660	06-Nov-02	MINTRAG PTY LTD	\$2,054.17	P/N 152147 - REFUND RATES DUE TO REVALUATION
30661	06-Nov-02	WESTERN AUSTRALIAN PLANNING	\$111.07	P/N146082 REFUND RATES DUE TO SUBDIVISION
30662	06-Nov-02	ROY W & SHIRLEY M DORRINGTON	\$345.00	VEHICLE CROSSING SUBSIDY - 70 DALVIK AVENUE, MERRIWA
30663	06-Nov-02	DWELLINGUP BUNKHOUSE OUTDOOR	\$3,240.00	CAMP FOOD AND ACTIVITIES - SGIO YOUTH CHALLENGE CAMP
30664	06-Nov-02	ALINTA GAS	\$9,987.00	GAS SUPPLIES FOR VARIOUS CoW BUILDINGS
30665	06-Nov-02	ALEXANDER HEIGHTS ADULT DAY CARE P/CASH	\$99.80	PETTY CASH

Cheque No	Cheque Date	Vendor Name	Amount	Details
30666	06-Nov-02	ALEXANDER HEIGHTS - THE HEIGHTS COMM HOUSE P/CASH	\$81.45	PETTY CASH
30667	06-Nov-02	ABORIGINAL SENIORS GROUP P/CASH	\$49.95	PETTY CASH
30668	06-Nov-02	GARTH JENNENS	\$110.00	ASSESS NUISANCE BARKING - 36 ROTHESAY HEIGHTS, MINDARIE
30669	06-Nov-02	COMMUNITY SERVICES PETTY CASH	\$155.55	PETTY CASH
30670	06-Nov-02	GRAFFITI SYSTEMS AUSTRALIA	\$6,492.66	GRAFFITI REMOVAL FROM VARIOUS SITES
30671	06-Nov-02	G P R TRUCK SALES & SERVICE	\$170.50	CHECK WHEEL ALIGNMENT/ADJ FRONT AXLE - 96041
30672	06-Nov-02	HOMESWEST - EAST PERTH	\$29,663.49	REFUND RATES DUE TO SUBDIVISION
30673	06-Nov-02	MUNICIPAL WORKCARE	\$48,472.60	WORKERS COMPENSATION SCHEME
30674	06-Nov-02	QUINNS ROCKS ADULT DAY CARE P/CASH	\$72.20	PETTY CASH
30675	06-Nov-02	RANGERS SERVICES P/CASH	\$295.35	PETTY CASH
30676	06-Nov-02	W A LOCAL GOVT SUPERANNUATION	\$220,635.89	SUPERANNUATION CONTRIBUTION - OCTOBER 2002
30677	06-Nov-02	WESTERN POWER	\$105,592.85	POWER SUPPLIES FOR VARIOUS LOCATIONS
30678	11-Nov-02	ZEBRA PROPERTIES	\$17,735.50	BOND REFUND -LOT 44 LANDSDALE ROAD, DARCH
30679	13-Nov-02	ROBERT TAYLOR	\$91.66	KEY HOLDER WANNEROO - RECREATION CENTRE TENNIS BOOKING OFFICER - WANNEROO SHOWGROUNDS COURTS
30680	13-Nov-02	RUBY BENJAMIN ANIMAL FOUNDATION	\$3,000.00	DONATION PAYMENT - COUNCIL RESOLUTION CD08-10/02 – 15 OCT 2002
30681	13-Nov-02	FUGRO	\$50.00	REFUND - OVERPAYMENT OF SUBDIVISION CLEARANCE FEES WAPC REF: 117816
30682	13-Nov-02	MIKE THORP-BUILDER	\$29,230.30	PAYMENT 6 FOR WANNEROO SPORTS & SOCIAL CLUB
30683	13-Nov-02	CAVERSHAM PROPERTY PTY LTD	\$6,600.00	BOND REFUND MERRIWA STAGE 8F
30684	13-Nov-02	EVAN MARTIN	\$83.32	KEY HOLDER - KOONDOOLA COMMUNITY HALLS KEY HOLDER - ALEXANDER HEIGHTS KEY HOLDER - HAINSWORTH LEISURE CENTRE KEY HOLDER - JOHN MOLONEY CLUBROOMS
30685	13-Nov-02	SELWYN ANDERSON	\$100.00	VOLUNTEER PAYMENTS
30686	13-Nov-02	LEE TAN	\$41.66	KEY HOLDER - BANKSIA GROVE ZONE KEY HOLDER PERIDOT PARK
30687	13-Nov-02	LUZIA JOHNSTONE	\$41.66	KEY HOLDER - ANTHONY WARING CLUBROOMS & PARK KEY HOLDER - CLARKSON YOUTH CENTRE
30688	13-Nov-02	BARRY HUGHES	\$54.00	VOLUNTEER PAYMENTS
30689	13-Nov-02	JENNY GILBERT	\$100.00	TENNIS BOOKING OFFICER - KOONDOOLA PARK TENNIS COURTS TENNIS BOOKING OFFICER

Cheque No	Cheque Date	Vendor Name	Amount	Details
				MONTROSE PARK TENNIS COURTS
30690	13-Nov-02	FREE VIETNAM ALLIANCE	\$40.00	SUBSCRIPTION (VIET NAM DAN SHU) - WANNEROO LIBRARIES
30691	13-Nov-02	ALLIED ARTIST & EVENT SERVICES TRUST	\$13,750.00	BALANCE FOR JOHN WILLIAMSON CONCERT 7 DEC 2002
30692	13-Nov-02	LYN VERGUNST	\$91.66	KEY HOLDER - GUMBLOSSOM COMMUNITY CENTRE TENNIS BOOKING OFFICER - GUMBLOSSOM COURTS
30693	13-Nov-02	DEANNE HETHERINGTON	\$91.66	KEY HOLDER - GIRRAWHEEN SCOUT & GUIDE HALL KEY HOLDER HUDSON PARK CLUBROOMS TENNIS BOOKING OFFICER - HUDSON PARK COURTS
30694	13-Nov-02	JOE ARRIGO	\$91.66	KEY HOLDER - WANNEROO SENIOR CITIZENS TENNIS BOOKING OFFICER/KEY HOLDER - ELLIOTT ROAD COURTS
30695	13-Nov-02	CORAL RAYNER	\$41.66	KEY HOLDER PHIL RENKIN REC, OLDHAM PARK KIOSK & ST ANDREWS CLUBROOMS
30696	13-Nov-02	TROY J JAMIESON	\$153.00	VEHICLE CROSSING SUBSIDY
30697	13-Nov-02	LORRAINE C & M REA	\$345.00	VEHICLE CROSSING SUBSIDY
30698	13-Nov-02	J J BATTY & S L CLIFFORD	\$345.00	VEHICLE CROSSING SUBSIDY
30699	13-Nov-02	DAWN M KERR	\$345.00	VEHICLE CROSSING SUBSIDY
30700	13-Nov-02	GJ BROADHURST & YA BENDA	\$345.00	VEHICLE CROSSING SUBSIDY
30701	13-Nov-02	TR BULLOCK & JJ PURSELL	\$132.60	VEHICLE CROSSING SUBSIDY
30702	13-Nov-02	HELEN F & LG MCCARTHY	\$345.00	VEHICLE CROSSING SUBSIDY
30703	13-Nov-02	S HELLEWELL	\$4.40	REFUND FOR LOST LIBRARY BOOK RETURNED
30704	13-Nov-02	MARJORIE WINGFIELD	\$9.00	REFUND - DOG REGISTRATIONS TAG 05/1609
30705	13-Nov-02	CYNTHIA JONES	\$25.00	REFUND - DOG REGISTRATION TAG 03/0203
30706	13-Nov-02	HENDRIKA KRAMER	\$28.50	REFUND - DOG REGISTRATION TAG 04/3840
30707	13-Nov-02	MARY MATTHEWS	\$10.00	REFUND - DOG REGISTRATION TAG 02/3095
30708	13-Nov-02	JANETTE LUCKHURST	\$38.00	VOLUNTEER PAYMENTS
30709	13-Nov-02	FRANK WEST	\$50.00	VOLUNTEER PAYMENTS
30710	13-Nov-02	LORRAINE FRANKLAND	\$39.00	VOLUNTEER PAYMENTS
30711	13-Nov-02	ADRIANA DUDZINSKA	\$45.00	VOLUNTEER PAYMENTS
30712	13-Nov-02	JANICE M BELCHER	\$345.00	VEHICLE CROSSING SUBSIDY
30713	13-Nov-02	WATSON PROPERTY GROUP	\$5,500.00	BOND REFUND- SOMMERVILLE WATERSSTAGE 2A
30714	13-Nov-02	MICHAEL P & PJ BROWN	\$244.30	VEHICLE CROSSING SUBSIDY
30715	13-Nov-02	TERESA A BERGIN	\$326.00	VEHICLE CROSSING SUBSIDY
30716	13-Nov-02	ANNE M FITZGERALD	\$345.00	VEHICLE CROSSING SUBSIDY

Cheque No	Cheque Date	Vendor Name	Amount	Details
30717	13-Nov-02	JOYCE A & M GUELF	\$345.00	VEHICLE CROSSING SUBSIDY
30718	13-Nov-02	ETHEL & DENNIS MORGAN	\$345.00	VEHICLE CROSSING SUBSIDY
30719	13-Nov-02	IN HOME CARE CONFERENCE	\$150.00	TRAINING – 3 STAFF FOR IN HOME CARE PROGRAM - C DAVIES, D STERPINI AND J EWERS
30720	13-Nov-02	BLUE COLLAR PEOPLE	\$4,349.28	CASUAL LABOUR FOR FLEET MAINTENANCE
30721	13-Nov-02	ICON OFFICE TECHNOLOGY	\$26.40	METER READING CITY3432 CLARKSON YOUTH CENTRE
30722	13-Nov-02	JB HI FI GROUP PTY LTD	\$1,859.04	ASSORTED PURCHASES 2002/2003 FOR THE WANNEROO LIBRARY INCLUDING SELECTED MUSIC CD'S
30723	13-Nov-02	KD INSTRUMENTS	\$118.80	CERTIFIED A REPCO 5/50 FT WRENCH
30724	13-Nov-02	LINCOLNE SCOTT	\$20,818.60	BUILDING CONSULTANCY SERVICES MAINTENANCE CONTRACT 2001-2003 ENERGY AUDITS CONSULTANCY SERVICES
30725	13-Nov-02	SANDS & MCDUGALL OFFICE PRODUCT	\$15,125.99	PURCHASE OF STATIONERY FOR SEPT 2002
30726	13-Nov-02	TRAILER PARTS PTY LTD	\$49.28	VARIOUS SPARE PARTS FOR FLEET MAINTENANCE
30727	13-Nov-02	WESTFUEL	\$1,633.98	ZOOM 25 UNMARKED 200L 20L - DEPOT STORE STOCK
30728	13-Nov-02	AUSTRALIA POST	\$9,043.32	BANKCARD MERCHANT FEES, COUNTER BILLPAY, TELEPHONE BILLPAY MESSAGE POST, REPLY PAID LETTERS AND SMALL ITEMS
30729	13-Nov-02	AMERICAN INTER UNDERWRITERS	\$15.00	PAYROLL DED F/E 8/11/02
30730	13-Nov-02	ALINTA GAS	\$7,232.35	AQUAMOTION CONTROL 1-29 OCT 2002 3 X RATE PAYER FINANCIAL ASSISTANCE
30731	13-Nov-02	ALEXANDER HEIGHTS ADULT DAY CARE P/CASH	\$52.20	PETTY CASH
30732	13-Nov-02	ALEXANDER HEIGHTS - THE HEIGHTS COMM HOUSE P/CASH	\$115.90	PETTY CASH
30733	13-Nov-02	ABORIGINAL SENIORS GROUP PETTY CASH	\$50.00	PETTY CASH
30734	13-Nov-02	ADVANCED SPORTING SURFACES AUSTRALIA	\$14,278.00	ACRYLIC RESURFACING - MONTROSE TENNIS COURT
30735	13-Nov-02	AMP FLEXIBLE LIFETIME SUPER FUND	\$807.69	PAYROLL DED F/E 8/11/02
30736	13-Nov-02	BUCKINGHAM HOUSE P/CASH	\$91.70	PETTY CASH
30737	13-Nov-02	CORPORATE SERVICES P/CASH	\$152.00	PETTY CASH
30738	13-Nov-02	FARLEY CAMPBELL	\$45.00	VOLUNTEER PAYMENTS
30739	13-Nov-02	CITY OF WANNEROO PAYROLL A/C	\$1,420.80	PAYROLL DEDUCTION F/E 8/11/02 RATES

Cheque No	Cheque Date	Vendor Name	Amount	Details
30740	13-Nov-02	CITY OF WANNEROO	\$316.50	CR R STEFFENS TRAVEL FOR OCTOBER TO RATES
30741	13-Nov-02	COMMUNITY SERVICES PETTY CASH	\$107.80	PETTY CASH
30742	13-Nov-02	DUNCAN CROSBIE PRO GOLF - MARANGAROO	\$96.80	DOZEN PRECEPT X LONG BALLS, PACK TEES, PENCILS - OFFICE OF THE CEO PROMOTIONS
30743	13-Nov-02	STRATEGIC & EXECUTIVE SERVICES PETTY CASH	\$239.15	PETTY CASH
30744	13-Nov-02	EASIFLEET MANAGEMENT	\$218.68	SERVICE FOR WN31646
30745	13-Nov-02	MUNICIPAL EMPLOYEE UNION-PAYROLL	\$1,072.34	PAYROLL DED F/E 8/11/02
30746	13-Nov-02	NORMAN DENNIS	\$41.66	KEY HOLDER - JENOLAN WAY COMMUNITY & ADDISON PARK CLUBROOMS
30747	13-Nov-02	BEATRIX RAUSCH	\$218.70	VOLUNTEER PAYMENTS
30748	13-Nov-02	TELSTRA CORPORATION	\$1,055.92	MOBILENET ACCOUNT SUMMARY
30749	13-Nov-02	WANNEROO LIBRARY PETTY CASH	\$43.75	PETTY CASH
30750	13-Nov-02	WATER CORPORATION	\$792.00	1 X RATE PAYER FINANCIAL ASSISTANCE WATER SUPPLY FOR VARIOUS LOCATIONS
30751	13-Nov-02	WESTERN POWER	\$5,443.75	1 X RATE PAYER FINANCIAL ASSISTANCE POWER SUPPLY FOR VARIOUS LOCATIONS
30752	13-Nov-02	ZURICH CLIENT SERVICE	\$235.38	PAYROLL DED F/E 8/11/02
30753	20-Nov-02	ALAN BLENCOWE	\$500.00	MONTHLY ALLOWANCE
30754	20-Nov-02	FRANK CVITAN	\$500.00	MONTHLY ALLOWANCE
30755	20-Nov-02	CANCELLED	\$0.00	
30756	20-Nov-02	DOROTHY NEWTON	\$500.00	MONTHLY ALLOWANCE
30757	20-Nov-02	SAM SALPIETRO	\$1,125.00	MONTHLY ALLOWANCE
30758	20-Nov-02	WANNEROO FOOTBALL & SPORTING CLUB (WA)	\$50.00	BOND REFUND – TEMP. ADVERTISING SIGNAGE
30759	20-Nov-02	CONWOOD RETAINING WALLS	\$40.00	REFUND - BUILDING APPLICATION FEE - 31 OAKDENE DRIVE
30760	20-Nov-02	VALENTIN ION	\$263.62	P/N 191511 - RATE REFUND
30761	20-Nov-02	WA GERANIUM & PELARGONIUM SOC	\$50.00	BOND REFUND – TEMP. ADVERTISING SIGNAGE
30762	20-Nov-02	WANNEROO CRICKET CLUB	\$50.00	BOND REFUND -TEMP. ADVERTISING SIGNAGE
30763	20-Nov-02	QUINNS ROCKS CRICKET CLUB	\$50.00	BOND REFUND - TEMP. ADVERTISING SIGNAGE
30764	20-Nov-02	FUGRO	\$50.00	OVERPAYMENT OF SUBDIVISION CLEARANCE FEE WAPC REF: 115418
30765	20-Nov-02	SG & M DEBSKI	\$345.00	VEHICLE CROSSING SUBSIDY

Cheque No	Cheque Date	Vendor Name	Amount	Details
30766	20-Nov-02	THE 250 CLUB	\$495.00	SUNSET COAST TOURISM FORUM - MAYOR KELLY, CR TREBY, CR GODDENOUGH, CR MCNAMARA AND H SMALLWOOD
30767	20-Nov-02	M YEAP	\$186.60	P/N127506 - RATE REFUND
30768	20-Nov-02	JOONDALUP LITTLE ATHLETICS	\$50.00	BOND REFUND - TEMP. ADVERTISING SIGNAGE
30769	20-Nov-02	CROWN CONTENT	\$450.00	SUBSCRIPTION - OCCUPATIONAL HEALTH & SAFETY BULLETIN FOR OH&S
30770	20-Nov-02	MISSION AUSTRALIA	\$200.00	DONATION - CHRISTMAS LUNCH IN THE PARK
30771	20-Nov-02	FIONA BENTLEY	\$125.50	REIMBURSEMENT - CATERING FOR DIRECTORATE STAFF MEETINGS
30772	20-Nov-02	STEVE BARBARICH	\$41.66	KEY HOLDER FOR WARRADALE COMMUNITY HALL
30773	20-Nov-02	M C MATHERS	\$212.80	P/N 144753 - RATE REFUND
30774	20-Nov-02	LANDSDALE GARDENS PLAYGROUP	\$500.00	BOND REFUND - BROADVIEW PARK
30775	20-Nov-02	MR C & MRS T HUGGETT	\$137.00	P/N 144768 - RATE REFUND PENSION REBATE
30776	20-Nov-02	DEPARTMENT OF HOUSING & WORKS	\$130,398.00	REFUND OF INFRASTRUCTURE CONTRIBUTIONS - CLARKSON BUTLER PLANNING DISTRICT CELL 1 NORFOLK ESTATE, QUINNS ROCKS LOTS 2 & 1002
30777	20-Nov-02	DEPARTMENT OF HOUSING & WORKS	\$425.60	P/N 155883 - RATES REFUND
30778	20-Nov-02	IAN MARTINUS	\$90.70	REIMBURSEMENT - BUSINESS HOSPITALITY
30779	20-Nov-02	SANDY CZIRANKO	\$8.50	REFUND - DOG REGISTRATION TAG 02/5584
30780	20-Nov-02	HERITAGE OFFICER P/CASH	\$82.65	PETTY CASH
30781	20-Nov-02	MRS OLOHAN	\$300.00	BOND REFUND - COFFEE LOUNGE
30782	20-Nov-02	MAUREEN FULCHER	\$300.00	BOND REFUND - WARRADALE COMMUNITY HALL
30783	20-Nov-02	KINGSLEY MONTESSORI SCHOOL	\$300.00	BOND REFUND - WANNEROO COMMUNITY HALL
30784	20-Nov-02	CHRISTINE BEAMAN	\$300.00	BOND REFUND
30785	20-Nov-02	PARAMOUNT COMMUNICATIONS	\$195.00	1 YEAR SUBSCRIPTION TO PARAMOUNT COMMUNICATIONS (ON THE HILL) - CEO'S OFFICE
30786	20-Nov-02	LANDSDALE JUNIOR CHESS ASSOC	\$50.00	BOND REFUND -KEY-WARADALE CRAFT ROOM
30787	20-Nov-02	YMCA MOBILE YOUTH SERVICE	\$50.00	BOND - GUMBLOSSOM RESERVE
30788	20-Nov-02	MR B & MRS E FALLENS	\$212.80	P/N 159020 - RATES PENSION REBATE
30789	20-Nov-02	MR G & MRS I TROTZ	\$212.80	P/N 137326 - RATES PENSION REBATE
30790	20-Nov-02	MR B & MRS J MARSHALL	\$121.53	P/N 141367 - RATES PENSION REBATE
30791	20-Nov-02	CALOGERA FRANCHINA	\$212.80	P/N 137893 - RATES PENSION REBATE

Cheque No	Cheque Date	Vendor Name	Amount	Details
30792	20-Nov-02	MR J & MRS P M WERNER	\$260.19	RATES PENSION REBATE PROPERTY 185913
30793	20-Nov-02	MS J B TREMLETT	\$212.80	P/N 141602 - RATES PENSION REBATE
30794	20-Nov-02	MS E VINALL	\$229.38	P/N 141447 - RATES PENSION REBATE
30795	20-Nov-02	MR N & MRS S MAIN	\$246.50	P/N 184583 - RATES PENSION REBATE
30796	20-Nov-02	MS M GROVES	\$208.71	P/N 135478 - RATES PENSION REBATE
30797	20-Nov-02	MS L M LEWIS	\$135.22	P/N 192155 - RATES PENSION REBATE
30798	20-Nov-02	MR R & MRS P NEILSON	\$212.80	P/N 110784 - RATES PENSION REBATE
30799	20-Nov-02	MR H & MRS M LIGTHART - SCHENK	\$243.07	P/N 136869 - RATES PENSION REBATE
30800	20-Nov-02	MS C T MARTIN	\$159.60	P/N 143275 - RATES PENSION REBATE
30801	20-Nov-02	PREDRAG MARICIC	\$212.80	P/N 136610 - RATES PENSION REBATE
30802	20-Nov-02	MR & MRS BARIS	\$168.00	P/N 138297 - RATE REFUND
30803	20-Nov-02	MR K R & MRS L G RIDE	\$212.80	P/N 159211 - RATES PENSION REBATE
30804	20-Nov-02	MS L GRIFFITHS	\$284.15	P/N 150938 - RATES PENSION REBATE
30805	20-Nov-02	MR M & MRS S SILVESTRO	\$270.46	P/N 129835 - RATES PENSION REBATE
30806	20-Nov-02	MR R D & MRS K A ADAMSON	\$106.40	P/N 181892 - RATES PENSION REBATE
30807	20-Nov-02	MR & MRS MATTA	\$212.80	P/N 171423 - RATES PENSION REBATE
30808	20-Nov-02	MR A B & MRS B S BUSS	\$212.80	P/N 136802 - RATES PENSION REBATE
30809	20-Nov-02	MR B & MRS S SARGENT	\$215.68	P/N 137583 - RATES PENSION REBATE
30810	20-Nov-02	MR & MRS WILLS	\$273.88	P/N 137583 - RATES PENSION REBATE
30811	20-Nov-02	MR I HAGEMANN	\$212.80	P/N 167647 - RATES PENSION REBATE
30812	20-Nov-02	MR & MRS POP	\$212.80	P/N 125455 - RATE REFUND
30813	20-Nov-02	MS H V MOLDRICH	\$224.00	P/N 127620 - RATE REFUND
30814	20-Nov-02	MR & MRS SAMEIT	\$117.25	P/N 129848 - RATE REFUND
30815	20-Nov-02	MR L J & MRS A M CORTHALS	\$212.80	P/N 136545 - RATES PENSION REBATE
30816	20-Nov-02	MR R T OLDEN	\$246.50	P/N 141411 - RATES PENSION REBATE
30817	20-Nov-02	MR G P BRENNAN	\$180.90	P/N 127791 - RATES REFUND
30818	20-Nov-02	MR G & MRS A WADE	\$212.80	P/N 141174 - RATES REFUND
30819	20-Nov-02	MR S & MRS S SCRIVA	\$294.19	P/N161289 - RATES REFUND
30820	20-Nov-02	MS G S DEWBERRY	\$150.97	P/N 161289 - RATES REFUND
30821	20-Nov-02	MS M FRANCIS & MS R GALLAHER	\$246.50	P/N 173663 - RATES PENSION REBATE
30822	20-Nov-02	MR & MRS B LYNN	\$248.60	P/N 138048 - RATES REFUND
30823	20-Nov-02	MR P & MRS I M SANTUCCI	\$224.00	P/N 140838 - RATES REFUND
30824	20-Nov-02	MR L O & MRS K L DEAR	\$200.79	P/N 197662 - RATES REFUND
30825	20-Nov-02	MR E & MRS J R BURNS	\$212.80	P/N 141014 - RATES REFUND
30826	20-Nov-02	MR E C & MRS L B HEMSLEY	\$304.69	P/N 154464 - RATES REFUND
30827	20-Nov-02	MS Y Y DYMOCK	\$227.03	P/N 168885 - RATES REFUND
30828	20-Nov-02	MR R & MRS S ELLIOTT	\$237.85	P/N 172341 - RATES REFUND

Cheque No	Cheque Date	Vendor Name	Amount	Details
30829	20-Nov-02	MS A O J HAYLOCK	\$222.53	P/N177001 - RATES REFUND
30830	20-Nov-02	MS S FLYNN	\$82.89	P/N 179099 - RATES REFUND
30831	20-Nov-02	MS J S MARSH	\$95.63	P/N 184086 - RATES REFUND
30832	20-Nov-02	MR R G & MRS K D BRANCH	\$311.01	P/N 197191 - RATES REFUND
30833	20-Nov-02	MRS FRANKOWSKI	\$117.35	P/N 198420 - RATES REFUND
30834	20-Nov-02	MR R G OKELY	\$224.00	P/N 138228 - RATES PENSION REBATE
30835	20-Nov-02	MR J A & MRS V J DUGGAN	\$236.23	P/N 175458 - RATES PENSION REBATE
30836	20-Nov-02	MR J R & MRS P F GILBERY	\$236.23	P/N 141845 - RATES REFUND
30837	20-Nov-02	TRUSTWEST	\$22.40	P/N 141443 - RATES REFUND
30838	20-Nov-02	MR S & MRS E HOKIN	\$89.60	P/N 137069 - RATES PENSION REBATE
30839	20-Nov-02	MR & MRS SINGLETON	\$212.80	P/N 161252 - RATES REFUND
30840	20-Nov-02	MS P HENDERSON	\$128.38	P/N 175790 - RATES PENSION REBATE
30841	20-Nov-02	MS M J LEWIS	\$212.80	P/N 140967 - RATES PENSION REBATE
30842	20-Nov-02	MR T & MRS V G TILKA	\$267.04	P/N 143090 - RATES PENSION REBATE
30843	20-Nov-02	MR R E BENTLEY	\$212.80	P/N 159021 - RATES PENSION REBATE
30844	20-Nov-02	MR S & MRS E HASTIE	\$229.38	P/N 171023 - RATES PENSION REBATE
30845	20-Nov-02	MS D A SITA	\$331.54	P/N 188695 - RATES PENSION REBATE
30846	20-Nov-02	MR & MRS NGUYEN	\$112.97	P/N 188695 - RATES PENSION REBATE
30847	20-Nov-02	MR & MRS BASEVSKI	\$225.96	P/N 137448 - RATES PENSION REBATE
30848	20-Nov-02	MS E J HARMAN	\$270.46	P/N 183497 - RATES PENSION REBATE
30849	20-Nov-02	MR R TAY	\$109.34	P/N 180703 - RATES PENSION REBATE
30850	20-Nov-02	MS I ROCCA	\$682.50	P/N 152813 - RATES PENSION REBATE
30851	20-Nov-02	MS N J HORNER	\$212.80	P/N 135464 - RATES PENSION REBATE
30852	20-Nov-02	MS S GRANCARIC	\$224.00	P/N 155703 - RATES PENSION REBATE
30853	20-Nov-02	MR L & MRS J HUTCHINSON	\$260.19	P/N 155703 - RATES PENSION REBATE
30854	20-Nov-02	MS R CLIFFORD & MS I PLUMMER	\$215.68	P/N 167550 - RATES PENSION REBATE
30855	20-Nov-02	MS A T SHEPHERD	\$129.68	P/N 167550 - RATES PENSION REBATE
30856	20-Nov-02	MR D B & MRS E M JONES	\$236.23	P/N 133655 - RATES PENSION REBATE
30857	20-Nov-02	VELKO GORGIEVSKI	\$112.00	P/N 110875 - RATES PENSION REBATE
30858	20-Nov-02	MR A & MRS E BRENNAN	\$299.11	P/N 154465 - RATES PENSION REBATE
30859	20-Nov-02	MR P & MRS J MCCULLOCH	\$229.38	P/N 153595 - RATES PENSION REBATE
30860	20-Nov-02	MR D & MRS C ABBOTT	\$297.84	P/N 186328 - RATES PENSION REBATE
30861	20-Nov-02	MS MA NEMERE	\$224.00	P/N 160588 - RATES PENSION REBATE
30862	20-Nov-02	MS AG MAY	\$224.00	P/N 178543 - RATES PENSION REBATE
30863	20-Nov-02	MR PD & MRS J HARRIS	\$237.85	P/N 141328 - RATES PENSION REBATE
30864	20-Nov-02	MR KJ & MRS LL GRAHAM	\$349.56	P/N 180513 - RATES PENSION REBATE
30865	20-Nov-02	MR C & MRS I HARGINSON	\$224.00	P/N 110410 - RATES PENSION REBATE

Cheque No	Cheque Date	Vendor Name	Amount	Details
30866	20-Nov-02	SILJAN VELEVSKI	\$197.00	P/N 124881 - RATES PENSION REBATE
30867	20-Nov-02	MR JE & MRS AE GOUDIE	\$118.92	P/N 185152 - RATES PENSION REBATE
30868	20-Nov-02	MR NF FREEGARD	\$241.45	P/N 161693 - RATES PENSION REBATE
30869	20-Nov-02	MS A VAN WERELD	\$270.28	P/N 186846 - RATES PENSION REBATE
30870	20-Nov-02	MS LR SYMES	\$225.96	PN 110992 - RATES PENSION REBATE
30871	20-Nov-02	MS M HALLIDAY	\$123.50	P/N 187151 - RATES PENSION REBATE
30872	20-Nov-02	MR P & MRS S DYKSTRA	\$224.00	P/N 183907 - RATES PENSION REBATE
30873	20-Nov-02	MR L & MRS P OVERINGTON	\$259.47	PN 144821 - RATES PENSION REBATE
30874	20-Nov-02	MS A JONES	\$224.00	P/N 157814 - RATES PENSION REBATE
30875	20-Nov-02	MR L & MRS I BAXTER	\$239.65	P/N 127590 - RATES PENSION REBATE
30876	20-Nov-02	MR SR JOHNSON	\$259.47	P/N 163358 - RATES PENSION REBATE
30877	20-Nov-02	MR F & MRS R BUCKLER	\$212.80	P/N 141691 - RATES PENSION REBATE
30878	20-Nov-02	MR I & MRS M CLARK	\$270.28	P/N 136606 - RATES PENSION REBATE
30879	20-Nov-02	MR J & MRS A GIOVANAZZI	\$246.50	P/N 168930 - RATE PENSION REBATE
30880	20-Nov-02	MS CA DUDNEY	\$338.93	P/N 189075 - RATES PENSION REBATE
30881	20-Nov-02	MR & MRS LOOMES	\$229.38	P/N 111369 - RATES PENSION REBATE
30882	20-Nov-02	MS HO FOWLES	\$239.65	P/N 167412 - RATE PENSION REBATE
30883	20-Nov-02	MR MJ MACINTYRE	\$112.00	P/N 125530 - RATES PENSION REBATE
30884	20-Nov-02	MR C & MRS H HOLMES	\$212.80	P/N 111462 - RATES PENSION REBATE
30885	20-Nov-02	MR & MRS SARIC	\$127.68	P/N 124875 RATES PENSION REBATE
30886	20-Nov-02	MR D HOLLAND & MR D WARRINER	\$123.91	P/N 188421 - RATES PENSION REBATE
30887	20-Nov-02	MR J & MRS K ALCHIN	\$224.00	P/N 137444 - RATES PENSION REBATE
30888	20-Nov-02	MR L & MRS P HULL	\$246.50	P/N 144654 - RATES PENSION REBATE
30889	20-Nov-02	MS S DAVIS	\$224.00	P/N 161194 - RATES PENSION REBATE
30890	20-Nov-02	MR W & MRS E EAST	\$212.80	P/N 126023 - RATES PENSION REBATE
30891	20-Nov-02	MS S KALLMEYER	\$248.66	P/N 172261 - RATES PENSION REBATE
30892	20-Nov-02	MR J & MRS R HUNTER	\$248.66	P/N 179014 - RATES PENSION REBATE
30893	20-Nov-02	MR KT ROWELL	\$121.54	P/N 144471 - RATES PENSION REBATE
30894	20-Nov-02	JM SCADDAN	\$85.31	P/N 161243 - RATES REFUND -PART PAYMENT OF PENSION REBATE
30895	20-Nov-02	G & J PLANNER	\$237.85	P/N 161809 - RATES PENSION REBATE
30896	20-Nov-02	MA MOORE-BURNS	\$224.00	P/N 127647 - RATES PENSION REBATE
30897	20-Nov-02	J & T HUGHES	\$445.07	P/N 133842 - RATES PENSION REBATE
30898	20-Nov-02	NA TAYLER	\$256.77	P/N 137686 - RATES PENSION REBATE
30899	20-Nov-02	EM THOMSON	\$224.00	P/N 141016 - RATES PENSION REBATE
30900	20-Nov-02	M & T KEEGAN	\$100.11	P/N 167878 - RATES PENSION REBATE
30901	20-Nov-02	H & P MASON	\$212.80	P/N 157804 - RATES PENSION REBATE
30902	20-Nov-02	A & J CATCHICK	\$112.00	P/N 112486 - RATES PENSION REBATE

Cheque No	Cheque Date	Vendor Name	Amount	Details
30903	20-Nov-02	A & SF DIDCOE	\$248.66	P/N 174629 – RATES PENSION REBATE
30904	20-Nov-02	B & J CANN	\$104.09	P/N 143674 – RATES PENSION REBATE
30905	20-Nov-02	JJ RICE	\$212.80	P/N 153644 – RATES PENSION REBATE
30906	20-Nov-02	B & B MITREVSKI	\$149.32	P/N 111583 - RATESPENSION REBATE
30907	20-Nov-02	M ABERCROMBIE & J MURCHIE	\$236.23	P/N 146802 – RATES PENSION REBATE
30908	20-Nov-02	G & J DUTTON	\$212.80	P/N 141643 – RATES PENSION REBATE
30909	20-Nov-02	G & H JONES	\$311.54	P/N 187289 – RATES PENSION REBATE
30910	20-Nov-02	NM COULSTON	\$270.28	P/N 191078 – RATES PENSION REBATE
30911	20-Nov-02	AP AUSTEN	\$224.00	P/N 166811 – RATES PENSION REBATE
30912	20-Nov-02	R & S OTLEY	\$338.93	P/N 186529 – RATES PENSION REBATE
30913	20-Nov-02	KA COCKING	\$236.23	P/N 141136 – RATES PENSION REBATE
30914	20-Nov-02	GARETH DIXON	\$230.47	GIRRAWHEEN LIBRARY - FURNITURE & EQUIPMENT PURCHASES MADE ON PERSONAL CREDIT CARD
30915	20-Nov-02	ROBERT LOCKWOOD	\$50.00	DONATION - NATIONAL FIGURE SKATING CHAMPIONSHIPS
30916	20-Nov-02	EVERARD YEO & ASSOCIATES	\$200.00	REFUND OF DEVELOPMENT APPLICATION FEE - 26 JENOLAN WAY, MERRIWA
30917	20-Nov-02	PATANAL PTY LTD	\$100.00	REFUND OF DEVELOPMENT APPLICATION FEE - 22 DALECROSS AVENUE, MADELEY
30918	20-Nov-02	B & J CAMPBELL	\$100.00	REFUND OF DEVELOPMENT APPLICATION FEE - 6 RAEBURNE CRESCENT, LANDSDALE
30919	20-Nov-02	ICE VILLE CONSTRUCTION	\$161.00	DEVELOPMENT APPLICATION WAS WITHDRAWN - 2 COOINDA CLOSE, QUINNS ROCKS
30920	20-Nov-02	J & TR WALETZKO	\$146.90	VEHICLE CROSSING SUBSIDY
30921	20-Nov-02	AL DYER & GC LINTER	\$345.00	VEHICLE CROSSING SUBSIDY
30922	20-Nov-02	PM & WB MANNERS	\$345.00	VEHICLE CROSSING SUBSIDY
30923	20-Nov-02	S & VC GOODRUM	\$345.00	VEHICLE CROSSING SUBSIDY
30924	20-Nov-02	ADAM S MILLER	\$345.00	VEHICLE CROSSING SUBSIDY
30925	20-Nov-02	FE HODGE & TG ROBB	\$345.00	VEHICLE CROSSING SUBSIDY
30926	20-Nov-02	C & E PISMIRIS	\$338.00	VEHICLE CROSSING SUBSIDY
30927	20-Nov-02	BM & MJ SMITH	\$345.00	VEHICLE CROSSING SUBSIDY
30928	20-Nov-02	AL JONES & C GIOVENCO	\$345.00	VEHICLE CROSSING SUBSIDY
30929	20-Nov-02	JH & MA ISAACS	\$345.00	VEHICLE CROSSING SUBSIDY
30930	20-Nov-02	MA & G ATTFIELD	\$345.00	VEHICLE CROSSING SUBSIDY
30931	20-Nov-02	KA & PI MUSTOE	\$345.00	VEHICLE CROSSING SUBSIDY
30932	20-Nov-02	NORA SUSAC	\$57.00	REFUND -DOG REGISTRATION TAG 05/1694
30933	20-Nov-02	JANET EGGLESTON	\$57.00	REFUND - DOG REGISTRATION TAG 05/1884
30934	20-Nov-02	ALMA ROONEY	\$9.00	REFUND - DOG REGISTRATION TAG 05/1913
30935	20-Nov-02	JUNE WESTPHAL	\$9.00	REFUND – DOG REGISTRATION TAG 05/2040
30936	20-Nov-02	BOGOJA DJOROJIESKI	\$6.00	REFUND – DOG REGISTRATION TAG

Cheque No	Cheque Date	Vendor Name	Amount	Details
				03/2541
30937	20-Nov-02	CLARITA BAIS	\$15.00	REFUND – DOG REGISTRATION TAG 03/2094
30938	20-Nov-02	JONICA THOMPSON	\$38.00	REFUND – DOG REGISTRATION TAG 03/1540
30939	20-Nov-02	DARLENE BURGESS	\$10.00	REFUND – DOG REGISTRATION TAG 03/1392
30940	20-Nov-02	ROBYNNE MOSIG	\$12.00	REFUND - DOG REGISTRATION TAG 04/1996
30941	20-Nov-02	BRYAN PEARCE	\$28.50	REFUND – DOG REGISTRATION TAG 05/0474
30942	20-Nov-02	JUVENALIA YIANNAKIS	\$18.00	REFUND – DOG REGISTRATION TAG 05/2068
30943	20-Nov-02	YEUNG CHENG	\$5.00	REFUND – DOG REGISTRATION TAG 03/2028
30944	20-Nov-02	CAROL-ANNE GREENE	\$20.00	REFUND – DOG REGISTRATION -TAG 03/2389
30945	20-Nov-02	ANNE GUNNER	\$20.00	REFUND – DOG REGISTRATION TAG02/5135
30946	20-Nov-02	NICOLE McROBERT	\$57.00	REFUND – DOG REGISTRATION TAG 04/2457
30947	20-Nov-02	MYRA MARCUS	\$19.00	REFUND – DOG REGISTRATION TAG 02/2683
30948	20-Nov-02	HILDENGUARD PARK	\$57.00	REFUND – DOG REGISTRATION TAG 04/1806
30949	20-Nov-02	CAMBRAI VILLAGE RESIDENTS BRANCH	\$50.00	BOND REFUND – TEMPORARY ADVERTISING SIGNAGE
30950	20-Nov-02	DANIAL COE	\$121.25	REFUND - AQUAMOTION MEMBERSHIP
30951	20-Nov-02	ASHBROOK PTY LTD	\$422.13	COMPLETION OF TROMMEL AIR SYSTEM - RECYCLING CENTRE
30952	20-Nov-02	WHITFORD CITY GLASS	\$300.00	BOND REFUND - GIRRAWHEEN SENIOR CITIZENS HALL
30953	20-Nov-02	J ZIMMERMANN	\$91.25	REFUND - AQUAMOTION MEMBERSHIP
30954	20-Nov-02	ALINTA GAS	\$80.35	BANKSIA GROVE COMMUNITY CENTRE
30955	20-Nov-02	ALEXANDER HTS ADULT DAY CARE P/CASH	\$83.45	PETTY CASH
30956	20-Nov-02	ALEXANDER HEIGHTS - THE HEIGHTS COMM HOUSE P/ CASH	\$79.80	PETTY CASH
30957	20-Nov-02	ABORIGINAL SENIORS GROUP PETTY CASH	\$50.00	PETTY CASH
30958	20-Nov-02	CITY OF WANNEROO	\$9.00	P/N 179223 - OVERPAYMENT OF RATES - TRANSFERRED TO DOG REGISTRATION RENEWAL
30959	20-Nov-02	CITY OF WANNEROO	\$300.00	DANS-EZ STUDIO - OVER 50"S EXERCISE CLASS 7 & 13 OCT 2002
30960	20-Nov-02	COMMUNITY SERVICES P/CASH	\$139.88	PETTY CASH
30961	20-Nov-02	DUNCAN CROSBIE PRO GOLF - MARANGAROO	\$23,681.70	GOLF COURSE COMMISSIONS - MARANGAROO
30962	20-Nov-02	DEPT OF MINERALS & ENERGY WA	\$72.00	RENEWAL OF LICENCE TO STORE DANGEROUS GOODS
30963	20-Nov-02	DUNCAN CROSBIE PRO GOLF- CARRAMAR	\$22,915.68	COMMISSION OF FEES - CARRAMAR GOLF COURSE
30964	20-Nov-02	DEPT OF INDUSTRY & TECHNOLOGY-CAMS	\$7,297.89	RETURN OF UNEXPENDED GRANT FUNDS

Cheque No	Cheque Date	Vendor Name	Amount	Details
30965	20-Nov-02	GLOUCESTER LODGE MUSEUM P/CASH	\$245.85	PETTY CASH
30966	20-Nov-02	HOMEBUYERS CENTRE	\$202.73	DEVELOPMENT APPLICATION WITHDRAWN - 25 ASHBROOK AVENUE, PEARSALL
30967	20-Nov-02	J CORP PTY LTD	\$1,454.13	REFUND - BUILDING APPLICATION FEE - 33 CLARAFIELD MEANDER, TAPPING DEVELOPMENT APPLICATION WITHDRAWN - 151 LAGOON DRIVE, YANCHEP DEVELOPMENT APPLICATION WITHDRAWN - 15 WEXFORD MEANDER, LANDSDALE
30968	20-Nov-02	QUINNS ROCKS ADULT DAY CARE P/CASH	\$107.25	PETTY CASH
30969	20-Nov-02	WATER CORPORATION	\$3,396.25	UPGRADE OF PATH TO 2.5M WIDE RED ASPHALT IN BEACH ROAD
30970	20-Nov-02	WATER CORPORATION	\$72.00	174/259 LENORE ROAD, WANNEROO
30971	20-Nov-02	WESTERN POWER	\$15,576.65	POWER SUPPLIES FOR VARIOUS LOCATIONS 1 X RATEPAYER FINANCIAL ASSISTANCE
30972	20-Nov-02	WANN LIBRARIES CENTRAL SVCS P/C	\$130.00	PETTY CASH
30973	20-Nov-02	W A LOCAL GOVERNMENT ASSOC.	\$20,601.63	MISSED DISCOUNT PAYMENT DATE OCTOBER MARKETFORCE ADVERTISING
30974	20-Nov-02	FINES ENFORCEMENT REGISTRY	\$510.00	LODGEMENT OF 17 INFRINGEMENT RECORDS WITH THE FINES ENFORCEMENT REGISTRY
30975	22-Nov-02	JOONDALUP COURT	\$1,741.35	ISSUE OF WARRANTS COURT FEES
30976	22-Nov-02	G DAY	\$162.00	P/N 111040 - RATES REFUND OVERPAYMENT
30977	22-Nov-02	GB CHAVE	\$174.65	P/N 133488 - RATES REFUND OVERPAYMENT
30978	22-Nov-02	H MANSFIELD	\$221.00	P/N 169479 - RATES REFUND OVERPAYMENT
30979	25-Nov-02	78 RECORDS	\$133.00	ASSORTED LOCAL STOCK PURCHASES 2002/2003 FOR TWO ROCKS/YANCHEP LIBRARY
30980	25-Nov-02	A & J SALAMONE	\$227.70	FILLING AND SCREENED SAND
30981	25-Nov-02	AARON'S FLORIST	\$99.00	ARRANGEMENT FOR EVELYN HITCHCOCK'S 90TH BIRTHDAY - ELECTED MEMBERS REMEMBRANCE DAY WREATH - MAYORS OFFICE
30982	25-Nov-02	AarqueANITECH	\$1,123.01	METER CHARGE FOR KEP 2900 - PLANNING DEPARTMENT BOND 3iCORE PAPER - INFRASTRUCTURE MANAGEMENT (T SKOUROS) SERVICE FOR MICROFICHE - APPROVAL SERVICES
30983	25-Nov-02	ACELLCOMM P/L	\$370.00	CAR KITS FOR SAFER CITIZEN VEHICLES
30984	25-Nov-02	ACOO LAH HATS	\$451.00	SAFETY HATS FOR DEPOT STORE

Cheque No	Cheque Date	Vendor Name	Amount	Details
				STOCK
30985	25-Nov-02	ACROD WA DIVISION	\$66.00	RENEWAL OF ACROD STICKERS - AGED DAY CARE VEHICLES
30986	25-Nov-02	ADFORM	\$245.52	REFLECTIVE HELMET LABELS AND WITCHES HATS LABEL - M TERACI
30987	25-Nov-02	ADVANCED TRAFFIC MANAGEMENT	\$8,244.17	TRAFFIC CONTROLLERS FOR VARIOUS CoW WORKS PROJECTS
30988	25-Nov-02	ADVANCED WINDOW TINTING	\$475.00	WINDOW TINTING X 3 - 95064, WN31019 AND WN30741
30989	25-Nov-02	AGPARTS WAREHOUSE	\$186.67	FORTRON BRAKE CLEANER - DEPOT STORE STOCK
30990	25-Nov-02	AIR LIQUIDE WA PTY LTD	\$390.82	GAS CYLINDER RENTALS
30991	25-Nov-02	ALINE BRICK PAVING	\$6,380.00	DRIVEWAY REPAIRS - VAUGHEY ROAD, COX CRESCENT, PARHAM WAY (QUINNS ROCKS)
30992	25-Nov-02	ALLEN MOBILE PHONE SERVICES	\$44.00	REMOVE HANDS FREE PHONE KIT - MAGNA WN31646
30993	25-Nov-02	ALLMARK & ASSOCIATES	\$178.20	SELF INKING STAMPS FOR VARIOUS CoW DEPARTMENTS
30994	25-Nov-02	ALLTECH INDUSTRIES AUSTRALIA	\$448.00	MOBILE PHONE AND PAGER REPAIRS - M TERACI (RANGER SERVICES)
30995	25-Nov-02	ALUMAYNE PRODUCTS	\$2,575.00	POLE CABINET FOR CHARNWOOD PARK RETIC CABINET FOR SHAMROCK PARK
30996	25-Nov-02	CANCELLED	\$0.00	
30997	25-Nov-02	AMCON SOLUTIONS PTY LTD	\$2,332.00	CONSULTANT PAUL SIMMONS - INFORMATION SERVICES ORACLE DATABASE FINANCIALS FINAL PAYMENT
30998	25-Nov-02	AMPELITE WA	\$89.10	MAINTENANCE TO NORTH BEACH T/C
30999	25-Nov-02	ANGUS & ROBERTSON - PERTH CITY	\$80.83	BOOK PURCHASES FOR GIRRAWHEEN LIBRARY
31000	25-Nov-02	ANGUS & ROBERTSON - WHITFORDS	\$239.68	BOOK FOR WANNEROO MOBILE LIBRARY
31001	25-Nov-02	APPLE AUSTRALIA PTY LTD	\$662.35	APPLE COMPUTER SG12504KKYZ - RENTAL FOR MARKETING
31002	25-Nov-02	ASPHALTECH PTY LTD	\$1,815.04	SUPPLY OF ASPHALT FOR ENGINEERING MAINTENANCE WORKS
31003	25-Nov-02	ATKINS CARLYLE LTD	\$130.90	VARIOUS ITEMS FOR DEPOT STORE STOCK
31004	25-Nov-02	AUSSIE IT	\$262.36	TRIATHLON C8061 XTONER CARTRIDGE - GIRRAWHEEN LIBRARY
31005	25-Nov-02	AUST AIRCONDITIONING SVCS P/L	\$6,714.79	AIRCONDITIONING SERVICE AND REPAIRS AT VARIOUS CoW BUILDINGS
31006	25-Nov-02	AUST BUSINESS TELEPHONE CO	\$980.10	PHONE HEADSETS, SPEAKER PHONE DATAPORT 20MEM - INFORMATION SERVICES
31007	25-Nov-02	AUTO DOOR SYSTEMS	\$165.00	ANSWER SERVICE CALL TO AUTO GATE REPLACE RELAY & BASE

Cheque No	Cheque Date	Vendor Name	Amount	Details
31008	25-Nov-02	AUTO SMART INTERNATIONAL	\$316.80	TRUCKWASH 160L - FLEET MAINTENANCE
31009	25-Nov-02	B WESTON	\$60.00	CLEANING SERVICE FOR ABORIGINAL GROUP (THE KOOKABURRA CLUB) HELD AT 28 DENSTON WAY, GIRRAWHEEN
31010	25-Nov-02	BAPTIST CARE	\$147.75	HOME CARE SERVICES FOR HACC CLIENTS
31011	25-Nov-02	BATTERIES PLUS	\$143.00	COMPUTER SYSTEMS INTERFACE CARD FOR INFORMATION SERVICES
31012	25-Nov-02	BBC ENTERTAINMENT	\$5,747.28	BBC ENTERTAINMENT FOR SEAFEST 9 NOV 2002
31013	25-Nov-02	BEAUREPAIRES	\$24,149.32	TYRE FITTING SERVICES FOR CoW VEHICLES - FLEET MAINTENANCE
31014	25-Nov-02	BENARA NURSERIES	\$1,365.10	TREES AND PLANT SUPPLIES FOR PARKS MAINTENANCE
31015	25-Nov-02	BGC BLOKPAVE	\$2,932.16	EASI-COBBLE PAVERS
31016	25-Nov-02	BLUE COLLAR PEOPLE	\$4,209.57	CASUAL LABOUR FOR DEPOT STORE AND FLEET MAINTENANCE
31017	25-Nov-02	BOC GASES	\$91.58	DRY ICE PELLETS BULK - HEALTH SERVICES
31018	25-Nov-02	BOC GASES	\$61.05	DRY ICE PELLETS BULK - HEALTH SERVICES
31019	25-Nov-02	BOFFINS BOOKS	\$38.66	BOOKS FOR GIRRAWHEEN LIBRARY
31020	25-Nov-02	BOLLARD SECURITY SYSTEMS	\$79.75	REPLACE MISSING PADLOCK ON BOLLARD - CIVIC CENTRE
31021	25-Nov-02	BORAL CONCRETE	\$7,444.10	CARTAGE OF CONCRETE AND WAITING TIME FEES FOR VARIOUS ENGINEERING PROJECTS
31022	25-Nov-02	BRAVO HIRE	\$166.00	HIRE 10/10 TRENCHER 23/10/02 - PARKS MAINTENANCE
31023	25-Nov-02	BRICKWOOD HOLDINGS PTY LTD	\$33,580.80	COMPLETE 240L MOBILE GARBAGE BINS - WASTE SERVICES
31024	25-Nov-02	BRING COURIERS	\$98.16	COURIER SERVICES
31025	25-Nov-02	BROWNBUILT METALUX INDUSTRIES	\$143.01	BOOK CASE FOR OPERATIONS
31026	25-Nov-02	BT EQUIPMENT PTY LTD	\$7,434.33	VARIOUS SPARE PARTS FOR FLEET MAINTENANCE
31027	25-Nov-02	BUCKINGHAM PEWTER	\$392.92	STUDENT CITIZENSHIP AWARDS 2D MEDALLIONS
31028	25-Nov-02	CANCELLED	\$0.00	
31030	25-Nov-02	BUNNINGS LIMITED	\$3,440.08	VARIOUS TOOL PURCHASES FOR BUILDING MAINTENANCE
31031	25-Nov-02	BYWEST PTY LTD	\$2,778.66	MOWER BLADES AND SPARE PARTS FOR DEPOT STORE STOCK
31032	25-Nov-02	C & E M HARMER	\$30.40	NEWSPAPER SUPPLIES FOR CoW
31033	25-Nov-02	C J D EQUIPMENT P/L	\$206.60	VARIOUS FILTERS PURCHASED FOR FLEET MAINTENANCE
31034	25-Nov-02	CABCHARGE	\$33.60	CAB SERVICES
31035	25-Nov-02	CANPRINT COMMUNICATIONS	\$162.00	BUILDING CODE OF AUSTRALIA FOR S NEALE

Cheque No	Cheque Date	Vendor Name	Amount	Details
31036	25-Nov-02	CAPE DEMOLITION	\$114.00	ROOF TILES FOR BUILDING MAINTENANCE
31037	25-Nov-02	CARABOODA ROLL ON INSTANT LAWN	\$2,016.00	KIKUYU TURF DELIVERED TO KINGSWAY CRICKET CURATORS SHED
31038	25-Nov-02	CARRAMAR RESOURCES INDUSTRIES	\$171.91	SAND FOR VARIOUS TECHNICAL SERVICES PROJECTS
31039	25-Nov-02	CASEWEST PTY LTD	\$579.10	VARIOUS SPARE PARTS FOR FLEET MAINTENANCE
31040	25-Nov-02	CASTLE TOOLS TYROLIT PTY LTD	\$607.20	CONCRETE/ASHPALT LASER FOR OPERATIONS
31041	25-Nov-02	CASTLEDEX BUSINESS SYSTEMS PTY LTD	\$863.52	STATIONERY FOR RECORDS
31042	25-Nov-02	CASTROL AUSTRALIA PTY LTD	\$310.52	GREASE GUN CARTRIDGES - DEPOT STORE STOCK
31043	25-Nov-02	CENTAMAN SYSTEMS PTY LTD	\$8,742.86	CENTAMAN BOOKING SYSTEM LICENCE RENEWAL
31044	25-Nov-02	CENTRAL STATION RECORDS	\$90.90	RECORDS FOR HIP HOP WORKSHOP AT GUMBLOSSOM HALL
31045	25-Nov-02	CHALLENGE BATTERIES WA	\$741.40	AUTOMOTIVE BATTERY SUPPLIES FOR FLEET MAINTENANCE AND DEPOT STORE
31046	25-Nov-02	CHEF EXCEL PTY LTD	\$87.00	ASSORTED SW 20/9/02 - CATERING FOR ECONOMIC PLANNING
31047	25-Nov-02	CHICKEN TREAT WANNEROO	\$89.10	COMBO CHICKEN CHIPS - FOREBREAK INSPECTION TRAINING FOR RANGERS
31048	25-Nov-02	CHILD EDUCATION SERVICES	\$257.85	RESOURCE BOOKS FOR FAMILY DAY CARE TOY LIBRARY
31049	25-Nov-02	CITY BUSINESS MACHINES	\$499.00	PANASONIC KX-FP151AL PLAIN PAPER FAX - WANNEROO RECEPTION CENTRE (LIBRARIES) PANASONIC KXFP151AL FAX MACHINE - FLEET MAINTENANCE
31050	25-Nov-02	CITY OF JOONDALUP GENERAL ACCT	\$2,930.63	ADDITIONAL COSTS FOR YELLAGONGA ENVIRONMENTAL OFFICER 1 JULY – 30 SEPT. 2002 CONTRIBUTION TO LONG SERVICE LEAVE FOR MR JOHN HUMPHREY FOR SERVICE AT THE CoW
31051	25-Nov-02	CITY OF JOONDALUP PLANT HIRE	\$554.12	HIRE OF CHERRY PICKER - CHARNWOOD PARK
31052	25-Nov-02	CITY OF JOONDALUP SERVICES INVOICES	\$27,895.15	SERVICE LEVEL AGREEMENT MAINT JULY 2002
31053	25-Nov-02	CLEAN SWEEP	\$29,447.00	ROAD SWEEPER HIRE FOR VARIOUS CoW LOCATIONS
31054	25-Nov-02	CLINTON LONG PROJECT	\$33,369.00	GLOUCESTER LODGE MUSEUM REFURBISHMENT
31055	25-Nov-02	COATES	\$1,065.66	GENERATOR/BOBCAT AND SKID STEER HIRE - SAFER CITIZENS AND WASTE SERVICES
31056	25-Nov-02	COLES SUPERMARKETS AUST P/L	\$203.98	GROCERIES FOR SENIORS WEEK CONCERTS AND LUNCHEONS AT ALEXANDER HEIGHTS COMMUNITY CENTRE

Cheque No	Cheque Date	Vendor Name	Amount	Details
31057	25-Nov-02	COLES SUPERMARKETS AUST P/L	\$489.91	EMERGENCY FIRE SERVICES CATERING SENIORS WEEK & CONCERTS MORNING TEA/LUNCH AT CIVIC CENTRE
31058	25-Nov-02	COLLINS CRAFT & SCHOOL SUPPLIES	\$55.52	PACK 20 FOIL CARDS AND GLITTER FLAKES - GIRRAWHEEN LIBRARY PROMOTIONS
31059	25-Nov-02	COMMUNIQUE COMMUNICATION SYSTEMS (WANGARA)	\$2,910.00	HANDS FREES KITS AND MOBILE PHONES FOR RANGERS SECURITY SERVICES
31060	25-Nov-02	COMMUNITY NEWSPAPERS	\$19,954.14	ADVERTISING FOR SEPTEMBER 2002
31061	25-Nov-02	COMTEK PTY LTD	\$199.10	SAMSUNG 40GB COMPUTER HARD DRIVES FOR INFORMATION SERVICES
31062	25-Nov-02	CONFECTIONERY DISTRIBUTORS	\$244.00	AQUA VITAL WATER - M TERACI (EMERGENCY SERVICES)
31063	25-Nov-02	CONSTRUCTION EQUIPMENT AUST.	\$267.15	VARIOUS SPARE PARTS AND REPAIRS FOR FLEET MAINTENANCE
31064	25-Nov-02	CONTI'S WINES	\$1,068.00	VARIOUS WINES FOR ELECTED MEMBERS
31065	25-Nov-02	CORETEL COMMUNICATION PTY LTD	\$12,716.00	DOWNLOAD FOR THE MONTH OF AUGUST/SEPTEMBER 2002 - INTERNET ACCESS RENTAL OF MICROWARE EQUIPMENT FOR OCTOBER/NOVEMBER 2002 REPAIRS – COMMS. TOWER VANDALISED (INSURANCE CLAIM PROCESSED)
31066	25-Nov-02	COURIER AUSTRALIA	\$870.12	COURIER SERVICES
31067	25-Nov-02	CANCELLED	\$0.00	
31068	25-Nov-02	COVENTRYS	\$2,329.73	VARIOUS VEHICLE SPARE PARTS FOR FLEET MAINTENANCE AND DEPOT STORE STOCK
31069	25-Nov-02	COVENTRYS	\$393.95	VARIOUS VEHICLE SPARE PARTS FOR FLEET MAINTENANCE AND DEPOT STORE STOCK
31070	25-Nov-02	CROCKENBERG MOTORS	\$1,311.20	SILVERSTONE RALLY TYRES - YOUTH SERVICES RALLY TEAM
31071	25-Nov-02	CROMMELINS HANDYMAN HIRE & SALES WANGARA	\$72.31	SPARE PARTS FOR FLEET MAINTENANCE
31072	25-Nov-02	CSR HUMES	\$2,081.79	CONCRETE PRODUCTS FOR VARIOUS TECHNICAL SERVICES PROJECTS
31073	25-Nov-02	CUSTOM ENGINEERING	\$741.40	OVERHAUL HYD RAM FOR VEHICLE 97544
31074	25-Nov-02	CUTTING EDGES PTY LTD	\$202.19	WELDING SERVICES FOR FLEET MAINTENANCE
31075	25-Nov-02	DANIELS SHARPSMART AUSTRALIA PTY LTD	\$81.44	SHARPS CONTAINERS FOR HEALTH SERVICES
31076	25-Nov-02	DBS FENCING	\$8,365.50	FENCING SERVICE FOR VARIOUS CoW LOCATIONS

Cheque No	Cheque Date	Vendor Name	Amount	Details
31077	25-Nov-02	DE NEEFE SIGNS PTY LTD	\$13,368.08	SUPPLY SIGNAGE AND HAND RAILS FOR VARIOUS CoW DEPARTMENTS (DEPOT STORE STOCK AND TECHNICAL SERVICES)
31078	25-Nov-02	DELL COMPUTERS PTY LTD	\$114,642.00	DELL OPTIPLEX COMPUTER (CUSTOMISED) FOR INFORMATION SERVICES DESK TOP COMPUTERS AND LASERJET PRINTERS FOR VARIOUS CoW STAFF
31079	25-Nov-02	DETROIT DIESEL ALLISON AUSTRALIA	\$1,254.00	TRANSMISSION FAMILIARISATION TRAINING - J FRYER, R POLDEN AND D GREENOCK
31080	25-Nov-02	DEWSONS MERRIWA	\$87.62	SAUSAGE SIZZLE - CLARKSON YOUTH CENTRE OPEN DAY
31081	25-Nov-02	DIAMOND LOCK & KEY	\$2,573.11	PADLOCKS AND KEY CUTTING SERVICES FOR CoW
31082	25-Nov-02	DICK SMITH ELECTRONICS	\$77.60	SCIENTIFIC CALCULATORS FOR ENGINEERING CONSTRUCTION
31083	25-Nov-02	DIESEL MOTORS	\$502.13	SPARE PARTS FOR FLEET MAINTENANCE
31084	25-Nov-02	DIRECT EDUCATIONAL PROMOTIONS	\$66.10	BOOK PURCHASES FOR GIRRAWHEEN LIBRARY
31085	25-Nov-02	DIRECT NATIONAL BUSINESS MACHINES (REMLAD)	\$161.70	25MM SURBIND STRIPS - EQUIPMENT FOR PRINT ROOM
31086	25-Nov-02	DIRT DIGGERS	\$7,150.00	LIMESTONE PATHWAYS - PARKS CONSTRUCTION WORKS PROJECT
31087	25-Nov-02	DIVINE INFORMATION SERVICES	\$107.40	SUBSCRIPTIONS (NEWSPAPERS AND PERIODICALS) FOR GIRRAWHEEN LIBRARY
31088	25-Nov-02	DOCEP	\$273.00	STAMPING OF WEIGHBRIDGE OR HOPPER WEIGHTER INSTRUMENT - WASTE SERVICES REFUSE SITE
31089	25-Nov-02	DRIVE IN ELECTRICS	\$2,765.45	VEHICLE ELECTRICAL WORK/REPAIRS FOR FLEET MAINTENANCE
31090	25-Nov-02	DRIVESHAFT BALANCING SERVICES	\$418.00	REPAIR DRIVESHAFT FOR FLEET MAINTENANCE VEHICLE
31091	25-Nov-02	DYMOCKS WARWICK	\$79.12	BOOK PURCHASES FOR GIRRAWHEEN LIBRARY
31092	25-Nov-02	E R S AUSTRALIA PTY LTD	\$795.85	AQUEOUS PARTS WASHER SERVICE (ENGINE/ENVIRONMENTAL LEVY) - FLEET MAINTENANCE
31093	25-Nov-02	EASIFLEET MANAGEMENT	\$58,597.63	SUPPLY TAIL LENS LAMP LH TO WN31723 FLEET HIRE FOR OCTOBER 2002
31094	25-Nov-02	EASTERN PRESS PTY LTD	\$728.00	CLARKSON YOUTH CENTRE POSTERS HIP HOP COLOUR POSTERS - YOUTH SERVICES (GUMBLOSSOM COMMUNITY CENTRE) OFFICIAL RECEIPTS PRINTING - COUNCIL SERVICES
31095	25-Nov-02	EASTWAY UNI-LOADER HIRE - OAKABELIA P/L	\$4,334.00	REBUILD BMX TRACKS - CLARKSON AND ANTHONY WARRING PARK

Cheque No	Cheque Date	Vendor Name	Amount	Details
31096	25-Nov-02	ECLIPSE RESOURCES PTY LTD	\$140.25	GENERAL CONSTRUCTION - DISPOSAL OF RUBBLE
31097	25-Nov-02	EDGEWATER COMMUNICATIONS	\$660.00	INVESTIGATE PROBLEM WITH RECEPTION OF AM RADIO IN CIVIC CENTRE BUILDING
31098	25-Nov-02	EDGEWATER VETERINARY HOSPITAL	\$181.50	EUTHANASIA OF 11 DOGS
31099	25-Nov-02	ELLIOTTS IRRIGATION PTY LTD	\$9,789.67	RETICULATION ITEMS FOR PARKS AND GARDENS
31100	25-Nov-02	ENTYRE RUBBER	\$3,960.00	RUBBER GOODS SUPPLIED TO DAVID GREEN, PARKS
31101	25-Nov-02	ENVIRONMENTAL INDUSTRIES	\$916.30	LANDSCAPE MAINTENANCE FOR SEPTEMBER 2002
31102	25-Nov-02	EURO DIESEL SERVICES PTY LTD	\$72.72	AIR CLEANER ELEMENT - VEHICLE REPAIRS FOR FLEET MAINTENANCE
31103	25-Nov-02	EXECUTIVE PLANT HIRE	\$5,335.00	HIRE OF 30 TONNE MULTI TYRE ROLLER FOR HESTER AVENUE, CLARKSON
31104	25-Nov-02	EXPO DOCUMENT COPY CENTRE	\$110.00	BEACH TO BUSH BANNER REPAIR (2)
31105	25-Nov-02	FAL FOOD SERVICES	\$367.82	COFFEE SUPPLIES FOR CoW STAFF
31106	25-Nov-02	FAL FOOD SERVICES	\$376.60	COFFEE SUPPLIES FOR CoW STAFF
31107	25-Nov-02	FERGUSON FFORDE	\$1,270.00	VALUE AND COMPENSATION ESTIMATES TOWN PLANNING SCHEME
31108	25-Nov-02	FIRE PROTECTION ASSOCIATION	\$50.00	CBR SEMINAR FOR TERRY SARGENT
31109	25-Nov-02	FORCORP PTY LTD	\$533.39	STROBE TUBE, ICHIKOH MONITOR, STROBE LIGHT - REPAIRS FOR FLEET MAINTENANCE
31110	25-Nov-02	FORPARK AUSTRALIA	\$176.00	VARIOUS GOODS SUPPLIED TO PARKS MAINTENANCE
31111	25-Nov-02	FRICTION CONTROL	\$701.36	VARIOUS STOCK FOR DEPOT STORES
31112	25-Nov-02	FROGMAT ENVIRONMENTAL (AUSTRALIA) PTY LTD	\$1,826.00	ROOT BARRIERS - ENGINEERING WORKS
31113	25-Nov-02	FUCHS LUBRICANTS (AUSTRALASIA) PTY LTD	\$4,284.14	RENOLIN B.TITAN UNIVERSAL HD, TITAL GEAR - VARIOUS OILS FOR FLEET MAINTENANCE
31114	25-Nov-02	FUJI XEROX AUSTRALIA PTY LTD	\$3,880.12	COPY CHARGES FOR XEROX DC470CP COPIER 01/07/02 TO 30/09/02 LEASE/RENTAL AGREEMENT - HIRE OF PHOTOCOPIER FOR COUNCIL SERVICES
31115	25-Nov-02	FUJI XEROX AUSTRALIA PTY LTD	\$343.53	FSMA COPY CHARGE 1/7/02-30/9/02 - APPROVAL SERVICES - METER READING CHARGES
31116	25-Nov-02	G P R TRUCK SALES & SERVICE	\$460.95	WHEEL ALIGNMENT / AXLE CORRECTION WN31410
31117	25-Nov-02	GALVINS PLUMBING PLUS	\$51.54	PLUMBING SUPPLIES FOR BUILDING MAINTENANCE

Cheque No	Cheque Date	Vendor Name	Amount	Details
31118	25-Nov-02	GELDENS PTY LTD	\$3,976.46	UNIFORMS SUPPLIES FOR RANGER SERVICES
31119	25-Nov-02	GEOFF KEMP	\$199.00	CORDLESS PHONE WITH ANSWERING MACHINE FOR FAMILY DAY CARE SERVICES
31120	25-Nov-02	GEOFF'S TREE SERVICE	\$2,903.46	TREE PRUNING AND STUMP REMOVAL FOR CITY OF WANNEROO
31121	25-Nov-02	GIBSONS & PATERSON W A PTY LTD	\$90.75	TRESTLE TABLE COVERS FOR SAFER CITIZENS EVENTS
31122	25-Nov-02	GLAZEWELL P/L	\$6,771.75	GLASS REPAIRS TO VARIOUS CoW BUILDINGS
31123	25-Nov-02	GO POWER DIESEL SERVICES	\$878.85	CHECK AND REPLACE NO 3 INJECTOR ON 96712
31124	25-Nov-02	GRAFFITI SYSTEMS AUSTRALIA	\$844.32	GRAFFITI REMOVAL AT VARIOUS LOCATIONS
31125	25-Nov-02	GRAND TOYOTA DAIHATSU	\$349.99	REPAIRS TO WN062 (OUR CLAIM REF 311089)
31126	25-Nov-02	GREEN & GOLD HIAB SERVICES	\$1,457.50	REMOVE PUMP AT CARRAMAR GOLF HIAB CRANE TO RELOCATE PAVERS AT HESTER AVENUE, CLARKSON 16/10/02 PICKING UP OF SLABS - DUNDEBAR ROAD, WANNEROO REMOVE & INSTALL PUMP AT FERRARA PARK REMOVE SLABS FROM WARWICK PLACE & MEREWORTH WAY, GIRRAWHEEN
31127	25-Nov-02	GREEN'S HIAB SERVICE	\$118.80	HIRE OF TRUCK BY PARKS MAINTENANCE
31128	25-Nov-02	GYMCARE	\$497.88	REPAIRS TO BIKE - AQUAMOTION FITNESS EQUIPMENT
31129	25-Nov-02	HACC TRANSPORT	\$56.60	G FRANCINA WANNEROO TO LANDSDALE AND RETURN
31130	25-Nov-02	HADDON'S CHILDRENS BOOKS	\$200.97	BOOK SUPPLIES FOR WANNEROO PUBLIC LIBRARY
31131	25-Nov-02	HEAVY AUTOMATICS	\$7,634.29	REPAIRS TO WN31112
31132	25-Nov-02	HITACHI CONSTRUCTION MACHINERY (AUST) P/L	\$4,582.64	VARIOUS VEHICLES FILTERS FOR FLEET MAINTENANCE AND DEPOT STORE STOCK
31133	25-Nov-02	HOME CHEF	\$8,259.78	HOME CHEF DINNERS FOR HACC CLIENTS
31134	25-Nov-02	HEMOCARE PURSUITS	\$36,915.52	ABORIGINAL/HACC/CACP CLIENT SERVICES PROGRAM 14-20/10/02
31135	25-Nov-02	HOSEMASTERS	\$1,141.05	MAKE-UP/REPLACE HOSES ON CITY VEHICLES
31136	25-Nov-02	HOT MIX	\$213.40	COLDMIX (ROAD MATERIAL) FOR WORKS DEPOT STOCK
31137	25-Nov-02	HUGALL & HOILE MALAGA	\$478.70	RETICULATION ITEMS FOR PARKS AND GARDENS AND DEPOT STORE STOCK
31138	25-Nov-02	HYDRATRANS PTY LTD	\$132.00	SPARE PARTS FOR FLEET MAINTENANCE

Cheque No	Cheque Date	Vendor Name	Amount	Details
31139	25-Nov-02	HYDRO-PAC PTY LTD	\$599.50	50% PRIORITY FREIGHT COST OF SPARE PARTS TO KILARNEY TRADING FOR REPAIRS TO BAILING MACHINE AT RECYCLING CENTRE
31140	25-Nov-02	I W D STRAPPING SALES PTY LTD	\$1,943.35	BAILING WIRE FOR RECYCLING CENTRE
31141	25-Nov-02	ICON OFFICE TECHNOLOGY	\$1,850.00	METER READING FOR CoW PHOTOCOPIERS
31142	25-Nov-02	INDUSTRIAL FITTINGS SALES	\$171.69	FITTINGS FOR ENGINEERING MAINTENANCE
31143	25-Nov-02	INTEGRATED WORKFORCE LIMITED	\$6,291.72	CASUAL LABOUR FOR VARIOUS DEPARTMENTS
31144	25-Nov-02	INTERCITY OFFICE PARTITIONING	\$1,281.50	QUINNS ROCK TOILETS SUPPLY LAY CONCRETE PATHWAY NEW CIVIC CENTRE INSTALL MAN HOLE
31145	25-Nov-02	J B PRECISE ENGINEERING	\$6,666.00	PARTS/REPAIRS FOR VEHICLES - FLEET MAINTENANCE
31146	25-Nov-02	JASON MAZDA	\$450.07	WN31010 BRAKE & COOLING SYSTEM REPAIRS
31147	25-Nov-02	JB HI FI GROUP PTY LTD	\$1,803.06	ASSORTED PURCHASES 2002/2003 FOR THE CoW LIBRARIES
31148	25-Nov-02	JENNIFER BAY	\$160.00	COMMUNITY ARTIST, SERVICE FOR SEAFEST 9 NOVEMBER 2002
31149	25-Nov-02	JIM KIDD SPORTS	\$170.50	AIR COMPRESSOR - AQUAMOTION POOL
31150	25-Nov-02	JOHNDEC ENGINEERING PLASTICS PTY LTD	\$225.50	REPAIRS TO PLAYGROUND SLIDE
31151	25-Nov-02	JOHNSON HARPER WA	\$476.46	BEER & WINE FOR CIVIC CENTRE FUNCTIONS
31152	25-Nov-02	JOONDALUP CITY ROOFING	\$467.50	REINSTALL GUTTER TO NORTH EAVE OF KINGSWAY CRICKET/ HOCKEY PARK CLUBROOMS
31153	25-Nov-02	JOONDALUP INDUSTRIAL HEALTH	\$156.20	PRE EMPLOYMENT MEDICAL FOR H GREENOCK PRE EMPLOYMENT MEDICAL & AUDIO FOR KEN HEAD
31154	25-Nov-02	JOSEPH DAHDAH & COMPANY	\$1,595.00	L/S STANDARD PILOT SHIRT - RANGERS UNIFORMS
31155	25-Nov-02	JR & A HERSEY	\$954.36	SPRAY & MARK PAINT AND TIMBER STAKES FOR DEPOT STORE STOCK
31156	25-Nov-02	JUDIUS PTY LTD	\$428.90	TOYS & MUSICAL EQUIPMENT FOR TOY LIBRARY
31157	25-Nov-02	K MART JOONDALUP	\$667.79	FURNITURE & EQUIPMENT FOR YOUTH CENTRE
31158	25-Nov-02	KD INSTRUMENTS	\$107.80	CERTIFY/CALIBRATE ABW MULTIMETER FOR FLEET MAINTENANCE
31159	25-Nov-02	KELYN TRAINING SERVICES	\$1,511.08	BASIC WORKSITE TRAFFIC MANAGEMENT COURSE - T LIDDELL
31160	25-Nov-02	KERBING WEST	\$54,847.64	KERBING INSTALLED AT VARIOUS WORKS PROJECTS LOCATIONS
31161	25-Nov-02	KNIGHT & SONS	\$201.30	FOOD FOR ANIMALS KEPT AT THE POUND

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31162	25-Nov-02	KOMATSU AUSTRALIA PTY LTD	\$623.76	VEHICLE REPAIRS - PROXITY SWITCHES - 98834
31163	25-Nov-02	KOORONG	\$467.50	“BOY MEETS GIRL” AND “LEFT BEHIND THE KIDS” - BOOKS PURCHASED FOR GIRRAWHEEN LIBRARY
31164	25-Nov-02	KOTT GUNNING	\$3,895.65	SAFER CITIZENS - LEGAL ADVICE PROFESSIONAL CHARGES -RETAINING WALL UPON ROAD RESERVE
31165	25-Nov-02	LABEL SUPPLIES	\$57.20	LABELS TO SUIT MONARCH 1136 PRICING GUN - PURCHASING SERVICES
31166	25-Nov-02	LAMB PRINTERS PTY LTD	\$1,585.00	AQUAMOTION BROCHURE
31167	25-Nov-02	LANDSCAPE INFRASTRUCTURE	\$16,632.00	CONSTRUCTION OF TIMBER STAIRWAY FOR BEACH ACCESS AT SCEPTRE COURT TWO ROCKS
31168	25-Nov-02	LAWN DOCTOR	\$2,552.00	PLANT HIGHVIEW VERGE & VERTI MOW PALOMA PARK
31169	25-Nov-02	LELY WEST VERMEER	\$727.87	SPARE PARTS FOR FLEET MAINTENANCE
31170	25-Nov-02	LINCOLNE SCOTT	\$17,710.00	PROFESSIONAL SERVICES FOR VARIOUS CoW DEPARTMENTS
31171	25-Nov-02	LINK TELECOMMUNICATIONS	\$199.98	PAGING SERVICE FOR R ELLIOTT EMERGENCY SERVICES PAGERS
31172	25-Nov-02	LO-GO APPOINTMENTS	\$5,813.89	CASUAL LABOUR FOR TECHNICAL SERVICES AND FLEET MAINTENANCE
31173	25-Nov-02	LULLFITZ	\$170.56	VARIOUS PLANTS FOR CITIZENSHIP CEREMONY AND PARKS MAINTENANCE
31174	25-Nov-02	LYONS & PEIRCE	\$6,864.00	JET CLEAN STORM WATER PIPES WARRADALE TERRACE AND BALGONE ROAD
31175	25-Nov-02	M P ROGERS & ASSOCIATES PTY LTD	\$2,923.80	DESIGN OF COASTAL PROTECTION WORKS FOR QUINNS BEACH (GROYNE FIELD) AS PER JOB NO: J248B & REF NO: 031-02
31176	25-Nov-02	M2000 CAR RENTAL	\$627.52	VEHICLE HIRE - TOYOTA RAV 4 FOR YOUTH SERVICES
31177	25-Nov-02	MACDONALD JOHNSTON ENG CO P/LTD	\$16,523.50	VARIOUS SPARE PARTS FOR FLEET MAINTENANCE
31178	25-Nov-02	MACDOUGALL REPROGRAPHICS	\$224.74	PROMOTIONAL MATERIAL FOR SAFER CITIZENS
31179	25-Nov-02	MAD COW ENTERTAINMENT CO.	\$635.00	ENTERTAINMENT FOR CLARKSON YOUTH CENTRE
31180	25-Nov-02	MAJOR MOTORS	\$271.27	VARIOUS SPARE PARTS FOR FLEET MAINTENANCE
31181	25-Nov-02	MAYDAY EARTHMOVING	\$16,228.85	PLANT HIRE FOR VARIOUS TECHNICAL SERVICES WORKS PROJECTS
31182	25-Nov-02	MAYNE LOGISTICS ARMAGUARD	\$404.51	CASH COLLECTION FOR AQUAMOTION
31183	25-Nov-02	MAYNE LOGISTICS COURIER	\$808.88	COURIER SERVICES
31184	25-Nov-02	MCINTOSH & SON	\$450.75	VARIOUS SPARE PARTS FOR FLEET MAINTENANCE

Cheque No	Cheque Date	Vendor Name	Amount	Details
31185	25-Nov-02	MCLEOD & CO	\$5,656.55	LEGAL FEES FOR VARIOUS CoW DEPARTMENTS
31186	25-Nov-02	MEDIA MONITORS WA PTY LTD	\$272.20	TRANSCRIPT 6PR COVERAGE - MARKETING
31187	25-Nov-02	MEMO COMMUNICATIONS	\$1,289.42	RADIO MAINTENANCE PERFORMED FOR RANGER SERVICES AND FLEET MAINTENANCE
31188	25-Nov-02	MERCURY FIRE SAFETY	\$10,000.03	INSPECT, TEST AND REPAIR/ REPLACE ESSENTIAL FIRE EQUIPMENT
31189	25-Nov-02	MESSAGES ON HOLD	\$346.50	MOH PROGRAMMING 3 MONTHS RENTAL - MARKETING SERVICES
31190	25-Nov-02	METAL ARTWORK CREATIONS	\$87.46	NAME BADGES FOR VARIOUS CoW STAFF
31191	25-Nov-02	METRO BRICK	\$77.00	PAVING BRICKS FOR CROSSOVER COX CRES QUINNS
31192	25-Nov-02	METTLER TOLEDO LIMITED	\$1,023.00	BADGERUP ANNUAL WEIGHBRIDGE VERIFICATION
31193	25-Nov-02	MEY EQUIPMENT	\$306.30	SPARE PARTS FOR FLEET MAINTENANCE
31194	25-Nov-02	MIDLAND DISPOSAL JOONDALUP	\$62.05	BLACK EXPLORER FIRE SOCKS - STAFF UNIFORMS FOR RANGER SERVICES
31195	25-Nov-02	MIKE GEARY SIGNS	\$638.00	SUPPLY & FIT VARIOUS CoW DEVELOPMENT SIGNS
31196	25-Nov-02	MILFORD MOWERS AND MACHINERY	\$2,028.60	STIHL BLOWERS AND CHAINSAWS FOR PARKS MAINTENANCE
31197	25-Nov-02	MINDARIE REGIONAL COUNCIL	\$173,718.56	TAMALA PARK WASTE - GENERAL, SMALL ANIMAL, GLASS AND RUBBISH, COMMERCIAL AND DOMESTIC
31198	25-Nov-02	MINI EXCAVATORS PTY LTD	\$1,606.00	PLANT HIRE FOR VARIOUS TECHNICAL SERVICES WORKS PROJECTS
31199	25-Nov-02	MINI PICKERS	\$132.00	REPLACEMENT OF REPAIRED 'BEACH TO BUSH' BANNERS ON WANNEROO ROAD
31200	25-Nov-02	MINING & HYDRAULIC SUPPLIES	\$83.29	SPARE PARTS AND TOOLS FOR FLEET MAINTENANCE
31201	25-Nov-02	MIRACLE RECREATION EQUIPMENT PTY LTD	\$10,890.00	28 ALUMINIUM SEATS - PARKS CONSTRUCTION WORKS
31202	25-Nov-02	MODERN TEACHING AIDS PTY LTD	\$32.80	DECORATIVE CARD FRAMES - PROGRAM ACTIVITIES FOR FAMILY DAY CARE
31203	25-Nov-02	MORLEY MOWER CENTRE	\$3,102.00	MOWER SPARE PARTS FOR FLEET MAINTENANCE AND DEPOT STORE STOCK
31204	25-Nov-02	MOTOR TRADE ASSOCIATION OF WA	\$110.00	ODS ACCREDITATION TO CARRY OUT REPAIRS ON AIR CONDITIONING - BUILDING AND FLEET MAINTENANCE
31205	25-Nov-02	MOTORLIFE	\$229.68	AUTO AEROSOL INOX 300GM - DEPOT STORE STOCK
31206	25-Nov-02	NEBA INTERNATIONAL COURIERS	\$16.50	COURIER SERVICES

Cheque No	Cheque Date	Vendor Name	Amount	Details
31207	25-Nov-02	NEWMART	\$98.19	TEA, COFFEE AND SUGAR SUPPLIES FOR QUINNS DAY CARE CENTRE
31208	25-Nov-02	NON-ORGANIC DISPOSALS	\$3,294.50	DISPOSAL OF RUBBLE
31209	25-Nov-02	NORTHERN DISTRICTS PEST CONTROL	\$2,656.50	PEST TREATMENT AT VARIOUS LOCATIONS WITHIN THE CITY (BEE, RODENTS, TERMITES ETC)
31210	25-Nov-02	NOWERGUP SANDS	\$25.52	FILL SAND - TECHNICAL SERVICES
31211	25-Nov-02	ONESTEEL LTD	\$1,478.96	STEEL SHEETING AND RHS FOR FLEET MAINTENANCE
31212	25-Nov-02	ORANGE	\$4,588.13	ORANGE CDMA - MOBILE PHONE/ PAGERS BILL
31213	25-Nov-02	P B FOODS LTD	\$242.40	CHIPS F/CHILL - AQUAMOTION CAFÉ
31214	25-Nov-02	P R AGENCIES INDUSTRIAL PTY LTD	\$63.17	POLARID 600 FF CAMERA - DEPOT STORE STOCK
31215	25-Nov-02	PABX SERVICE GROUP	\$121.00	REPROGRAMME EXTENSIONS FOR CALL FWD EXTERNAL & INTERNAL. 4/10/02
31216	25-Nov-02	PACIFIC BRANDS APPAREL	\$957.08	CLOTHING ISSUE FOR OUTSIDE WORKERS
31217	25-Nov-02	PAMS BARGAIN MARKET PTY LTD	\$1,037.50	FURNITURE ITEMS FOR WANNEROO YOUTH CENTRE LOUNGE
31218	25-Nov-02	PANTO PTY LTD	\$273.35	OIL SAFE DRUMS AND ACCESSORIES FOR FLEET MAINTENANCE
31219	25-Nov-02	PAPER PAK WA	\$62.70	HERITAGE GREEN SMALL GIFT BAGS FOR CITIZENSHIP CEREMONIES
31220	25-Nov-02	PARAQUAD INDUSTRIES	\$951.50	FURNITURE - OPEN BENCHTOP, CUPBOARD UNIT, BOOKSHELF INCL. DELIVERY - L STAPLES (INFORMATION SERVICES)
31221	25-Nov-02	PARINS	\$500.00	INSURANCE EXCESS - WN31865 6X4 COMPACTOR
31222	25-Nov-02	PARK MOTOR BODY BUILDERS	\$1,540.00	SUPPLY & FIT NEW CAB LIFTER 98168 - FLEET MAINTENANCE
31223	25-Nov-02	PATRICIA MARGARET PHILP	\$360.00	TEACHING ART SERVICES - CHICZ BIZ PROGRAM TWO ROCKS
31224	25-Nov-02	PAVEMENT TECHNOLOGY LTD	\$5,115.00	HIRE OF 2.0M PROFILER - TECHNICAL SERVICES PROJECTS
31225	25-Nov-02	PERTH HOME CARE	\$330.00	HOME CARE SERVICES
31226	25-Nov-02	PETER WOOD PTY LTD	\$6,919.00	REPLACE BOLLARDS AND REPAIRS TO FENCES AT VARIOUS CoW LOCATION
31227	25-Nov-02	PETERS & BROWNES GROUP	\$163.00	OIL BLENDED VEG 20L X 4 - AQUAMOTION CAFÉ
31228	25-Nov-02	PHARMACY PLUS JOONDALUP	\$36.85	KODAK MAX PHOTO DEVELOPING (FIRE FILM PROCESSING) - RANGER SERVICES
31229	25-Nov-02	PHIL SNAPES ACCIDENT	\$872.87	REPAIRS -WN31683 COMMODORE VX SEDAN
31230	25-Nov-02	PHOENIX MOTORS OF WANNEROO	\$4.76	VEHICLE SPARE PARTS FOR FLEET MAINTENANCE

Cheque No	Cheque Date	Vendor Name	Amount	Details
31231	25-Nov-02	PHOTOLAND	\$59.75	FILM PROCESSING FOR VARIOUS DEPARTMENTS
31232	25-Nov-02	PK PRINT	\$819.50	PRINTING OF SUMMER CALENDAR OF EVENTS - CULTURAL DEVELOPMENT
31233	25-Nov-02	PLANNING INSTITUTE AUSTRALIA	\$25.00	CPD BREAKFAST EVENT HELD AT OLD SWAN BREWERY - PHIL CALLEY
31234	25-Nov-02	PRESTIGE ALARMS	\$7,001.95	RE-PROGRAMMING AND MONITORING OF ALARM SYSTEMS
31235	25-Nov-02	PRESTON HELICOPTER SERVICES P/L	\$4,020.50	HELICOPTER CHARTER BELL KAWASAKI - MIDGE CONTROL (HEALTH SERVICES)
31236	25-Nov-02	PRODUCTIVE PLASTICS	\$612.70	POLYCARBONATE USED IN REPAIRS TO MONTROSE PARK TOILETS
31237	25-Nov-02	PROTECTOR SAFETY PTY LTD	\$4,905.61	SAFETY ITEMS FOR DEPOT STORE STOCK
31238	25-Nov-02	QUALCON LABORATORIES	\$1,637.90	LIMESTONE AND ASPHALT TESTING AT VARIOUS SITES - TECHNICAL SERVICES PROJECTS
31239	25-Nov-02	QUINTI & CO	\$143.00	TRENCHING SHOVEL - PARKS MAINTENANCE TOOL PURCHASE
31240	25-Nov-02	R & P ENGINEERING PTY LTD	\$488.40	SKEIT & KINGSWAY ROAD - 2 HOURS (MIN) ROAD PROFILING & SWEEPING
31241	25-Nov-02	RAECO	\$480.56	STATIONERY SUPPLIES FOR CoW LIBRARIES
31242	25-Nov-02	RAINWEST ROOFINGS PTY LTD	\$1,232.00	REPLACE ROOF OVER TENNIS SHELTER AT WANNEROO SHOWGROUNDS
31243	25-Nov-02	RCG PTY LTD	\$10,223.93	LANDFILL FOR TECHNICAL SERVICES
31244	25-Nov-02	RED BOOK SERVICE	\$242.00	RED BOOK COMMERCIAL PUBLICATION - WAYNE REES (FLEET MAINTENANCE)
31245	25-Nov-02	RED HOT PARCEL TAXI	\$432.50	COURIER SERVICES
31246	25-Nov-02	REEKIE PROPERTY SERVICES	\$40,176.67	CLEANING SERVICES FOR VARIOUS CoW LOCATIONS
31247	25-Nov-02	RELLIM BOOKSELLERS PTY LTD	\$206.55	APPLICATION SUPPORT (SQL2000) - BOOK PURCHASES - INFORMATION SERVICES
31248	25-Nov-02	REPCO AUTO PARTS	\$330.00	OVERHAUL WHEEL CYLINDERS - FLEET MAINTENANCE
31249	25-Nov-02	REPCO AUTO PARTS	\$38.50	RELINSE SET OF BRAKE SHOES - FLEET MAINTENANCE
31250	25-Nov-02	REVOLUTION RACE GEAR	\$237.00	ROLL-OVER PROTECTION FOAM - YOUTH SERVICES RALLY TEAM
31251	25-Nov-02	ROADS 2000 PTY LTD	\$130,266.40	SUPPLY AND LAY ASPHALT FOR VARIOUS OPERATION SERVICES PROJECTS
31252	25-Nov-02	ROC CANDY	\$558.80	PERSONALISED ROCK CANDY KANGAROO PAW - MARKETING SERVICES
31253	25-Nov-02	ROCLA QUARRY PRODUCTS	\$463.21	FILLING SAND FOR TECHNICAL SERVICES PROJECTS

Cheque No	Cheque Date	Vendor Name	Amount	Details
31254	25-Nov-02	ROSCO'S RECAR	\$150.00	PAINT BONNET & FENDER - YOUTH SERVICES RALLY TEAM
31255	25-Nov-02	ROWE SCIENTIFIC	\$44.87	CONSUMABLE CHEMICALS FOR HEALTH SERVICES
31256	25-Nov-02	RUSSELL LANDSCAPING WA PTY LTD	\$2,244.00	LANDSCAPE MAINTENANCE FOR SEPTEMBER 2002
31257	25-Nov-02	RYCO HOSE	\$664.15	HOSES FOR VEHICLE REPAIRS - FLEET MAINTENANCE
31258	25-Nov-02	RYDELL INDUSTRIAL BELTING CO	\$1,559.75	SUPPLY/MAINTAIN BELTS & RELATED EQUIPMENT AS REQUIRED FOR THE MRF'S SEPARATING SORTING MACHINE
31259	25-Nov-02	SALMAT	\$493.94	DISTRIBUTION OF FRIDGE MAGNETS TO NORTH WANNEROO FOR MAGICAL MAYHEM ON 10/11/02 DISTRIBUTION OF FRIDGE MAGNETS TO MINDARIE FOR SEAFEST 9/11/02 DISTRIBUTION OF SEAFEST FLIERS TO CLARKSON & MERRIWA FOR 9/11/02 DISTRIBUTION OF MAGICAL MAYHEM FLIERS TO HOCKING, PEARSALL & WANNEROO FOR 10/11/02 LETTER BOX DROP - SAFER CITIZENS PROMOTIONS
31260	25-Nov-02	SANAX /ST ANDREWS PHARMACY	\$1,124.76	FIRST AID SUPPLIES FOR DEPOT STORE STOCK AND OH&S
31261	25-Nov-02	SANDERSON ENGINEERING COMPANY	\$158.00	SET OF PINIONS - MOWER SPARE PARTS FOR FLEET MAINTENANCE
31262	25-Nov-02	SCANIA AUSTRALIA PTY LTD	\$70.66	BALL JOINT GEAR SHIFT & NUTS - FLEET MAINTENANCE
31263	25-Nov-02	SCHIAVELLO (WA) PTY LTD	\$3,074.50	WORKSTATION ITEMS FOR TED SKOUROS - INFRASTRUCTURE
31264	25-Nov-02	SCOTTS TRIMMING SERVICE	\$264.00	RECOVER & REPAIR FOAM ON MOWER SEATS FOR MOWER WORKSHOP - FLEET MAINTENANCE
31265	25-Nov-02	SEED WEST	\$1,240.00	4KG CALOTHAMNUS QUADRIFIDUS (ONE SIDED BOTTLE BRUSH) FOR BUSH TO BEACH FESTIVAL
31266	25-Nov-02	SENSIS PTY LTD	\$347.20	YELLOW PAGES ADVERTISING FOR AQUAMOTION - 2003 INSTALMENT OCTOBER 2002
31267	25-Nov-02	SHELL COMPANY OF AUSTRALIA LTD	\$116,361.30	FUEL SUPPLIES FOR CoW VEHICLES
31268	25-Nov-02	SHENTON ENTERPRISES PTY LTD	\$581.30	REPAIRS TO DOLPHIN 3002 POOL CLEANER - AQUAMOTION
31269	25-Nov-02	SJW PODIATRY PTY LTD	\$5,637.50	PODIATRY SERVICES
31270	25-Nov-02	CANCELLED	\$0.00	
31271	25-Nov-02	SKIPPER TRUCKS BELMONT	\$6,670.82	VARIOUS VEHICLE SPARE PARTS FOR FLEET MAINTENANCE AND DEPOT STORE STOCK
31272	25-Nov-02	SOILAND PTY LTD	\$29,155.83	MULCHING OF GREENWASTE AT BADGERUP ROAD

Cheque No	Cheque Date	Vendor Name	Amount	Details
31273	25-Nov-02	SOUTH WEST TOURING CAR CLUB	\$390.00	ENTRY FEES TO AUTOCROSS ROUND 5 - 6 ENTRANTS - YOUTH SERVICES RALLY TEAM
31274	25-Nov-02	SOUTHCOTT PTY LTD	\$3,012.50	REPAIR/REPLACE VARIOUS HOSES TO VEHICLES FOR FLEET MAINTENANCE
31275	25-Nov-02	SPORTS SURFACES	\$1,859.00	SUPPLY ONE MATCH WICKET - KOONDOOLA PARK
31276	25-Nov-02	SPOTLIGHT STORES PTY LTD	\$100.10	HANDCRAFT ITEMS & KITCHEN/ DINING ITEMS FOR GUMBLOSSOM COMMUNITY
31277	25-Nov-02	ST JOHN AMBULANCE OF AUSTRALIA	\$5,120.00	STANDBY AMBULANCE FOR FAMILY DAY AT QUINNS ROCKS - GUMBLOSSOM RESERVE PROVISION OF FIRST AID SERVICES FOR 2001-2002 GRANT
31278	25-Nov-02	STAMPALIA CONTRACTORS	\$71,338.85	PLANT HIRE FOR VARIOUS TECH SERVICES WORKS PROJECTS
31279	25-Nov-02	STANDARDS AUSTRALIA	\$178.53	OHS MANUALS FOR T LIDDELL
31280	25-Nov-02	STATE LAW PUBLISHER	\$198.45	ADVERTISING LG405 BUSH FIRES ACT AND LG502 FIREBREAK NOTICE - RANGER SERVICES
31281	25-Nov-02	STATEWIDE CLEANING SUPPLIES P/L	\$2,967.56	CLEANING SUPPLIES FOR DEPOT STORE STOCK
31282	25-Nov-02	STATEWIDE MOTOR REWIND	\$486.20	MOTOR REPAIRS AT RECYCLING CENTRE BAGERUP - WASTE SERVICES
31283	25-Nov-02	STEVEN HART ARCHITECT	\$21,868.00	ALEXANDER HEIGHTS COMMUNITY FACILITY REDEVELOPMENT & ADDITIONS
31284	25-Nov-02	STEWART & HEATON CLOTHING CO PTY LTD	\$35.70	MODIFICATIONS MADE TO FIRE JACKET (RADIO POCKET SEWN ON) - RANGER SERVICES
31285	25-Nov-02	STOPMASTER BRAKES	\$1,019.70	BRAKE RELINE SERVICES FOR FLEET MAINTENANCE
31286	25-Nov-02	SUE KENNEDY	\$235.41	BOOK SUPPLIES FOR WANNEROO PUBLIC LIBRARY BOOK SUPPLIES FOR GIRRAWHEEN PUBLIC LIBRARY
31287	25-Nov-02	SUN CITY PUBLISHING	\$805.00	ONE MONTHS ADVERTISING - OCTOBER 2002 PRINT, FOLD & DISTRIBUTE 1800 COPIES OF YANCHEP COMM CTR NEWLETTER
31288	25-Nov-02	SUNNY BRUSHWARE SUPPLIES	\$649.00	BROOM SEGMENTS FOR FLEET MAINTENANCE
31289	25-Nov-02	TAGGART BUSHLAND SERVICES	\$171.60	ARITI RD SCENIC DRIVE REHABILITATION SITE - SERVICE SUPPLIED TO PARKS MAINTENANCE
31290	25-Nov-02	TALDARA	\$249.53	FOAM CUPS FOR STAFF KITCHENS
31291	25-Nov-02	TECHNICAL IRRIGATION IMPORTS	\$22,128.88	VARIOUS IRRIGATION SUPPLIES FOR PARKS MAINTENANCE
31292	25-Nov-02	THE PRINTING FACTORY	\$3,928.48	BUSINESS CARDS - I STONE, P THOMPSON, L DUONG AND CR BLENCOWE FINAL DEMAND NOTICES - RANGER SERVICES

Cheque No	Cheque Date	Vendor Name	Amount	Details
				BOOKMARKS, DUE DATE SLIPS AND LIBRARY TAX INVOICE BOOKS - LIBRARY SERVICES REQUISITION BOOKS - DEPOT STORE STOCK TAX INVOICES FOR ACCOUNTS RECEIVABLES - FINANCE DEPARTMENT
31293	25-Nov-02	THE TROPHY HOUSE	\$82.50	BRASS DEDICATION PLAQUE - ELECTED MEMBERS
31294	25-Nov-02	TOOLMART	\$200.20	REPAIR OR REPLACE 1/2" RATTLE GUN
31295	25-Nov-02	TOPLINE TROPHIES	\$55.00	PERPETUAL TROPHY FOR STAFF GOLF DAY
31296	25-Nov-02	TORO AUSTRALIA PTY LTD	\$127.45	SPARE PARTS FOR MOWER WORKSHOP - FLEET MAINTENANCE
31297	25-Nov-02	TOTAL EDEN WATERING SYSTEMS	\$53,216.52	RETICULATION SUPPLIES FOR PARKS MAINTENANCE AND DEPOT STORE STOCK
31298	25-Nov-02	TOTAL EDEN WATERING SYSTEMS	\$4,373.68	RETICULATION SUPPLIES FOR PARKS MAINTENANCE AND DEPOT STORE STOCK
31299	25-Nov-02	TOTAL TORO	\$2,921.80	VARIOUS SUPPLIES FOR FLEET MAINTENANCE
31300	25-Nov-02	TRADE N PRINT	\$137.50	10 X SOCCER SHIRTS - "WANNEROO CITY FC" - OFFICE OF THE CEO PROMOTIONS
31301	25-Nov-02	TRAINING & INSPECTION SERVICES	\$2,978.80	PLANT INSPECTION SERVICES - FLEET MAINTENANCE
31302	25-Nov-02	TURBOMASTER PUMPS	\$14,860.73	PUMP INSPECTION AND REPAIRS FOR VARIOUS PARKS WITHIN CoW
31303	25-Nov-02	TYCO MOTION & CONTROL	\$315.70	VEHICLE SPARE PARTS FOR FLEET MAINTENANCE
31304	25-Nov-02	UNDERGROUND SERVICES AUSTRALIA	\$137.50	LOCATE SERVICE SKEIT ROAD, LANDSDALE – OCTOBER 2002
31305	25-Nov-02	URBAN DEVELOPMENT INST OF AUST	\$214.50	LUNCHEON WITH K WHITE (PLANNING) THE SPORT OF GOVERNMENT
31306	25-Nov-02	VIBRA INDUSTRIAL FILTRATION AUST	\$186.34	CLEANING OF AIRFILTERS FOR DEPOT STORE STOCK
31307	25-Nov-02	VINCENT CORDEIRO	\$150.00	INSTRUCTIONS FOR SELF DEFENCE AT CLARKSON YOUTH CENTRE
31308	25-Nov-02	VISIMAX	\$340.80	INFRINGEMENT BOOK COVER - RANGER SERVICES
31309	25-Nov-02	VOICE SYSTEMS AUSTRALIA	\$4,246.00	TELE-BUTLER VOICE SYSTEM FOR BULK REFUSE HOTLINE
31310	25-Nov-02	CANCELLED	\$0.00	
31311	25-Nov-02	W A CUTTING SERVICES	\$782.65	STEEL PLATES FOR VEHICLE MAINTENANCE - FLEET MAINTENANCE
31312	25-Nov-02	W A HINO SALES & SERVICE	\$306.96	FIRST SERVICE - WN31867 02/HINO/ DUTRO 4 MEDIUM VEHICLE SPARE PARTS FOR FLEET MAINTENANCE
31313	25-Nov-02	W A LIBRARY SUPPLIES	\$134.09	STATIONERY SUPPLIES FOR LIBRARY SERVICES

Cheque No	Cheque Date	Vendor Name	Amount	Details
31314	25-Nov-02	W A LIMESTONE CO	\$69,780.14	SUPPLY OF ROAD MATERIALS FOR TECHNICAL SERVICES PROJECTS
31315	25-Nov-02	W A LOCAL GOVERNMENT ASSOC.	\$44.00	WALGA PR CONFERENCE REGISTRATION 3/05/02 FOR H SMALLWOOD, MARKETING SERVICES
31316	25-Nov-02	W J MONCRIEFF PTY LTD	\$1,408.48	HARD DISK DRIVE FOR INFORMATION SERVICES
31317	25-Nov-02	WA PAINT CITY	\$2,309.38	SUPPLIES FOR BUILDING & FLEET MAINTENANCE INCLUDING GRAFITTI PROGRAM
31318	25-Nov-02	WACKER AUSTRALIA PTY LTD	\$69.52	VEHICLE SPARE PARTS FOR FLEET MAINTENANCE
31319	25-Nov-02	WANNEROO AGRICULTURAL MACHINERY	\$710.09	VEHICLE SPARE PARTS FOR FLEET MAINTENANCE
31320	25-Nov-02	WANNEROO BUS LINK	\$165.00	BUS HIRE DISTRICT INSPECTION - COASTAL PROTECTION PROJECT (TECHNICAL SERVICES)
31321	25-Nov-02	WANNEROO CARAVAN CENTRE	\$1,887.60	METAL FABRICATION/REPAIRS SERVICES TO CoW
31322	25-Nov-02	WANNEROO CRANE HIRE	\$396.00	SUPPLY 10T LINMAC CRANE AT MARANGAROO
31323	25-Nov-02	WANNEROO DAIRY SUPPLIES	\$236.30	MILK SUPPLIES FOR THE CITY
31324	25-Nov-02	WANNEROO DRY CLEANERS	\$38.00	CLEANING OF CLOTHES - EMERGENCY SERVICES (RANGERS)
31325	25-Nov-02	CANCELLED	\$0.00	
31326	25-Nov-02	WANNEROO ELECTRIC	\$19,884.88	VARIOUS REPAIRS/MAINTENANCE REQUIRED AT VARIOUS CoW FACILITIES
31327	25-Nov-02	WANNEROO FUEL INJECTION	\$1,876.60	SERVICE FUEL PUMP FOR CoW VEHICLE - FLEET MAINTENANCE
31328	25-Nov-02	CANCELLED	\$0.00	
31329	25-Nov-02	WANNEROO HARDWARE	\$4,858.12	VARIOUS TOOL AND EQUIPMENT SUPPLIES FOR BUILDING MAINTENANCE AND DEPOT STORE STOCK
31330	25-Nov-02	WANNEROO PASTRY HOUSE	\$49.70	SENIORS WEEK & CONCERTS MORNING TEA/LUNCH AT CIVIC CENTRE
31331	25-Nov-02	CANCELLED	\$0.00	
31332	25-Nov-02	WANNEROO PLUMBING	\$11,285.94	PLUMBING MAINTENANCE REQUIRED AT VARIOUS CoW LOCATIONS
31333	25-Nov-02	WANNEROO SMASH REPAIRS PTY LTD	\$593.10	REPAIRS FORD COURIER WN31745
31334	25-Nov-02	WANNEROO SMASH REPAIRS PTY LTD	\$710.81	REPAIRS TO FLEET WN31637 (CLAIM # 311085)
31335	25-Nov-02	WANNEROO TOWING SERVICE	\$1,083.50	TOWING SERVICES FOR ABANDONED VEHICLES - RANGER SERVICES
31336	25-Nov-02	WASTE MASTER	\$4,232.21	VARIOUS SPARE PARTS FOR FLEET MAINTENANCE

Cheque No	Cheque Date	Vendor Name	Amount	Details
31337	25-Nov-02	WATTLEUP TRACTORS	\$1,013.05	VARIOUS SPARE PARTS FOR FLEET MAINTENANCE
31338	25-Nov-02	WATTS & WOODHOUSE	\$2,653.20	PROFESSIONAL COSTS - VARIOUS PROJECTS
31339	25-Nov-02	WESFARMERS C S B P	\$550.55	POOL CHEMICALS FOR AQUAMOTION
31340	25-Nov-02	WEST AUSTRALIAN NEWSPAPERS LTD	\$60.00	USE OF WEST AUSTRALIAN PHOTO AIR OPERATIONS - RANGER SERVICES
31341	25-Nov-02	WESTCARE INDUSTRIES	\$464.14	SAFETY CLOTHING - DEPOT STORE STOCK
31342	25-Nov-02	WESTERN STUDIO PRODUCTIONS	\$82.50	EYE ON PERTH 30 SECOND SEGMENT BEACH TO BUSH FESTIVAL
31343	25-Nov-02	WESTON REMARKING SERVICES	\$3,190.00	LINEMARKING AT VARIOUS CoW LOCATIONS
31344	25-Nov-02	WESTRAC EQUIPMENT PTY LTD	\$2,550.75	HIRE OF BARRIER EQUIPMENT FOR MONTROSE AND HESTER AVENUES
31345	25-Nov-02	WESTSIDE CONCRETE CONTRACTORS	\$10,708.50	NEW FOOTPATH IN LANDSDOWNE PLACE, MERRIWA TO LINK TO CAMBRAI VILLAGE- SUPPLY & LAY FOOTPATH HESTER AVENUE, CLARKSON CROSSOVERS - COX STREET
31346	25-Nov-02	WHITE OAK HOME CARE SERVICES PTY LTD	\$554.13	HACC HEALTH CARE SERVICES
31347	25-Nov-02	WHITFORD CITY GLASS	\$66.00	MODIFY VEHICLE MIRROR - FLEET MAINTENANCE
31348	25-Nov-02	WINTERGREENE DRILLING	\$11,990.00	DRILL NEW BORE AT OSMASTON PARK FOR TECHNICAL SERVICES
31349	25-Nov-02	WOOLRIDGES	\$119.70	MAVIS BEACON TEACHES TYPING - CLARKSON YOUTH CENTRE
31350	25-Nov-02	WORLDWIDE ONLINE PRINTING	\$57.00	20 X A3 CHARITY GOLF DAY POSTERS
31351	25-Nov-02	WORM AFFAIR	\$528.00	WORM FACTORIES FOR RATEPAYERS TO PURCHASE
31352	25-Nov-02	WORMALD FIRE SYSTEMS	\$2,300.05	WIDE BRIM HELMET VISORS - RANGER SERVICES SERVICE OF FIRE EQUIPMENT
31353	25-Nov-02	Y M C A OF PERTH	\$17,946.50	SCHOOL TERM THREE 2002 - HIRE OF YOUTH SERVICES BUS
31354	25-Nov-02	YANCHEP INN NOMINEES	\$90.00	SPRING FEST LUNCH FOR VOLUNTEERS, COUNCILLORS AND STAFF
31355	25-Nov-02	ZEHN PHOTOGRAPHY	\$231.00	GLOUCESTER LODGE PHOTOGRAPHY 28/09/02
31356	25-Nov-02	ZIPFORM	\$5,719.31	CITY OF WANNEROO INSTALMENT NOTICE REPRINTS NOVEMBER 2002 CITY OF WANNEROO INTERIM RATES 2002/2003 REPRINTS DOG REGISTRATION NOTICES
31357	25-Nov-02	ZURICH	\$196.85	BALANCE OF M/V INSURANCE EXCESS 211077 - WN31643
31358	26-Nov-02	JOONDALUP COURT	\$2,366.25	COURT FEES - ISSUE WARRANTS - RATES DEPARTMENT

Cheque No	Cheque Date	Vendor Name	Amount	Details
31359	27-Nov-02	RECYCLING CO OF WA PTY LTD	\$12,205.39	TRANSFER OF PAYMENT TO SUNDRY DEBTORS TO PAY OUTSTANDING INVOICES EXTRA PERSON AND TEMPORARY PLATFORM USED TO CLEAR BLOCKAGES BADGERUP PROCESSING FEES
31360	27-Nov-02	M TERACI	\$167.77	REIMBURSEMENT OF FIRE HOUSE SUBSCRIPTION
31361	27-Nov-02	MCMULLEN NOLAN & PARTNERS	\$50.00	OVERPAYMENT OF SUBDIVISION CLEARANCE FEES WAPC REF: 116582
31362	27-Nov-02	AMAZING STAGING	\$4,290.00	DEPOSIT FOR MARK SEYMOUR AND BAND
31363	27-Nov-02	FERGUSON FFORDE	\$1,549.00	VALUATION - COMPASS CIRCLE, YANCHEP
31364	27-Nov-02	ANDREW JONES	\$38.00	DOG REG REFUND - STERILISED
31365	27-Nov-02	GIRRAWHEEN SENIOR HIGH SCHOOL	\$5,500.00	GRANT FOR MULTICULTURAL FESTIVAL 24/11/02
31366	27-Nov-02	MARY MOBILIA	\$50.00	REFUND - DOG REGISTRATION - DECEASED
31367	27-Nov-02	ABORIGINAL PLAYGROUP CASH FLOAT	\$86.60	PETTY CASH
31368	27-Nov-02	LESLIE HINTON	\$1,100.00	PERFORMANCE OF MAGNIFICANT 7 - BUSH TO BEACH FESTIVAL
31369	27-Nov-02	LESLIE EDGAR ANDERSON	\$345.00	VEHICLE CROSSING SUBSIDY - 50 MORGAN WAY, GIRRAWHEEN
31370	27-Nov-02	JAMIE N EDMONDS & TINA L MYERS	\$300.00	VEHICLE CROSSING SUBSIDY - 20 TOMAGO WAY, MERRIWA
31371	27-Nov-02	ROBERT & LOUISE HOLGATE	\$223.57	VEHICLE CROSSING SUBSIDY - 18 BRANTWOOD (APPROACH HOCKING)
31372	27-Nov-02	DEBORAH & MITCHELL G DOVE	\$345.00	VEHICLE CROSSING SUBSIDY - 33 CLARAFIELD MEANDER, TAPPING
31373	27-Nov-02	KENWYN GORDON FORBES	\$345.00	VEHICLE CROSSING SUBSIDY - 74 WHITFIELD DRIVE, TWO ROCKS
31374	27-Nov-02	DARREN W & KAREN R BENNETT	\$345.00	VEHICLE CROSSING SUBSIDY - 20 BANTRY BEND, MINDARIE
31375	27-Nov-02	SEAN RASMUSSEN	\$100.00	VEHICLE CROSSING SUBSIDY- 31 ADELONG CIRCUIT, MERRIWA
31376	27-Nov-02	S WESOLOWSKI & R WILDING	\$275.00	VEHICLE CROSSING SUBSIDY - 4 HARDWOOD TURN, MERRIWA
31377	27-Nov-02	DENISE ROBIN HUNTER	\$345.00	VEHICLE CROSSING SUBSIDY - 5 VIKING WAY, DARCH
31378	27-Nov-02	D H DRABIK & P JIRITANO	\$345.00	VEHICLE CROSSING SUBSIDY - 4 CINTRA WAY, LANDSDALE
31379	27-Nov-02	DAVID & KERRY LIZANNE HILL	\$345.00	VEHICLE CROSSING SUBSIDY - 15 INNESVALE WAY, CARRAMAR
31380	27-Nov-02	NAOMI K & DEAN M SHADGETT	\$345.00	VEHICLE CROSSING SUBSIDY - 25 ABBOTSWOOD DRIVE, LANDSDALE
31381	27-Nov-02	B & ME LOFGREN	\$345.00	VEHICLE CROSSING SUBSIDY
31382	27-Nov-02	PETER J MELDRUM	\$345.00	VEHICLE CROSSING SUBSIDY
31383	27-Nov-02	PA & ARP ABREY	\$345.00	VEHICLE CROSSING SUBSIDY
31384	27-Nov-02	MARIA HEYMAN	\$10.00	REFUND - DOG REGISTRATION - STERILISED

Cheque No	Cheque Date	Vendor Name	Amount	Details
31385	27-Nov-02	HEATHER HASTIE	\$20.00	REFUND - DOG REGISTRATION - STERILISED
31386	27-Nov-02	MARILOU WASKIEWICZ	\$15.00	REFUND - DOG REGISTRATION - PENSIONER
31387	27-Nov-02	ROBYN O'SULLIVAN	\$57.00	REFUND - DOG REGISTRATION - STERILISED
31388	27-Nov-02	EILEEN BRENNAN	\$6.00	REFUND - DOG REGISTRATION - DECEASED
31389	27-Nov-02	RUTH SMITH	\$6.00	REFUND - DOG REGISTRATION - DECEASED
31390	27-Nov-02	DEENA HERDSMAN	\$40.00	DOG REG REFUND - STERILISED
31391	27-Nov-02	MORAG BRUNTON	\$12.00	REFUND - DOG REGISTRATION - DECEASED
31392	27-Nov-02	BETHWYN STEMPEL	\$28.50	REFUND - DOG REGISTRATION - STERILISED
31393	27-Nov-02	JEANNETTE PISANI	\$9.00	REFUND - DOG REGISTRATION- OVER PAYMENT
31394	27-Nov-02	MARGARET KORVER	\$20.00	REFUND - DOG REGISTRATION - STERILISED
31395	27-Nov-02	MARK ANTHONY NEVELDSEN	\$345.00	VEHICLE CROSSING SUBSIDY - 34 DAMEPATIE DRIVE TWO, ROCKS
31396	27-Nov-02	MR S WRIGHT	\$80.00	REFUND - AQUAMOTION MEMBERSHIP
31397	27-Nov-02	FURNITURE BAZAAR	\$934.00	OFFICE FURNITURE FOR CR MCNAMARA
31398	27-Nov-02	GOLDFIELDS CONTRACTORS WA PTY LTD	\$647,872.69	CONSTRUCTION - HEPBURN AVENUE & MIRRABOOKA AVENUE
31399	27-Nov-02	ICON OFFICE TECHNOLOGY	\$26.40	COPY KIT CHARGE (METER READING - PHOTOCOPIER) JENOLEAN WAY COMMUNITY CENTRE
31400	27-Nov-02	QUALCON LABORATORIES	\$159.50	ASPHALT TEST VAUGHEY ROAD, QUINNS ROCKS & SITE VISIT
31401	27-Nov-02	TRAILER PARTS PTY LTD	\$172.46	TRAILER SPARE PARTS FOR FLEET MAINTENANCE
31402	27-Nov-02	J ZIMMERMANN	\$30.00	REFUND OF MEMBERSHIP - MOVING OUT OF AREA
31403	27-Nov-02	AQUAMOTION OFFICE P/CASH	\$132.30	PETTY CASH
31404	27-Nov-02	AMERICAN INTER UNDERWRITERS	\$5.00	PAYROLL DEDUCTIONS: 22-NOV-02
31405	27-Nov-02	ADVENTURE WORLD WA PTY LTD	\$320.00	SCHOOL HOLIDAY EXCURSION (20 YOUNG PEOPLE)
31406	27-Nov-02	ALEXANDER HEIGHTS - THE HEIGHTS COMM HOUSE P/CASH	\$90.30	PETTY CASH
31407	27-Nov-02	ABORIGINAL SENIORS GROUP P/ CASH	\$50.00	PETTY CASH
31408	27-Nov-02	AMP FLEXIBLE LIFETIME SUPER FUND	\$807.69	PAYROLL DEDUCTIONS: 22-NOV-02
31409	27-Nov-02	BUILDING & CONSTRUCTION INDUSTRY	\$33,270.49	BCITF RETURN FOR OCTOBER
31410	27-Nov-02	BUILDERS REGISTRATION BOARD	\$12,054.00	BUILDERS DISPUTE RETURNS FOR OCTOBER 2002
31411	27-Nov-02	CITY OF PERTH	\$5,154.00	BALI APPEAL DONATION - KINGSLEY FOOTBALL CLUB

Cheque No	Cheque Date	Vendor Name	Amount	Details
31412	27-Nov-02	CLARKSON YOUTH SERVICES P/C	\$66.95	PETTY CASH
31413	27-Nov-02	CITY OF WANNEROO PAYROLL A/C	\$1,299.80	PAYROLL DED FOR RATES
31414	27-Nov-02	COMMUNITY SERVICES P/CASH	\$124.65	PETTY CASH
31415	27-Nov-02	STRATEGIC & EXECUTIVE SERVICES P/CASH	\$245.30	PETTY CASH
31416	27-Nov-02	GIRRAWHEEN LIBRARY PETTY CASH	\$185.80	INCREASE IN CHANGE FLOAT PETTY CASH
31417	27-Nov-02	IAN GOODENOUGH	\$1,407.00	REIMBURSEMENT OF EXECUTIVE DEVELOPMENT COURSE FEES AT AIM
31418	27-Nov-02	MUNICIPAL EMPLOYEE UNION-PAYROLL	\$1,115.24	PAYROLL DEDUCTIONS: 22-NOV-02
31419	27-Nov-02	TECHNICAL OPERATIONS P/CASH	\$451.60	PETTY CASH
31420	27-Nov-02	WESTERN POWER	\$13,537.00	POWER SUPPLIES TO VARIOUS CoW LOCATION 3 X RATEPAYER FINANCIAL ASSISTANCE
31421	27-Nov-02	ZURICH CLIENT SERVICE	\$235.38	PLAN NO. 02073765 - V HUMPHRIES
31422	27-Nov-02	ALEXANDER HTS ADULT DAY CARE P/CASH	\$69.65	PETTY CASH
50000497	01-Nov-02	MARGARET MCMAHON	\$799.62	IN-HOME CARE SALARY
50000498	01-Nov-02	MRIDULA DOHERTY	\$1,137.20	NORMAL PAY - TIMESHEET NOT RECEIVED
50000499	01-Nov-02	TREVOR WILLIAMS	\$7,241.89	RESIGNATION PAYOUT
50000500	04-Nov-02	AUSTRALIAN TAXATION OFFICE - PAYG PAYMENTS	\$170,433.80	REF: 642959811651070 PAYROLL DED: 25/10/02
50000501	13-Nov-02	CANCELLED	\$0.00	
50000502	13-Nov-02	CANCELLED	\$0.00	
50000503	13-Nov-02	CANCELLED	\$0.00	
50000504	14-Nov-02	ANDREW GOURLAY	\$541.11	TIMESHEET INCORRECT
50000505	14-Nov-02	BRIGITTE CREIGHTON	\$914.00	INCORRECT BANK DETAILS FOR PAYROLL
50000506	14-Nov-02	MAUREEN GRIERSON	\$250.46	TRAVEL & PARKING EXPENSES FOR OCTOBER 2002
50000507	14-Nov-02	RECYCLING CO OF WA PTY LTD	\$746.90	CHARGE FOR TYRES WANGARA FORKLIFTS
50000508	18-Nov-02	C MEYERS	\$1,081.50	NORMAL PAY - INCORRECT ACCOUNT NUMBER TO PAYROLL
50000509	18-Nov-02	SHARON KABLE	\$330.10	IN-HOME CARE SALARY
50000510	18-Nov-02	WG & FE STOCKS	\$201.47	IN-HOME CARE SALARY
50000511	18-Nov-02	MARGARET MCMAHON	\$799.62	IN-HOME CARE SALARY
50000512	18-Nov-02	AUSTRALIAN TAXATION OFFICE - PAYG PAYMENTS	\$173,951.80	REF: 642959811651070 PAYROLL DED: 08/11/2002
50000513	20-Nov-02	IAN GOODENOUGH	\$500.00	MONTHLY ALLOWANCE
50000514	20-Nov-02	MAUREEN GRIERSON	\$500.00	MONTHLY ALLOWANCE

Cheque No	Cheque Date	Vendor Name	Amount	Details
50000515	20-Nov-02	JUDITH HUGHES	\$500.00	MONTHLY ALLOWANCE
50000516	20-Nov-02	JON KELLY	\$6,000.00	MONTHLY ALLOWANCE
50000517	20-Nov-02	TERRY LOFTUS	\$982.35	TRAVEL FOR OCTOBER/NOVEMBER 2002 & MONTHLY ALLOWANCE
50000518	20-Nov-02	GLYNIS MONKS	\$500.00	MONTHLY ALLOWANCE
50000519	20-Nov-02	LOUISE MCNAMARA	\$500.00	MONTHLY ALLOWANCE
50000520	20-Nov-02	LYNN O'GRADY	\$500.00	MONTHLY ALLOWANCE
50000521	20-Nov-02	RUDI STEFFENS	\$500.00	MONTHLY ALLOWANCE
50000522	20-Nov-02	JOHN STEWART	\$500.00	MONTHLY ALLOWANCE
50000523	20-Nov-02	BRETT TREBY	\$317.76	TRAVEL FOR OCTOBER/NOVEMBER 2002
50000524	20-Nov-02	BRETT TREBY	\$500.00	MONTHLY ALLOWANCE
50000525	25-Nov-02	FUJITSU AUSTRALIA LIMITED	\$6,161.85	CRYSTAL REPORTS DEVELOPER V9 PAYROLL PERSONNEL PROCESSING CHARGES P/E 11/10/02
50000526	25-Nov-02	MARGARET MCMAHON	\$799.62	IN HOME CARE SALARY
50000527	25-Nov-02	NICK DEL BORRELLO	\$1,655.50	REPAIRS TO VEHICLES - FLEET MAINTENANCE LABOUR WORK 97544 98110 98883 - FLEET MAINTENANCE
50000528	25-Nov-02	SHARON KABLE	\$330.10	IN HOME CARE SALARY
50000529	25-Nov-02	SKATE TECH PTY LTD	\$44,000.00	CONSTRUCTION OF TWO ROCKS SKATE FACILITY
50000530	25-Nov-02	WG & FE STOCKS	\$201.47	IN HOME CARE SALARY
50000531	28-Nov-02	BARRY LEACH	\$380.93	LSL NOT PAID AT DBL PAY - FUJITSU ERROR
50000532	28-Nov-02	CHRIS HOSKISSON	\$644.13	PAY RETURNED TO CoW - ACCOUNT CLOSED
50000533	28-Nov-02	NICK DEL BORRELLO	\$1,962.95	LABOUR FOR FLEET MAINTENANCE
		SUB TOTAL	\$3,897,183.03	
LESS CANCELLED CHEQUES				
29133	12-Sep-02	HAYSAM KHEIRIDDINE JABADO	-\$311.50	
30299	23-Oct-02	SHIRLEY & KEVIN THOMPSON	-\$345.00	
50000494	31-Oct-02	MARGARET MCMAHON	-\$799.62	
		SUB TOTAL	-\$1,456.12	
AMOUNTS SEPARATELY JOURNALLED				
			\$26,721.37	DIRECT PAYMENT FROM BANK ACCOUNT
			\$2.48	MINOR VARIANCE FROM PREVIOUS PERIOD
		SUB TOTAL	\$26,723.85	
TOTAL ADVANCE ACCOUNT RECOUPS FOR NOVEMBER 2002			\$3,922,450.76	

Cheque No	Cheque Date	Vendor Name	Amount	Details
MUNICIPAL FUND RECOUP			\$3,921,180.76	
TOWN PLANNING FUND CELL 2 RECOUP			\$1,270.00	
			\$3,922,450.76	
31107	25-Nov-02	FERGUSON FFORDE	-\$1,270.00	VALUE AND COMPENSATION ESTIMATES

City of Wanneroo Municipal Account

Cheque No.	Cheque Date	Paid To	Amount	Details
000003	02-DEC-02	DIRECTOR CORP SERVICES ADV ACCT	\$3,921,180.76	CHEQUE NUMBERS: 30617 - 31422 EFT DOC NUMBERS: 50000497 - 50000533
		TOTAL	\$ 3,921,180.76	

OTHERS

00003A	03-Oct-02	COMMONWEALTH BANK	\$54.55	STOP PAYMENT FEE
			\$5.45	GST
			\$636.37	GLF FEE
			\$63.63	GST
			\$25,452.10	FAMILY DAY CARE
			\$291.00	M/CARD PAYMENT – CORPORATE SERVICES LUNCHEON
			\$275.00	M/CARD PAYMENT – TECHNICAL SERVICES – UDIA STATE CONFERENCE
			\$822.68	M/CARD PAYMENT – CEO - UDIA STATE CONFERENCE & OVERSEAS TRAVEL EXPENSES
			\$299.00	M/CARD PAYMENT – STUDY DESK FOR CR HUGHES
			\$77.00	M/CARD PAYMENT – CR STEFFENS – WASTE & RECYCLE 2002 CONFERENCE
			\$77.00	M/CARD PAYMENT – TECHNICAL SERVICES – WASTE & RECYLCE 2002 CONFERENCE
			\$77.00	M/CARD PAYMENT – CR TREBY – WASTE & RECYCLE 2002 CONFERENCE
			\$4,262.42	M/CARD PAYMENT – CEO – OVERSEAS TRAVEL EXPENSES
		Sub Total	\$32,393.20	
00003B	31-Oct-02	COMMONWEALTH BANK	\$55.00	DISHONoured CHQ (13.8)
			\$2,018.20	MERCHANT FEES
			\$201.81	GST
			\$126.80	EFTPOS FEES
			\$12.68	GST
			\$300,000.00	CBA INVESTMENT

Cheque No	Cheque Date	Vendor Name	Amount	Details
			\$536,991.55	WANNEROO SALARY
			\$5,701.24	DEDUCTIONS
			\$2.27	SALARY RETURN
			\$0.23	GST
			\$2.27	SALARY RETURN
			\$0.23	GST
			\$1,600,000.00	CBA INVESTMENT
			\$550,584.32	WANNEROO SALARY
			\$5,787.85	DEDUCTIONS
		Sub Total	\$3,001,484.45	
TOTAL MUNICIPAL ACCOUNT FOR OCTOBER 2002			\$ 3,033,877.65	
CITY OF WANNEROO				
CELL 6	22-Nov-02	LAND EVALUATIONS	\$3,080.00	REF: 1151 1002
000002	29-Nov-02	RECOUP FROM CHEQUE 31107	\$1,270.00	INVOICE: 22W202000
Total Town Planning Schemes Bank Account			\$4,350.00	
TRUST ACCOUNT				
000001	26-Nov-02	BALI APPEAL - KINGSLEY FOOTBALL CLUB	\$154.00	
000002	27-Nov-02	PERTH PINSTRIPING & SIGNWRITING INVOICE 48612	\$385.00	PINSTRIPING TO YANCHEP/TWO ROCKS COMMUNITY BUS
		TOTAL	\$539.00	

CS02-12/02 Budget Timetable 2003/2004

File Ref:	S13/0010V01
Responsible Officer:	Director, Corporate Services
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider and endorse the proposed timetable for the 2003/2004 Budget preparation and adoption.

Background

On 19 July 2002, Council adopted its Annual Budget for 2002/03. The 2002/2003 budget was adopted almost four (4) weeks earlier than in the previous year and ensured the early issuing of rate notices (with the resultant cash flow and investment revenue advantages) and the more timely commencement of its Capital Works Programme.

Detail

Development and production of the City's Principal Activities Plan and Annual Budget is a significant undertaking, requiring the combined efforts of many of the City's staff and all Elected Members of the Council. Each Business Unit is charged with the responsibility of providing the base data for its Budget. Business Unit Budgets are formatted and consolidated by the Financial Services Unit and subjected to a number of reviews by the Directors, the Chief Executive Officer and Elected Members throughout the budget process. The final Budgets are then produced in a management format and reproduced in the statutory format for adoption by the Council.

The attached timetable (**Attachment 1**) represents a summary of the 2003/2004 budget process and establishes the broad processes required to develop the annual budget. Target dates are indicated for each step of the process so that progress can be monitored to ensure completion by the targeted adoption date of the second week in July 2003. A more detailed timetable (outlining the major tasks) will be circulated early in the new year.

The development of the 2003/2004 Budget timetable has been influenced by the following primary objectives: -

1. the early commencement of the budget process with meaningful projections to enable informed management and Council consideration and prioritisation of works and services;
2. firm links to be established between the Council's Strategic Plan and the Budget through the Principal Activities Plan;
3. compliance with the Local Government Act 1995 which requires the Council's Principal Activity Plan to be available to the public for a period of 42 days and differential rates to be advertised for a period of 21 days for public submissions prior to Council adopting its Budget; and

4. adoption of the 2003/2004 Budget as soon as practicable following the close of the financial year (second week in July 2003 targeted) to facilitate the early production of rate notices and the consequent advantages in terms of investment return.

Consultation

Nil.

Comment

The timeframes are particularly tight and success in meeting the proposed Budget timetable requires the total commitment of staff and Elected Members to achieving the various critical target dates established.

Similar to the process adopted in 2002/2003, to further streamline the budget process it is proposed to hold a series of workshops with Elected Members to review the various components of the budget as they are developed.

Statutory Compliance

The Local Government Act 1995 and the Local Government (Financial Management) Regulations 1996 outline the requirements in respect of the preparation and adoption of the Principal Activities Plan and Annual Budget. Importantly, section 6.2(1) requires a Council to adopt its annual budget no later than 31 August.

Strategic Implications

The 2003/2004 Annual Budget will be closely linked to the Council's Strategic Plan.

Policy Implications

Nil.

Financial Implications

The adoption of the 2003/2004 Annual Budget in the second week of July 2003 will allow the City to maximise its return on investments.

In order to guide the development of the 2003/2004 Budget it is recommended that the Council give consideration to establishing a set of broad financial parameters. Such parameters could include, but may not be limited to: -

1. Rate Increase

As a general principle, expenditure levels in the 2003/2004 Budget should be maintained at levels to allow any rate increase to be restricted to a minimum. Generally operating expenditures should relate in real terms to the lesser of the 2002/2003 budget allocation or the projected actual expenditure for 2002/2003;

2. Loan Borrowings

The 2003/2004 Budget will aim to maintain the City's minimal debt status by constructing its budget on the basis of nil loan borrowings.

3. Inflation

Although the principles of zero based budgeting are to be applied throughout the budget process, there are certain circumstances where it is appropriate to apply an inflationary factor. In these circumstances any increase should be limited to 3.0%.

4. Fees and Charges

Each Business Unit will be required to undertake a comprehensive review of all fees and charges, with any significant variations to be substantiated during the budget process. While the Local Government Act 1995 limits the fees and charges for the provision of specific services to the cost of providing the service, for all other services the City is required to take into consideration the following factors:-

- (a) the cost to the local government of providing the service or goods;
- (b) the importance of the service or goods to the community; and
- (c) the price at which the service or goods could be provided by an alternative provider.

Voting Requirements

Absolute Majority

Recommendation

That Council:-

1. **ENDORSES the proposed timetable for the 2003/2004 Annual Budget of the City of Wanneroo;**
2. **ADOPTS the following financial parameters as broad guidelines for the preparation of the 2003/2004 Annual Budget of the City of Wanneroo: -**
 - a) **as a general principle, expenditure levels in the 2003/2004 Budget should be maintained at levels to allow any rate increase to be restricted to a minimum. Generally operating expenditures should relate in real terms to the lesser of the 2002/2003 budget allocation or the projected actual expenditure for 2002/2003;**
 - b) **the 2003/2004 Budget will aim to maintain the City's minimal debt status by constructing its budget on the basis of nil loan borrowings;**

- c) **although the principles of zero based budgeting are to be applied throughout the budget process, there are certain circumstances where it is appropriate to apply an inflationary factor. In these circumstances any increase should be limited to 3.0%; and**
- d) **each Business Unit to undertake a comprehensive review of all fees and charges.**

ATTACHMENT 1
Pg 1 of 2

[illegible]

ATTACHMENT 1

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2003/2004 BUDGET TIMETABLE																																																					
DETAILS					THE WEEK ENDING																																																
					JANUARY							FEBRUARY							MARCH							APRIL							MAY							JUNE							JULY						
					20	27	3	10	17	24	31	7	14	21	28	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13	20	27	4	11	18	25																	

CS03-12/02 Change in Rateable Status - Lot 955 (No 62) Baltimore Parade, Merriwa - Uniting Church in Australia, Synod of Western Australia

File Ref: P21/0012V01
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: Nil

Issue

To advise Council that the property located at Lot 955 (No 62) Baltimore Parade Merriwa, owned by the Uniting Church in Australia Synod of Western Australia is not rateable.

Background

The Uniting Church in Australia Synod of Western Australia has requested an exemption from rates for the property at Lot 955 (No 62) Baltimore Parade Merriwa, as the premises are used exclusively for charitable purposes.

Detail

The Local Government Act 1995 states that land which is used exclusively for charitable purposes is not rateable.

The Uniting Church of Australia purchased the property in January 2002 and has operated the non-profit agency – Mofflyn House from the premises. An initial request for a rating exemption was brief and further details were sought to satisfy the City that the premises were being used exclusively for charitable purposes.

In summary, the City has been advised that Mofflyn House is a non-profit agency of the Uniting Church which aims to work with others to: -

- support and enhance the functioning of children and their families;
- reduce risk of harm to children; and
- to assist individuals with disabilities to achieve their life goals.

There are no charges for any of the services provided by Mofflyn House.

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

Consultation

Nil.

Comment

As the previous owner has paid the rates for 2001/02 in full, the not rateable status for the property would take effect from 1 July 2002.

Statutory Compliance

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.”

Strategic Implications

Goal 4 – Proper management of our natural, financial and human resources. Maintenance of an equitable rating system is one of the objectives listed by the Corporate Services Directorate to achieve Goal 4.

Policy Implications

Nil.

Financial Implications

Rates of \$601.90 were raised on the property for 2002/03 and once noted by Council will be required to be reversed.

Voting Requirements

Simple Majority

Recommendation

That Council NOTES that the land located at Lot 955 (No 62) Baltimore Parade Merriwa, owned by the Uniting Church in Australia Synod of Western Australia is not rateable effective from 1 July 2002.

CS04-12/02 Financial Report for the Month Ended 31 October 2002

File Ref: S13/0001V01
Responsible Officer: Director, Corporate Services
Disclosure of Interest: Nil
Attachments: 1

Issue

To consider the monthly financial report for the month ended 31 October 2002.

Background

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

Detail

The financial report for the period ended 31 October 2002 has been completed and is attached (**Attachment 1 refers**).

The report comprises an Operating Statement by Program and Nature and a Cash Flow Statement for the period ended 31 October 2002, plus a Statement of Financial Position as at 31 October 2002.

In addition to the above, the report includes a summary of the City's Capital Expenditure, Investment Portfolio, Rate Debtors and Sundry Debtors.

Consultation

Nil.

Comment

The report represents the fourth month of operations for the City or 33% of the year. Operating revenues to the end of October 2002 are approximately 47% of the full year budget. While this figure is distorted by the recognition of rates for the full year, the effect is offset by the year-end recognition of Developer Contributions.

Year to date operating expenditures are 25% of the full year budget with an increase in activity expected as the year progresses.

The next report to Council for the five (5) months ended 30 November 2002 will incorporate a detailed update on the Capital Works Programme.

Statutory Compliance

The monthly financial report for the month ended 31 October 2002 complies with *Section 6.4 of the Local Government Act 1995* and *Regulation 34(1)(a) of the Local Government (Financial Management) Regulations 1996*.

Strategic Implications

“Goal 4 Corporate Management and Development – Committed to proper management of our financial resources.”

Policy Implications

Nil.

Financial Implications

The monthly financial report for the month ended 31 October 2002 complies with *Section 6.4* of the *Local Government Act 1995* and *Regulation 34(1)(a)* of the *Local Government (Financial Management) Regulations 1996*.

Voting Requirements

Simple Majority

Recommendation

That Council NOTES the monthly financial report for the month ended 31 October 2002.

Attachment 1
Page 1 of 6



FINANCIAL REPORT

FOR THE MONTH ENDED 31 OCTOBER 2002

CITY OF WANNEROO
OPERATING STATEMENT BY PROGRAM
FOR THE 4 MONTHS ENDED 31 OCTOBER 2002

Attachment 1
Page 2 of 6

	30-Oct YTD-Actual \$	2002/03 Budget \$
OPERATING REVENUES		
Governance	113,618	289,070
General Purpose Funding	24,807,752	27,772,430
Law, Order, Public Safety	83,399	278,000
Health	69,723	204,700
Education and Welfare	831,387	2,714,680
Community Amenities	6,454,193	10,922,300
Recreation and Culture	968,319	3,010,510
Transport	4,027	92,200
Economic Services	702,570	1,522,950
Other Property and Services	192,109	854,530
	<u>34,227,097</u>	<u>47,661,370</u>
OPERATING EXPENSES		
Governance	1,220,039	4,174,410
General Purpose Funding	200,497	529,510
Law, Order, Public Safety	1,224,992	3,613,440
Health	315,892	932,960
Education and Welfare	1,481,465	4,276,890
Community Amenities	3,523,647	22,318,580
Recreation & Culture	3,950,072	14,151,130
Transport	3,702,776	11,708,540
Economic Services	678,219	1,989,150
Other Property and Services	31,922	1,220,070
	<u>16,329,521</u>	<u>64,914,680</u>
BORROWING COSTS EXPENSE		
Recreation & Culture	<u>23,775</u>	<u>47,550</u>
	23,775	47,550
GRANTS/CONTRIBUTIONS FOR THE DEVELOPMENT OF ASSETS		
Education and Welfare	25,000	
Community Amenities	2,872,502	8,287,200
Recreation & Culture	135,799	67,440
Transport	768,504	25,382,600
Other Property and Services	144,500	
	<u>3,946,305</u>	<u>33,737,240</u>
PROFIT/(LOSS) ON DISPOSAL OF ASSETS		
Other Property and Services	55,656	(268,550)
	<u>55,656</u>	<u>(268,550)</u>
NET PROFIT OR LOSS/RESULT	<u><u>21,875,762</u></u>	<u><u>16,167,830</u></u>

Attachment 1
Page 3 of 6

CITY OF WANNEROO
OPERATING STATEMENT BY NATURE
FOR THE 4 MONTHS ENDED 31 OCTOBER 2002

	31-Oct YTD-Actual \$	2002/03 Budget \$
OPERATING REVENUES		
Rates	23,461,249	23,840,667
Grants and Subsidies - operating	1,351,137	4,874,560
Grants and Subsidies - nonoperating	965,709	5,307,570
Contributions, Reimbursements and Donations - operating	136,018	603,020
Contributions, Reimbursements and Donations - non operating	2980595	28,429,670
Profit on Asset Disposals	94,331	242,440
Service Charges		
Fees and Charges	6,839,709	12,702,410
Interest Earnings	905,424	1,793,710
Other Revenue	1,533,560	3,847,003
	<u>38,267,732</u>	<u>81,641,050</u>
OPERATING EXPENSES		
Employee Costs	7,578,593	23,774,470
Materials and Contracts	4,144,807	27,591,200
Utilities	421,325	1,883,570
Depreciation on Non-current Assets	4,024,910	11,942,010
Loss on Asset Disposals	38,675	510,990
Interest	25,596	72,550
Insurance	158,064	665,890
Other	0	(967,460)
	<u>16,391,970</u>	<u>65,473,220</u>
NET PROFIT OR LOSS/RESULT	<u>21,875,762</u>	<u>16,167,830</u>

Attachment 1
Page 4 of 6CITY OF WANNEROO
STATEMENT OF FINANCIAL POSITION
AS AT 31 OCTOBER 2002

	31-Oct \$	2002 \$
CURRENT ASSETS		
Cash Assets	72,658	201,932
Investments	45,827,886	34,124,589
Receivables	12,827,350	5,803,483
Inventories	61,472	60,480
TOTAL CURRENT ASSETS	58,789,366	40,190,483
NON-CURRENT ASSETS		
Receivables	1,428,867	1,424,540
Property, Plant and Equipment	55,490,610	54,949,411
Infrastructure	332,523,742	332,522,713
TOTAL NON-CURRENT ASSETS	389,443,219	388,896,664
TOTAL ASSETS	448,232,585	429,087,148
CURRENT LIABILITIES		
Payables	4,127,414	6,706,968
Overdraft	1,650,551	1,969,197
Interest-bearing Liabilities	89,940	89,940
Provisions	3,621,753	3,453,877
TOTAL CURRENT LIABILITIES	9,489,658	12,219,982
NON-CURRENT LIABILITIES		
Interest-bearing Liabilities	747,060	747,060
Provisions	171,121	171,121
TOTAL NON-CURRENT LIABILITIES	918,181	918,181
TOTAL LIABILITIES	10,407,839	13,138,163
NET ASSETS	437,824,746	415,948,984
EQUITY		
Retained Profits (Surplus)	419,183,904	398,617,319
Reserves - Cash Backed	10,204,341	9,992,409
Town Planning Schemes	8,436,501	7,339,256
TOTAL EQUITY	437,824,746	415,948,984

Attachment 1

Page 5 of 6

CITY OF WANNEROO

STATEMENT OF CASH FLOWS

FOR THE 4 MONTHS ENDED 31 OCTOBER 2002

	31-Oct YTD-Actual \$	2002/03 Budget \$
Cash Flows From Operating Activities		
Rates	15,520,850	24,327,211
Grants and Subsidies - operating	1,351,137	4,874,560
Contributions, Reimbursements & Donations	136,018	601,020
Fees and Charges	7,557,154	12,702,410
Interest Earnings	905,424	1,793,710
Goods and Services Tax	1,684,331	4,600,000
Other	1,692,721	3,830,503
	<u>28,847,635</u>	<u>52,729,414</u>
Payments		
Employee Costs	(7,128,747)	(23,059,840)
Materials and Contracts	(7,131,544)	(28,855,177)
Utilities (gas, electricity, water, etc)	(421,325)	(1,883,570)
Insurance	(476,700)	(642,730)
Interest	(25,596)	(72,550)
Goods and Services Tax	(1,511,030)	(4,600,000)
Other	413,656	987,856
	<u>(16,281,286)</u>	<u>(58,126,011)</u>
Net Cash Provided By Operating Activities	<u>12,566,349</u>	<u>(5,396,597)</u>
Cash Flows from Investing Activities		
Payments for Development of Land Held for Resale		(10,000)
Payments for Purchase of Property, Plant & Equipment	(2,304,923)	(14,518,180)
Payments for Construction of Infrastructure	(2,717,465)	(16,537,290)
Grants/Contributions for the Development of Assets	3,946,305	13,737,240
Proceeds from Sale of Property, Plant & Equipment	402,407	1,100,570
Net Cash Used in Investing Activities	<u>(673,676)</u>	<u>(16,227,660)</u>
Cash Flows from Financing Activities		
Repayment of Loans	0	0
Proceeds from New Loans	0	0
Net Cash Provided By (Used In) Financing Activities	<u>0</u>	<u>0</u>
Net Increase (Decrease) in Cash Held	11,892,672	(21,624,257)
Cash at Beginning of Year	32,357,321	31,171,662
Cash at End of Year	<u>44,249,993</u>	<u>9,547,405</u>

Attachment 1
Page 6 of 6CITY OF WANNEROO
INVESTMENT REPORT
AS AT 31 OCTOBER 2002

	Amount Invested \$	Portfolio Allocation %
ANZ CASH PLUS FUND	5,832,859	12.73%
ALLIANCE CAPITAL ENHANCED FUND	14,480,415	31.60%
COMMONWEALTH PREMIUM CASH FUND	2,135,257	4.66%
DEUTSCHE CASH PLUS FUND	11,060,719	24.14%
MACQUARIE DIVERSIFIED TREASURY FUND	11,080,300	24.18%
COMMONWEALTH CASH DEPOSIT	1,238,337	2.70%
	<u>45,827,886</u>	<u>100.00%</u>

CITY OF WANNEROO
RATING SUMMARY REPORT
AS AT 31 OCTOBER 2002

	Amount \$	%
RATES ISSUED		
Rates	29,048,135	
Domestic Refuse	3,950,149	
Swimming Pools	<u>50,995</u>	
	33,049,279	

Note: The above amounts include arrears carried forward from 2001/02

AMOUNTS RECEIVED		
Rates	18,681,676	64.31%
Domestic Refuse	3,392,280	85.88%
Swimming Pools	<u>43,594</u>	<u>85.49%</u>
	22,117,550	66.92%
BALANCE OUTSTANDING		
Rates	10,366,459	35.69%
Domestic Refuse	557,869	14.12%
Swimming Pools	<u>7,401</u>	<u>14.51%</u>
	<u>10,931,729</u>	<u>33.08%</u>

SUNDRY DEBTORS SUMMARY REPORT
AS AT 31 OCTOBER 2002

	Amount Outstanding \$	%
CURRENT MONTH	309,807	25.21%
1 - 30 DAYS PAST DUE	371,859	30.26%
31 - 60 DAYS PAST DUE	189,145	15.39%
61+ DAYS PAST DUE	358,119	29.14%
	<u>1,228,930</u>	<u>100.00%</u>

Community Development

Community Services

CD01-12/02 Special Needs Playground

File Ref:	PR/0001V01
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachments:	Nil

Issue

To consider the proposed terms of reference and community consultation strategy for the Special Needs Playground Working Group.

Background

At its meeting of 5 November 2002 Council resolved the following (Council Report CD01 – 11/02 refers):

“Amendment
Moved Cr Monks, Seconded Cr Hughes
Points 5, 6 and 7 added.

That Council:-

- 1. ENDORSES the review of the City’s Disability Services Plan, as outlined in this report;*
- 2. ENDORSES the establishment of an Disability Services Plan Review Reference Group with terms of reference as follows (please see original report for complete terms of reference);*
- 3. APPOINTS by ABSOLUTE MAJORITY the following membership to the Disability Services Plan Review Reference Group:*
 - *Mayor;*
 - *Cr Treby, Cr Newton;*
 - *One representative from the Disability Services Commission;*
 - *Director Community Development or nominated representative;*
- 4. NOTES that a report to Council will be prepared seeking endorsement of the two community representatives nominated to the Reference Group.*
- 5. ESTABLISHES a Special Needs Playground Working Group to investigate the development of a special needs playground within the City of Wanneroo and report to Council on an appropriate location, concept plan and costings for budget consideration for construction during the 2003/2004 financial year.*

6. *APPOINTS BY ABSOLUTE MAJORITY the following membership to the Special Needs Playground Working Group:*

- *Mayor*
- *Cr Treby, Cr Newton, Cr Hughes, Cr Monks, Cr Steffens, Cr Grierson*
- *Director Community Development or nominated representative*
- *Director Technical Services or nominated representative*

7. *REQUESTS the Director Community Development to prepare draft Terms of Reference and a consultation strategy for the Special Needs Playground for consideration by the Council."*

This report seeks to provide terms of reference for consideration, as well as the community consultation strategy to support this project.

Detail

The Special Needs Playground Working Group is proposed to comprise of the following, as endorsed by Council (reference Council Report CD01 – 11/02):

- Mayor
- Cr Treby, Cr Newton, Cr Hughes, Cr Monks, Cr Steffens, Cr Grierson
- Director Community Development or nominated representative
- Director Technical Services or nominated representative

It is proposed that the terms of reference for this Group be as follows:

Name:	Special Needs Playground Working Group
Aim:	To investigate the development of a special needs playground within the City of Wanneroo.
Areas of Responsibility:	1. To provide recommendations to Council on an appropriate location for a special needs playground; 2. To provide Council with a recommended concept plan for consideration; and 3. To provide indicative costings to be considered in the 2003/2004 budget process.
Deputations:	The Reference Group may invite any persons or organisations to attend any meetings to discuss issues of interest
Membership:	<ul style="list-style-type: none"> • Mayor • Cr Treby, Cr Newton, Cr Hughes, Cr Monks, Cr Steffens and Cr Grierson. • Director, Community Development or nominated representative • Director, Technical Services, or nominated representative.
Operating Procedure:	<ul style="list-style-type: none"> • Meetings to be arranged (with at least two weeks prior notification) by an officer from the Community Development Directorate

	<ul style="list-style-type: none"> • Meetings to be chaired by a person elected by the Reference Group at the first official meeting of the group as per clause 5.12(1) of the Local Government Act • A quorum will be a simple majority • A date for the first meeting of the Reference Group to be set within four weeks of endorsement of the Reference Group, associated Terms of Reference and endorsement of community representatives by Council. • Any recommendations of the Reference Group requiring a Council decision will be presented for consideration in an official report to Council. • The Reference Group to conclude when a formal proposal or concept and report on findings is presented to Council
Minutes	<ul style="list-style-type: none"> • Minutes are to be taken at each meeting and will be forwarded to all members and elected representatives within seven days of the meeting date. • Minutes will also be made available to members of the public on request.
Delegated Authority	Nil

It is proposed that this external committee will be supported by an internal working party. A Working Party has already been endorsed to assist with the review of the Disability Services Plan, and it is suggested that this internal working party also provide support to the Special Needs Playground Working Group.

The internal Working Party is proposed to include, but not be limited to, representatives from the following:

- Planning and Development;
- Technical Services;
- Corporate Resources;
- Strategic and Executive Services;
- Marketing;
- Customer Service;
- Leisure and Libraries;
- Community Services; and
- Director, Community Development or Manager, Community Services.

Representatives will be seconded to this internal working party as required. Its primary role will be to provide information and advice to the Special Needs Playground Working Group.

Consultation

It is proposed that this project be supported by a formalised community consultation process. It is intended to utilise the approved strategy for the Disability Services Plan to support the consultation requirements of the Special Needs Playground Working Group. The Community Consultation Panel has approved the proposed process.

It is proposed that the consultation strategy take place in three parts.

Strategy 1

The first strategy involves identifying disability related groups who are in the City of Wanneroo, or regularly utilise City of Wanneroo facilities, programs or services. It is proposed that Officers would visit these groups at their place of activity, thereby bringing the consultation to the community, rather than asking the community to come to the consultation.

The idea is to “open the floor” for discussion. Rather than having a preformatted document for the groups to complete, they will be asked to identify the barriers they come across in their day-to-day lives. This will assist in overcoming any lack of knowledge that exists as to the services Council is involved in. The Council can then consider those issues relevant to the City, and forward other areas of concern to the relevant authorities.

Once this has been completed, the specific issue of a special needs playground will be introduced. It is proposed that this consultation concentrate on the key issues of location and concept design.

Strategy 2

It is proposed to make contact with the Disability Services Commission (DSC) to request information on people with a disability and their carers living within the City of Wanneroo. A number of these people would then be selected to take part in two focus groups, to be run by Administration staff on a similar basis to the above.

A section on the Special Needs Playground would be included as part of the deliberations of these focus groups.

Strategy 3

It is proposed that feedback forms, dealing with the key issues of location and design, be provided in locations such as the New Civic Centre, Community Centres and Libraries. This is to allow people who do not have a disability, or who do not attend local groups or are known by the DSC, to have their input.

Information gained through these strategies will be presented to the Special Needs Playground Working Group for consideration and will allow the Working Group to provide recommendations to Council on the final location, concept design and indicative cost of the facility.

Timeframe

It is intended to present a final report to Council in June 2003.

Comment

The provision of a special needs playground within the boundaries of the City of Wanneroo will provide much needed recreation facilities for children with a disability and their parents, friends and carers. Additionally, it will give parents who have a disability a chance to recreate with their children, in an accessible and welcoming environment.

Statutory Compliance

Nil

Strategic Implications

The establishment of a special needs playground is consistent with the City's Strategic Plan in the following areas:

- 2.1 Achieve an understanding of our community's needs – past and present;
- 2.4 Support safe and secure communities;
- 2.5 Foster a community that finds strength in its diversity;
- 2.6 Provide and manage infrastructure to meet the needs of our community; and
- 2.7 Provide community focussed services and lifestyle opportunities.

Policy Implications

Nil

Financial Implications

The financial costs associated with this project will be borne within existing budgets. Outcomes of the project will result in budget requests for consideration in the 2003/2004 budget process.

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **ENDORSES the establishment of a Special Needs Playground Working Group, with terms of reference as follows:**

Name:	Special Needs Playground Working Group
Aim:	To investigate the development of a special needs playground within the City of Wanneroo.
Areas of Responsibility:	<ol style="list-style-type: none"> 1. To provide recommendations to Council on an appropriate location for a special needs playground; 2. To provide Council with a recommended concept plan for consideration; and 3. To provide indicative costings to be considered in the 2003/2004 budget process.
Deputations:	The Reference Group may invite any persons or organisations to attend any meetings to discuss issues of interest
Membership:	<ul style="list-style-type: none"> • Mayor • Cr Treby, Cr Newton, Cr Hughes, Cr Monks, Cr Steffens and Cr Grierson. • Director, Community Development or nominated representative • Director, Technical Services, or nominated representative.
Operating Procedure:	<ul style="list-style-type: none"> • Meetings to be arranged (with at least two weeks prior notification) by an officer from the Community Development Directorate • Meetings to be chaired by a person elected by the Reference Group at the first official meeting of the group as per clause 5.12(1) of the Local Government Act • A quorum will be a simple majority • A date for the first meeting of the Reference Group to be set within four weeks of endorsement of the Reference Group, associated Terms of Reference and endorsement of community representatives by Council. • Any recommendations of the Reference Group requiring a Council decision will be presented for consideration in an official report to Council. • The Reference Group to conclude when a formal proposal or concept

	and report on findings is presented to Council
Minutes	<ul style="list-style-type: none">• Minutes are to be taken at each meeting and will be forwarded to all members and elected representatives within seven days of the meeting date.• Minutes will also be made available to members of the public on request.
Delegated Authority	Nil

2. ENDORSES the community consultation strategy as outlined in this report.

Leisure and Cultural Services

CD02-12/-2 Redevelopment of Ridgewood Park

File Ref:	PR28/0001V01
Responsible Officer:	Director Community Development
Disclosure of Interest:	Nil
Attachments:	1

Issue

To consider the concept plan to redevelop Ridgewood Park, Ridgewood to accommodate the future sport and recreational needs of residents in the surrounding district including the provision of a Clubroom facility.

Background

Ridgewood Park is located on the corner of Ridgewood Boulevard and Hester Avenue in Ridgewood. The park is situated in a prominent location with good visibility from Hester Avenue and accommodates various active and passive community requirements.

The park facilities comprise an active junior “Australian Rules” size oval with a small toilet / change room facility serviced by a 60 bay car park. An amphitheatre and small lake are located adjacent to the active reserve creating a park providing leisure and recreational opportunities. The sporting facilities available include the junior sized football oval, training standard floodlights suitable for large ball sports, a synthetic cricket wicket, cricket practice nets and various facilities catering for little athletics.

Ongoing consultation with sporting clubs in the community has indicated that the restricted size of active reserves in the surrounding district, ie they are of junior dimension only, is limiting their ability to facilitate sporting opportunities for seniors. In many instances clubs are expanding at a rapid rate, particularly in outdoor sports such as “Australian Rules” football, soccer and cricket.

As a result an analysis was undertaken of existing active reserve provision and utilisation in the northern suburbs of Quinns Rocks, Ridgewood, Merriwa, Butler, Clarkson and Mindarie. The review identified that no existing reserve in the district is sufficient in size to cater for the ground requirements of senior Australian Rules football and a Little Athletics Centre in accordance with the Department of Sport and Recreation dimensions for playing areas. The review also identified that Ridgewood Park is under-utilised due to its design yet a desirable location for many community sporting groups.

In order to address these needs, a concept plan for the future development of Ridgewood Park was prepared.

Detail

Ridgewood Park (Reserve Number 46627) located at 15 Ridgewood Boulevard, Ridgewood consists of 7.2782 hectares of integrated bushland, active and passive public open space.

In consultation with user groups, a concept plan for the redevelopment of Ridgewood Park to accommodate a variety of active and passive leisure pursuits has been prepared.

The general design principles adopted include:

- Creation of a Park of district significance
- Ensure visibility over the park is maintained
- Ensure that supporting infrastructure is easily accessible
- Ensure compliance with recognised standards for design
- Ensure accommodation of multiple uses including passive user requirements
- Maximise use of existing infrastructure ie parking, turf, cricket nets, bore etc.
- Sufficient parking is to be provided
- Ensure safety at all times
- Provision of a community facility to accommodate the communities and principal tenants requirements.

The Ridgewood Park concept plan has taken into account the primary requirements of the intended user groups identified in the preliminary consultation of this project. Refer to **Attachment 1** - Concept plan. In order to facilitate and maximise the parks use the following infrastructure items are included;

- 2 x practice cricket nets (currently provided)
- 1 x Central cricket wicket (currently provided)
- 4 x long jump pits
- Oval training lighting to Australian Standards for Australian Rules Football
- BBQ facility and all weather shelter
- Security lighting to the lake and reserve
- Shaded areas
- Playground equipment
- Completion of a dual use path circuit

Further examination highlighted added design considerations that required investigation and clarification. Issues primarily revolved around the need to reorientate the playing field to create the desired playing surface dimensions and to alleviate safety concerns with the proximity of Hester Avenue. The impact of this reorientation included a need to assess options of clean fill against excavation in the oval redevelopment.

Consultation

The following community organisations were consulted in the redevelopment of Ridgewood Park.

- Senior “Australian Rules” Football – Quinns Districts Amateur Football Club
- Junior “Australian Rules” Football – Quinns Junior Football Club

- Little Athletics Centre – Clarkson Little Athletics
- Senior and Junior Cricket – Quinns Rocks Cricket Club
- Quinns Rocks Community and Recreation Association – still to be consulted.

Comment

The concept to redevelop Ridgewood Park meets the requirements of all stakeholders with the likely users of the Park having been consulted on the proposed development. The provision of supporting infrastructure including oval lighting, playground equipment, BBQ facilities, connected dual use path system and shade shelters will create a significant recreational space integrating active and passive community requirements

However, the specified playing field dimensions indicate that the existing active reserve requires extension to achieve the Department of Sport and Recreations and the City's design requirements. Two options were explored being a hard dig in to the southeastern-grassed bank and the provision of additional landfill to create a level surface. These two options are explored below:

Option (1) – *Clean Fill*

This option requires the placement of landfill to the southwestern portion of the reserve. The result is a reorientation of the playing surface and creates a greater distance to Hester Avenue.

This development would result in the need to relocate the dual use path located in the southwestern corner of the Park and considerable landfill to achieve a desired gradient between the playing surface and path. The provision of landfill provides minimal impact to the existing mainline and reticulation and enables the City to harvest the turf. This option creates minimal risk ensuring a reduction in contingency estimates.

Option (2)- *Excavation*.

This option results in the playing surface moving closer to Hester Avenue through a cut in to the southeastern-grassed bank of the Reserve.

The hard dig would impact on the existing reticulation mainline. The result is a need to replace the mainline system including the additional cost to reinstate reticulation. Hard digging requires the provision of expensive machinery to dig, cut and remove debris from the site and accordingly creates greater risk. The increased risk results in a greater contingency across the construction estimate.

Whilst both options enable the reserve dimensions to be achieved, each ultimately influences the park's design including construction estimates although neither option impacts on the location of the proposed Clubroom facility.

The ability to achieve the desired playing field dimensions of "Australian Rules" Football and a Little Athletics track in a safe manner is a key objective in the redevelopment of the Park. Council Administration therefore advises that clean fill is recommended due to its lesser cost, reduced project risk and its ability to design the safest active playing environment.

The estimated project cost based on both construction and operating estimates of the concept plan for playing field orientation only is outlined below.

Ridgewood Park Redevelopment	
ITEM	AMOUNT
Construction Estimate	
Earthworks	\$83,025
Jump Pits	\$5,000
Removal of structures	\$4,500
Footpaths	\$11,500
Relocate lighting	\$5,000
Adjustment to services	\$3,500
Street sweeping	\$1,120
Clearing - Heavy	\$3,000
Administration - Public Notification	\$200
Contingency	\$29,211
Project Management Fees	\$11,684
	\$157,740
Total Construction	
Parks Operations Estimate	
Site preparation	\$2,136
Irrigation	\$10,000
Soil/Mulch/Plant/Fertiliser	\$2,000
Play Ground	\$19,000
Construction of Dual Cricket Wicket Nets	\$11,000
Installation of 2 New Lights	\$80,000
Electric BBQ	\$20,000
Turf harvested and sold	\$4,000
Shred.Turf Supplied	\$14,000
Extras	\$8,000
Contingency	\$18,000
Project Management Fees	\$3,240
Total Park Operations	\$191,376
Total Estimate	\$349,116

The Ridgewood Park concept plan depicts a proposed community facility located adjacent to the existing 60 bay car park. The location maximises use of existing infrastructure and is located close to the existing toilet block and services. An indicative cost estimate of \$863,013 is suggested for this component including the provision of additional parking and consideration of the creation of an entrance roundabout off Ridgewood Boulevard for traffic management purposes. The provision of such a facility is subject to further investigations and consultation with residents and user groups.

The redevelopment of Ridgewood Park will create an area of significant recreational value to the community meeting all stakeholders requirements.

Statutory Compliance

Nil

Strategic Implications

The redevelopment of Ridgewood Park is consistent with Council's Strategic Plan.

"Healthy Communities

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

Goal 2.7 Provide community focussed services and lifestyle opportunities"

Policy Implications

Nil

Financial Implications

Originally estimated at \$300,000 in the 2002/2003 budget, this amount was reduced due to uncertainty about the length and outcomes of the planning process. Council allocated \$100,000 in the 2002 / 2003 Capital Works Budget as Stage 1 pending the development of a concept design and further cost analysis.

Council is requested to consider an allocation of \$249,116 in the 2003 / 2004 Capital Works Budget.

Voting Requirements

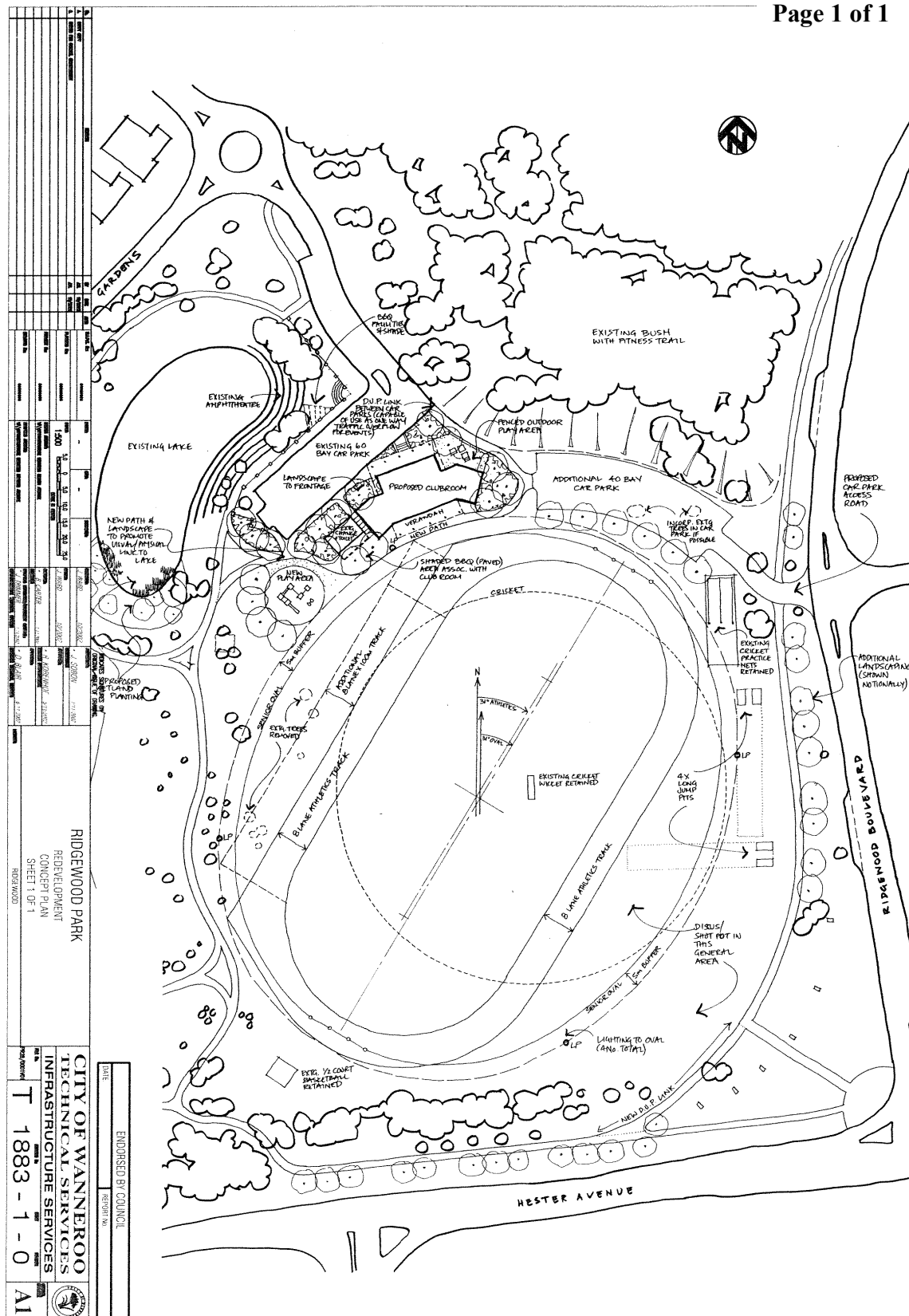
Simple Majority

Recommendation

That Council:-

- 1. ENDORSES the redevelopment concept plan to redevelop Ridgewood Park, Ridgewood as detailed in Attachment 1.**
- 2. LISTS FOR CONSIDERATION \$249,116 for the redevelopment of Ridgewood Park in the 2003 / 2004 Budget**

**ATTACHMENT 1 –
Page 1 of 1**



Ranger Services

CD03-12/02 Application to Keep More Than Two Dogs - 4 Taywood Drive, Wanneroo

File Ref:	P34/0292V01
Responsible Officer:	Director Community Development
Disclosure of Interest:	Nil
Attachment(s):	1

Issue

To consider an application for an exemption to Council's Local Law made under Section 26(3) of the Dog Act 1976 to keep more than two dogs at 4 Taywood Drive, Wanneroo.

Background

Clause 14 of the City of Wanneroo Animal Local Law 1999 stipulates:

"A person shall not keep or permit to be kept on any premises more than:

- a) 2 dogs over the age of 3 months and the young of those dogs under that age or;*
- b) 6 dogs over the age of 3 months and the young of those dogs under that age if the premises are situated within a rural area or comprise a lot in a special rural area having an area of 4 hectares or more;*

unless the premises is licensed as an approved kennel establishment or has been granted an exemption pursuant to section 26(3) of the Dog Act 1976 and have planning approval under the town planning scheme."

Detail

The following application has been made under the Dog Act 1976 and is submitted for consideration:

Address of Applicant	Description of Dogs
4 Taywood Drive, Wanneroo	male black and grey German Shepherd cross female black and tan German Shepherd cross male black and tan German Shepherd cross

A Council Ranger has inspected the property to check if the means that exist on the premises at which the dog will ordinarily will be kept, are effectively confining the dogs within the premises. The Ranger observed the following:

	Height	Type	Location
Gates	1.8	Wood	Left side

Fences	Rear	Left Side	Right Side
	6ft asbestos fence	*wood	6ft asbestos fence

*The Ranger identified that the fences that exist will effectively confine the two dogs that are currently registered, as they are family dogs and do not try to leave the property. However the third dog is to be a security/guard dog and the Ranger believes that the fence needs to be made more secure, as a large dog would be able to push through the batons of the fence, as the fence is very old. The fence concerned is the wood fence on the left hand side.

Refer **Attachment 1** – Photographs of the property fencing.

The property is zoned residential and is 0.0809 hectares in size.

Consultation

It has been the practice where an application is received by the City to keep more than two dogs, residents immediately adjoining the applicant's property in question, have been consulted by letter to ascertain if they have any objections.

Number of residents consulted: five

Number of objections received: nil

Comment

In considering the application for exemption the following two options are available:

- a) Council may grant an exemption pursuant to Section 26(3) of the Dog Act 1976 subject to conditions;
- b) Council may refuse permission to keep more than two dogs.

A check of Council's records reveal that no previous complaints have been lodged with Council's Ranger Services in relation to the dogs at the premises. The inspecting Ranger has identified that the property is suitable to keep more than two dogs subject to the wooden fence on the left hand side being repaired to effectively confine the third dog within the premises. Given that no previous complaints have been received and the Ranger has endorsed the application for approval subject to the fence being repaired, it is recommended that an exemption to the City of Wanneroo Animal Local Law 1999 made under Section 26(3) of the Dog Act 1976 be granted.

Statutory Compliance

The application for exemption to Council's Local Law made under Section 26(3) of the Dog Act 1976, has been detailed in this report.

Strategic Implications

2. Healthy Communities

“Foster an identity that promotes lifestyle choices and provision of quality services and infrastructure”

Goal 2.5 Foster a community that finds strength in its diversity

Goal 2.7 Provide community focussed services and lifestyle opportunities

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

1. **GRANTS** an exemption to the City of Wanneroo Animal Local Laws 1999 made under Section 26(3) of the Dog Act 1976 to keep three dogs at 4 Taywood Drive, Wanneroo subject to the specified conditions:
 - a) The wooden fence on the left hand side being repaired to effectively confine the third dog within the premises;
 - b) If any one of the dogs die or is no longer kept on the property, no replacement is to be obtained;
 - c) Any barking by the subject dogs is to be kept to a minimum;
 - d) This exemption may be varied or revoked if any complaints are received which are considered reasonable.
2. **RESERVES THE RIGHT** to vary or revoke, at any future date, the exemption given to the applicant should any relevant conditions be contravened.
3. **ADVISE** the adjoining neighbours of this decision.

**ATTACHMENT 1 –
PAGE 1 OF 2**



Photograph 1 –

Property Fencing - Wooden

ATTACHMENT 1
Page 2 of 2

Photograph 2 –

Property Fencing – 6ft Asbestos Fence



CD04-12/02 Application to Keep More Than Two Dogs 37 Colne Way, Girrawheen

File Ref: P11/0225V01
 Responsible Officer: Director Community Development
 Disclosure of Interest: Nil
 Attachment(s): 1

Issue

To consider an application for an exemption to Council's Local Law made under Section 26(3) of the Dog Act 1976 to keep more than two dogs at 37 Colne Way, Wanneroo.

Background

Clause 14 of the City of Wanneroo Animal Local Law 1999 stipulates:

"A person shall not keep or permit to be kept on any premises more than:

- c) 2 dogs over the age of 3 months and the young of those dogs under that age or;*
- d) 6 dogs over the age of 3 months and the young of those dogs under that age if the premises are situated within a rural area or comprise a lot in a special rural area having an area of 4 hectares or more;*

unless the premises is licensed as an approved kennel establishment or has been granted an exemption pursuant to section 26(3) of the Dog Act 1976 and have planning approval under the town planning scheme."

Detail

The following application has been made under the Dog Act 1976 and is submitted for consideration:

Address of Applicant	Description of Dogs
37 Colne Way, Girrawheen	sterilised black flat coat Retriever sterilised white Maltese Terrier cross male black and brown Doberman cross

A Council Ranger has inspected the property to check if the means that exist on the premises at which the dog will ordinarily be kept, are effectively confining the dogs within the premises. The Ranger observed the following:

	Height	Type	Location
Gates	1800m	Picket	Driveway
Fences	Rear	Left Side	Right Side
	1800m wooden fence	1800m asbestos fence	1800m asbestos fence

The Ranger identified that the wooden fence at the back is leaning towards the neighbours property and requires fixing. The gate at the front of the property needs to be filled so the dogs cannot see the road which will ensure that the dogs are not encouraged to bark.

Refer **Attachment 1** – Photographs of the property fencing.

The property is zoned residential and is 0.0692 hectares in size.

Consultation

It has been the practice where an application is received by the City to keep more than two dogs, residents immediately adjoining the applicant's property in question, have been consulted by letter to ascertain if they have any objections.

Number of residents consulted: seven
Number of objections received: three

Comment

In considering the application for exemption the following two options are available:

- a) Council may grant an exemption pursuant to Section 26(3) of the Dog Act 1976 subject to conditions;
- b) Council may refuse permission to keep more than two dogs.

Two of the three objections were based on dogs barking at another address in close proximity to the address of the applicant and it would therefore appear that the objections are prefaced on dogs barking generally in the area and are not specifically associated with the applicant's three dog application. The third objection is "there have been three dogs at the address for some time and that there is often prolonged barking at night". Given that no previous complaints have been received and the Ranger does not believe that the objections are significant, because no previous barking dog complaints have been received, the Ranger has endorsed the application for approval, subject to the fence being repaired and the gate being filled. It is recommended that an exemption to the City of Wanneroo Animal Local Law 1999 made under Section 26(3) of the Dog Act 1976 be granted.

Statutory Compliance

The application for exemption to Council's Local Law made under Section 26(3) of the Dog Act 1976, has been detailed in this report.

Strategic Implications

- 2. Healthy Communities
"Foster an identity that promotes lifestyle choices and provision of quality services and infrastructure"
Goal 2.5 Foster a community that finds strength in its diversity
Goal 2.7 Provide community focussed services and lifestyle opportunities

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. GRANTS an exemption to the City of Wanneroo Animal Local Laws 1999 made under Section 26(3) of the Dog Act 1976 to keep three dogs at 27 Colne Way, Girrawheen subject to the specified conditions:**
 - a) The wooden fence at the back being repaired and the gate at the front being filled;**
 - b) If any one of the dogs die or is no longer kept on the property, no replacement is to be obtained;**
 - c) Any barking by the subject dogs is to be kept to a minimum;**
 - d) This exemption may be varied or revoked if any complaints are received which are considered reasonable.**
- 2. RESERVES THE RIGHT to vary or revoke, at any future date, the exemption given to the applicant should any relevant conditions be contravened.**
- 3. ADVISE the adjoining neighbours of this decision.**

ATTACHMENT 1

Pg 1 of 2

Photograph 1 Gate to be filled



**ATTACHMENT 1 –
PAGE 2 OF 2**



Policy and Planning

CD05-12/02 December 2002- Donations, Waivers Of Fees And Charges And Sponsorships Approved Under Delegated Authority

File Ref:	S/0078V01
Responsible Officer:	Director, Community Development
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To note donations, waivers of fees and charges and sponsorship applications considered and determined under delegated authority by the Chief Executive Officer in accordance with the provisions of the Donations, Waiver of Fees and Charges and Sponsorship Policy.

Background

At its meeting on 2 July 2002, Council resolved to adopt a Donations, Waiver of Fees and Charges and Sponsorship Policy.

This policy delegations the consideration and determination of requests for donations, sponsorships and the waiver of fees and charges under the value of \$500.00 to the Chief Executive Officer.

A report is consequently prepared noting delegated decisions in this area for each Council meeting.

Detail

During December the City has received 5 applications for donations, sponsorship and the waiver of fees and charges under \$500.00.

Applications were received from:

- West Coast Cricket Club
- Merriwa Primary School P&C Association
- Two Rocks Yanchep Region Environmental Group
- Wanneroo Townsite Community Group
- Holly Timms – Athlete from Quinns Rocks

Consultation

Nil

Comment

After assessment in accordance with the provisions and criteria nominated in the Donations, Sponsorship and Waiver of Fees and Charges Policy, determinations were made as listed in the recommendations of this report.

A complete list of original applications and assessments against the Policy is available in the Councillors' Reading Room for further information.

Statutory Compliance

Nil

Strategic Implications

The provision of donations, waivers and sponsorship are aligned with the City's strategic goals of developing and supporting Healthy Communities, as follows:

2. *Healthy Communities*

Foster an identity that promotes lifestyle choice and provision of quality services and infrastructure

Goal 2.5: Foster a community that finds strength in its diversity

Goal 2.7: Provide community focussed services and lifestyle opportunities

Policy Implications

This report complies with the provisions and delegations of the Donations, Sponsorship and Waiver of Fees and Charges Policy.

Financial Implications

This financial implications of this round of requests has resulted in an expenditure in the Donations – Elected Members Account (51 05 05 052 4402 0001) of \$744.22, which has been included in the Donations Report also being considered by Council at this meeting.

Voting Requirements

Simple Majority

Recommendation

That Council NOTES the delegated determination of requests received by the City in December 2002 for donations, sponsorship and the waiver of fees and charges, which are as follows:

Donations and Waiver Applications

Organisation	Event/Activity	Decision
West Coast Cricket Club	Waiver of Fees – use of John Moloney Clubrooms for Day/Night Cricket Match 25 January 2003	APPROVE \$179.00 as a waiver of fees for use of the Club Rooms subject to similar conditions applicable to the Club's donation from Council for this event – the provision of insurance and lighting information and their assessment by City Administration.
Merriwa Primary School P&C Association	Waiver of Fees – use of Addison Park Clubrooms Friday 6 December 2003 for fundraising quiz night	APPROVE a 50% reduction in fees (\$107.50) associated with the use of the Clubrooms by the Primary School in support of their fundraising efforts.
Two Rocks Yanchep Region Environmental Group	Waiver of Fees – use of Phil Renkin Recreation Centre for monthly meetings from October 2002 – June 2003	APPROVE a waiver of fees totalling \$325.90 associated with the use of the Meeting Room by this Group from October 2002 to June 2003. This waiver will support the Group's initial establishment until it obtains a sufficient level of membership to be self supporting and viable
Wanneroo Townsite Community Group	Waiver of Fees – use of Wanneroo Showgrounds for Australia Day Breakfast 2003	APPROVE \$81.82 being a waiver of fees for use of the Showgrounds for this community event
Total	4 applicants	\$694.22

Sponsorship

Individual	Event/Activity	Decision
Holly Timms	Support for attendance at National All Schools Athletics Championships in Hobart	APPROVE: \$50.00
Total	1 applicant	\$50.00

CD06-12/02 Requests for Donations and the Waiver of Fees and Charges December 2002

File Ref: S/0078VO1
Responsible Officer: Director, Community Development
Disclosure of Interest: Nil
Attachments: 2

Issue

To consider community requests for donations and the wavier of fees and charges for November 2002, in accordance with the City's policy for Donations, Sponsorship and the Waiver of Fees and Charges Policy.

Background

At its meeting on 2 July 2002, Council resolved to adopt a Donations, Sponsorship and Wavier of Fees and Charges Policy.

This policy requires applications from individuals or organisations over \$500.00 to be determined by Council. Consequently, a report is prepared for Council meetings coinciding with a period where applications of this nature have been received.

Detail

During this period, the City has received two requests for the waiver of fees and charges in excess of \$500.00.

These requests have been received from:

- Peter Moyes Anglican Community School
- The Homestead – Division of SaintsCare Limited

Each application is summarised on the following pages, along with an assessment and recommendation. Letters of application are also attached (**Attachments 1 and 2**).

Applicant	Event/Activity to be supported	Amount requested	Assessment and Recommendation
<p>Peter Moyes Anglican Community School</p>	<p>The School have requested a waiver of green fees associated with their use of Carramar Golf Course for a 9 hole game at the end of fourth term in 2002 and the end of each term in 2003 (a total of 4 occasions).</p> <p>The request has been made in order to allow students in the 12 month Golf Tutoring Program to play a 9 hole game utilising the skills they have developed during the course.</p> <p>There are currently 23 students enrolled in the golf program, who each currently pay (via the school and parents) a total of \$210.00 for a 31 week program.</p> <p>Green fees associated with use of the course for the competitive rounds suggested would incur an additional cost of \$36 per student over the course of the program.</p>	<p>\$828.00</p>	<p>It is recommended that this application be supported to the value of \$414 (half price for each student) given that:</p> <ul style="list-style-type: none"> • The City does not presently provide for free junior use of the City's golf courses, meaning that the students have been required to pay green fees associated with the 12 month course, which are not applicable to other sports such as soccer or football • A reduction in green fees for use of the course for competitive rounds to \$19 per student (in addition to 12 month tuition fees) may relieve some financial pressure on parents • The introduction of a 9 hole competition game will allow students to showcase their skills, which may improve feelings of self worth and self esteem.

			RECOMMENDATION: SUPPORT \$414.00
The Homestead	<p>The Homestead currently provide an Emergency Relief Program from City offices in the Jenolan Way Community Centre, Merriwa.</p> <p>Council, at its meeting held on 30 April 2002, approved a waiver of fees for use of an office one day (for 3 hours) a week by this group until 24 December 2002.</p> <p>Given that the current waiver is about to expire, the group have applied for a further 12 months exemption from fees.</p>	\$748.80	<p>It is recommended that a waiver up to an including the end of the present financial year be supported for this group due to:</p> <ul style="list-style-type: none"> • The need for this type of service in the Northern suburbs of the City – the service has assisted a wide variety of families during its first 7 months of operation • It is anticipated that the meeting of basic needs for low income families (ie.food) may assist them to tackle other issues and problems with support from other services • Emergency relief services need to be located close to families and residents in need, due to the time and costs associated with either public or private transport <p>A waiver until the end of the financial (rather than the 12 month request) has been recommended</p>

			<p>both to assist with accounting and allow sufficient time for Community Services to work with the group to determine a more suitable arrangement for the group's use of this office space. Available alternatives that may be offered to the group include a rental agreement or standing donation approved by Council each financial year.</p> <p>RECOMMENDATION: SUPPORT \$374.40 – WAIVER UNTIL END OF 2002/2003 FINANCIAL YEAR</p>
Total	2 applicants	\$1576.80	\$1202.40

Consultation

Nil

Comment

A brief summary of the dollar value of applications received and consequent recommendations is provided below.

Applicant	Amount Requested	Recommendation
Peter Moyes Anglican Community School	\$828.00 – Waiver of fees – Carramar Golf Course	SUPPORT 50% REDUCTION: \$414.00
The Homestead	\$748.80 – Waiver of fees – Jenolan Way Community Centre	SUPPORT UNTIL END OF 2002/2003 FINANCIAL YEAR: \$374.40
Total	\$1576.80	\$788.40

Statutory Compliance

Nil

Strategic Implications

The provision of donations, waivers and sponsorship are aligned with the City's strategic goals of developing and supporting Healthy Communities, as follows;

“2. *Healthy Communities*

Foster an identity the promotes lifestyle choices and provision of quality services and infrastructure

Goal 2.5: Foster a community that finds strength in its diversity

Goal 2.6: Provide community focussed services and lifestyle opportunities”

Policy Implications

This report complies with the provisions and delegations of the Donations, Sponsorships and Wavier of Fees and Charges Policy.

Financial Implications

Financial implications associated with this round of donation requests are provided below.

Budget 2002/2003	Elected Member	\$35,000.00
Donations		
Amount expended to date		\$19951.98
Available funds as at 17 December 2002		\$15078.02
Impact of approval of ALL applications		\$1576.80

Impact of approval of RECOMMENDED applications	\$788.40
Remaining funds	\$14289.62

Voting Requirements

Simple Majority

Recommendation

That Council:-

- 1. APPROVES a donation of \$414.00 from account 51 05 05 052 4402 0001 for Peter Moyes Anglican Community School, representing a 50% reduction in green fees associated with the use of the course by the Golf Tutoring Program for 4 competition rounds of 9 hole golf, which will allow the young people involved to showcase and develop their skills in a competitive environment**
- 2. APPROVES a donation of \$374.40 from account 51 05 05 052 4402 0001 to The Homestead, representing a waiver of fees associated with their use of office space in the Jenolan Way Community Centre for the provision of emergency relief services from 24 December 2002 to 30 June 2003**
- 3. NOTES that the City's Community Development Directorate will negotiate with The Homestead to organise more permanent rental arrangements for the 2003/2004 financial year**

ATTACHMENT 1 –
PAGE 1 OF 1

CITY OF WANNEROO DONATION REQUEST FORM

Organisation/Group Applicants

Office Use Only
Received:Name of Organisation: *Peter Moyes Anglican Community School*Address: *Ellistown Parade, Mindarie* P/code: *6030*Postal Address: *P/O Box 240 Quinns Rocks* P/code: *6030*

Website:

Incorporated? Yes ☐ No ☒ Year of Incorporation:ABN: *48 832 912 243* (If not, please complete attached Statement by Supplier.)Is your organisation registered for GST? Yes ☒ No ☐Basis of operation: ☐ Commercial ☒ Not For Profit ☐ Registered Charity

Name of Contact Person:

Phone: *08 9304 5500* Fax: *08 9304 5599*

Email:

PROJECT OR EVENT BUDGET SUMMARY

Total Cost of Project/Event:	A=B+C+D+E	\$	<i>7758</i>
Amount contributed by your organisation:	B	\$	<i>4830</i>
In kind contribution, (e.g. volunteer time):	C	\$	<i>2100</i>
Amount from other sources, (e.g. other funding, sponsorship):	D	\$	
Amount Requested from City of Wanneroo:	E	\$	<i>828</i>

About your organisation:

Describe the role of your organisation: *Education*Membership numbers? *430*

Where do you operate from?

In what area/s do you operate? (E.g. suburbs)

About the Project or Event: *Requesting Waiver of Green Fees for Students Term 4 2002*Time & Date: *End of each term 9 hole Game for tutor Students Terms 1 to 3 2003*Location & Venue: *Carriamar Golf Club*If in the City of Wanneroo, has an Event Approval Form been submitted? ☐ Yes ☐ No

Who can attend?

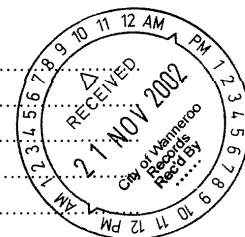
Purpose of project or event? (E.g. Fundraising for...) *Opportunity for Students in Golf tutoring program to play a 9 hole game using the skills developed during the tuition programs held @ Carriamar Golf Course*How will your organisation acknowledge City of Wanneroo support? *Students + Family Newsletters, Co-Curricular Info Sheets, Acknowledgment letters to all participants.*Will income be generated as a result of event or project? ☐ Yes ☒ No

If yes, how will this be used?

Is the event: ☐ One-off Event ☒ Regular Event

ALL EVENTS IN THE CITY OF WANNEROO MUST BE APPROVED BY COUNCIL - Event Approval Forms are available by contacting the City of Wanneroo on 9405 5000.

City of Wanneroo



ATTACHMENT 2



City of Wanneroo
P O Locked Bag 1
Wanneroo WA 6946

4th November 2002

Dear Honni,

City of Wanneroo	
File Ref(s)	<u>PAW/0006V01</u>
Receiving Officer(s)	<u>Leisure</u>
Attachments	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
<div style="display: flex; justify-content: space-between;"> Cash <input type="checkbox"/> M.O. <input type="checkbox"/> Chq. <input type="checkbox"/> </div>	
\$	Cheque No.

I am writing to in regard to ~~wavering~~ the room rental fee at Jenolan Way Centre on Tuesdays from the 23 April 2002 9 - 12 am every week for 12 months.

The Homestead is a non-profit community centre with no ongoing government funding and a church called Community of Christ owns our building. We are endeavouring to offer more welfare services to the people in the City of Wanneroo and are always on a tight budget. Lotteries are offering us an emergency relief grant where we will use a volunteer to give out the money each week in the form of food vouchers/Blankets. Our main service will operate from Beldon where appointments can be booked but we need an office available further north (Jenolan Way) for appointments for people who cannot travel to Beldon.

We want all the money to go the people and this is one of the conditions of the funding agreement that there is no extra to pay for room rental. We are therefore asking you to waver the fee for the next 12 months. Please feel free to contact me by phone.

Sincerely

Annie Huggett
Director

The Homestead - Division of SaintsCare Limited
255 Eddystone Avenue, Beldon - PO Box 445 Hillarys 6923
Phone: 9307 6900 Fax: 9307 6290
ABN 75 078 973 510

Chief Executive Office

General

CEO1-12/01 Decisions Made at the 2001/02 Electors Meeting

File Ref:	S09/0021.V01
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider the decisions adopted at the Electors Meeting of the 22nd November 2002.

Background

The Annual General Electors Meeting held on the 22nd November 2002 resulted in the following motions being carried.

“Moved Mrs A Hine, Seconded Mr J Watts

We the Electors of the City of Wanneroo, REQUEST Council to make the following changes to public question time in the interest of increasing public participation in Council’s decision making processes and to increase the accountability of Council to the local community:-

- a) A second public question time, at the end of the meeting, to be included in the agenda for all ordinary meetings of Council;*
- b) A second public question time to be included at the end of Special Meetings of Council;*
- c) During second public question time, the Chairperson of the meeting directs the mover of a motion to be the first person to attempt to answer the question.*

CARRIED UNANIMOUSLY

Moved Mrs A Hine, Seconded Mr J Watts

We the Electors of the City of Wanneroo REQUEST Council to establish committees to review the reports of the Officers prior to the final consideration of the reports by Council.

CARRIED UNANIMOUSLY

Moved Mrs A Hine, Seconded Mr J Watts

We the electors of the City of Wanneroo REQUEST Council to engage in serious discussions with the owners of the Wanneroo Shopping Centre to hasten the re-development of the Centre.

CARRIED UNANIMOUSLY

Moved Mrs A Hine, Seconded Mr M Hayes

We the electors of the City of Wanneroo REQUEST Council to develop and implement a policy regarding the clearing of land for urbanisation that will reduce the stress placed on local wildlife.

CARRIED UNANIMOUSLY

Moved Mrs A Hine, Seconded Mr M Hayes

We the electors of the City of Wanneroo REQUEST Council to hasten the development of the public open space in the Sinagra area to provide a park for the children of the area.

CARRIED UNANIMOUSLY"

Detail/Comment

The following responses are provided by Administration to assist Council consider these decision by the Electors.

1.

a) & b) Introduction of a second public questions time, at the end of Ordinary Council Meetings and Special Council Meetings.

Council is a local government leader for community participation in the decision making process of Council. This has been achieved in a variety of ways including:

- Adoption of a comprehensive Community Consultation & Engagement Policy.
- Public question time at the end of Council Briefing Sessions.
- Public question time at the start of Council Meetings.
- Deputations prior to Ordinary Council Meetings.
- By allowing public statements as well as questions during public question time at Ordinary Council Meetings and Briefing Sessions.

The addition of a second public question time at the end of Council meetings is not considered necessary to increase public participation in the Council's decision making process as the decision of Council would have already been made.

The Consultation Engagement Policy provides opportunities for Council's community to be involved in not only the decision making process but also in the planning stages.

c) During Second Public Question Time, the Chairperson directs the mover of a motion to be the first person to attempt to answer the question.

The Local Government Act 1995 determines that one of the roles of the Mayor is to speak on behalf of the local government. Once Council has considered an item and voted accordingly the decisions becomes the decisions of the Council and the Mayor should then speak on the matter on behalf of Council.

If a member of the public wishes to seek further information about an issue from an elected member this can be done at anytime after the Council meeting.

2. *Will Council consider establishing committees to review reports of the officers prior to the final consideration of the reports by Council.*

Council follows a well developed and accountable process in the production of reports to Council both at Council Briefing Sessions, Ordinary and Special Council Meetings.

At the Ordinary Council Meeting of the 12 June 2001 Council resolved as follows:

“That Council:-

1. *ENDORSE the formation of a working group to review Council’s minutes and agendas, considering both the Department of Local Government’s guide as well as suggested changes generated through the installation of the CAPS system.*
2. *NOMINATE Cr Loftus and Cr Newton to be representatives on the working party.*
3. *RECEIVE progress reports on the Working Group through Clipboard.*

CARRIED UNANIMOUSLY”

The Working Group reviewed the Agenda’s and Minutes of Council and made several significant changes. In addition Council purchased a Council Agenda Preparation System (Romark CAPS), which improved the presentation of agendas.

This review resulted in Council receiving positive feedback from the Department of Local Government and Regional Development including the following comment.

“The minutes include other features that go beyond the requirement of the Guide and are highly commendable.”

The current meeting cycle of Council Briefing Sessions followed by Ordinary Council Meetings presents an open and accountable meeting structure, which provides the opportunity for all Elected Members and members of the public to be provided with the same information at the same time and to listen to questions raised by fellow elected members.

The Briefing Sessions allow Elected Members to seek further information from Administration and provides a less structured environment in which to seek clarification on issues before Council.

The briefings allow for presentations, which are not contemplated under Council’s Standing Orders for meetings.

The majority of large local governments in metropolitan Perth have moved away from the Committee structure.

It is Administration's view that the current meeting cycle of Council does not require further amendment.

3. *We the electors of the City of Wanneroo REQUEST Council to engage in serious discussions with the owners of the Wanneroo Shopping Centre to hasten the re-development of the Centre.*

The City of Wanneroo has been engaged in discussions with the new owners of the Wanneroo Shopping Centre for several months. The owners have in the last few months appointed a project manager and team of architects to prepare plans for the redevelopment of the centre.

Council Administration has been working with the owners to hold a public workshop on Monday 16 December 2002 so that the public can have an early input into the preparation of the Master Plans for the development of the centre.

The workshop will be held at the City of Wanneroo's Banksia Room from 2.00pm to 8.00pm in the evening.

4. *We the electors of the City of Wanneroo REQUEST Council to develop and implement a policy regarding the clearing of land for urbanisation that will reduce the stress placed on local wildlife.*

The City has recently adopted a Local Environmental Strategy, which has identified 62 Action Items to be undertaken over the next 3 to 5 years. A major focus of the LES is the issue of Biodiversity. Nineteen Action Items have been dedicated to this issue, and in particular "Action Item 3" which proposes to "Prepare a City Wide Plan to Increase Biodiversity Protection". Under this action item, mechanisms for land clearing will be investigated. The LES identifies that this Action Item will be undertaken within 3 years. In addition to this, it should be noted that the City has already undertaken various initiatives that will lead to the protection of vegetation. One example of this is the draft Tree Preservation policy. Council will be considering the final adoption of this policy early in 2003.

5. *We the electors of the City of Wanneroo REQUEST Council to hasten the development of the public open space in the Sinagra area to provide a park for the children of the area.*

At its meeting on 19 March 2002, Council approved the development of a portion of Bibbulum Park with irrigation and grass to the value of \$30,900.

Irrigation and power to the area set aside at the northern end of Bibbulum Entrance is complete and the grassing phase of the project has commenced

Statutory Compliance

Section 5.33 of the Local Government Act 1995 states:

- “(1) *All decisions made at an electors' meeting are to be considered at the next ordinary council meeting or, if that is not practicable –*
- (a) *at the first ordinary council meeting after that meeting; or*

(b) *at a special meeting called for that purpose,*

whichever happens first.

(2) *If at a meeting of the council a local government makes a decision in response to a decision made at an electors' meeting, the reasons for the decision are to be recorded in the minutes of the council meeting."*

Strategic Implications

The City's Strategic Plan actively encourages the organisation to review and develop policies covering governance and management of the City. The recommendations put forward at the recent electors meeting have been reviewed and it is considered that the suggested improvements do not support any changes to Council's meeting procedures at this stage.

Policy Implications

Nil

Financial Implications

In relation to the decisions relating to the introduction of a committee structure, Council has recently invested considerable funds in the purchase of a customised software package for Council's meeting cycle. Significant amendments and cost would be involved in re-drafting this to accommodate a Committee structure.

Voting Requirements

Simple Majority

Recommendation

That Council RESOLVE in regards to each decision made at the Annual General Electors Meeting on the 22 November 2002 as follows:-

- 1. DOES NOT introduce a second public question time at Ordinary and Special Council Meetings for the REASON that ample opportunity is provided for members of the public to participate in the decision making process of Council by:**
 - Public Question Time at Council Briefing Sessions.**
 - The ability to make statements as well as questions during Public Question Time at Ordinary and Special Council Meetings.**
 - The introduction of Council's new Community Consultation and Engagement Policy.**

2. **CONSIDER** that it is not appropriate that if a second Public Question Time was introduced that the mover of a motion be directed to answer the question from a member of the public for the **REASON** that once a decision of Council is made, it becomes the decision of Council and it is the role of the Mayor under the Local Government Act 1995 to speak on behalf of Council.
3. **NOTE** that Council has been actively engaged in discussions with the owners of the Wanneroo Shopping Centre. A public workshop with the owners of the Shopping Centre has been scheduled for 16 December 2002.
4. **DOES NOT** develop a policy regarding clearing of land for urbanisation for the **REASON** that the Local Environmental Strategy proposes to develop a City wide plan to increase biodiversity protection in the next three years.
5. **NOTE** that Council has approved the development of a portion of the Bibbulum Park with irrigation and grass to the value of \$30,900 in the current years budget to support the development of a park for the children in the Sinagra area.

CEO2-12/02 Delegation of Authority - Notices on Dangerous Buildings

File Ref:	S09/0056V01
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider an instrument of delegation to the Chief Executive Officer to serve Notices under Section 403 (4) of the Local Government (Miscellaneous Provisions) Act 1960 to protect the public from buildings that are deemed to be in a dangerous state.

Background

Council at its Ordinary Council Meeting on the 3 September 2002 adopted a revised Delegated Authority Register.

The current register provides no delegation to the Chief Executive Officer to deal with buildings that are deemed to be in a dangerous state.

Detail

Section 403(4) of the Local Government (Miscellaneous Provisions) Act 1960 provides the ability for local government to take actions to protect the public from buildings that are deemed to be in a dangerous state as defined under the Act.

In particular this section states:

403 (4) *If the certificate is to the effect that the building is not in a dangerous state, the local government shall not take further proceedings in respect of it; but if the certificate is to the effect that the building is in a dangerous state, the local government may cause it to be shored up or otherwise secured and a proper hoarding or fence to be put up for the protection of the public from danger, and shall cause written notice to be served on the owner or occupier of the building requiring him forthwith to take it down, secure, or repair it as the case requires.*

Comment

It is believed that due to the nature of this type of notice being required to be served often immediately after being made aware of the condition of the building that delegation of this provision of the Act is appropriate.

Statutory Compliance

Section 5.42 of the Local Government Act 1995 states:

5.42 (1) *A local government may delegate* to the CEO the exercise of any of its powers or the discharge of any of its duties under this Act other than those referred to in section 5.43.*

**Absolute majority required*

Strategic Implications

The delegation of this authority is supportive of Council's strategic initiatives relating to supporting safe and secure communities.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Absolute Majority

Recommendation

That Council by ABSOLUTE MAJORITY delegate to the Chief Executive Officer the AUTHORITY to serve notices under Section 403(4) of the Local Government (Miscellaneous Provisions) Act 1960, which relates to buildings that are deemed to be in a dangerous condition.

CEO3-12/01 Recording of Council Meetings Policy

File Ref:	S09/001
Responsible Officer:	Chief Executive Officer
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To consider an amendment to the Recording of Council Meetings Policy to allow public question time to be recorded during Council Briefing Sessions.

Background

Council at its Ordinary Council Meeting on the 14 August 2001 adopted the Recording of Council Meeting Policy, which is contained at the front of every Council Agenda.

On the 27 November 2002 Council resolved to introduce a public question time during Council Briefing Sessions.

The current policy does not allow for the recording of public question time during Council Briefing Sessions.

Detail

In order to assist in the preparation of responses to public question time during Council Briefing Sessions, Council is requested to approve the recording of public question time during Council Briefing Sessions. This would require the following amendment: -

- (1) Proceedings for meetings of the Council, of electors, Audit Committee and ***Public Question Time during Council Briefing Sessions*** 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.

Statutory Compliance

It is believed prudent that members of the public when addressing Council are made aware that their questions/ statements are being recorded.

Strategic Implications

The accurate development of Council meetings supports the strategic objective of establishing an organisation that is open, accountable and committed to customer service.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council AMEND the Recording of Council Meeting Policy by replacing Clause (1) with the following:

- (1) Proceedings for meetings of the Council, of electors, Audit Committee and *Public Question Time during Council Briefing Sessions* 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**

Item 9 Motions on Notice

MN01-12/02 Cr Steffens - Road Safety Car Sticker

File Ref:	S02/0009V01
Councillor:	R Steffens
Disclosure of Interest:	Nil
Attachment(s):	Nil

Issue

To promote road safety within the City of Wanneroo.

Background

Recently Roadwise (WA) provided the City of Wanneroo Roadwise Committee with car bumper stickers which promote a safety message for motorists in Wanneroo. It reads “I slow down in Wanneroo”.

The City of Wanneroo Roadwise Committee at its meeting held on 20 November 2002 endorsed the car bumper sticker and provided motorists who used the Caravan/trailer Check held on Saturday 23 November 2002 and recommends that all City of Wanneroo vehicles carry this message to promote road safety.

Detail/Comment

Wanneroo Road has claimed the lives of three young people south of the townsite earlier this year and another three lives were lost on Wanneroo Road north of the townsite, the latest on 26 November 2002.

Statutory Compliance

Nil

Strategic Implications

The promotion of road safety supports Council’s strategic direction in supporting and encouraging the delivery of a safe and effective transport network.

Policy Implications

Nil

Financial Implications

Nil

Voting Requirements

Simple Majority

Recommendation

That Council SUPPORTS the efforts of the City of Wanneroo Roadwise Committee by ensuring all City of Wanneroo fleet vehicles carry the car bumper sticker “I slow down in Wanneroo”.

Item 10 Urgent Business

Item 11 Confidential

C01-12/02 Mayor's Report –CEO Performance Review Report 2002/2002

File Ref:	Personal
Mayor:	Jon Kelly
Disclosure of Interest:	Nil
Attachment(s):	Nil

Recommendation

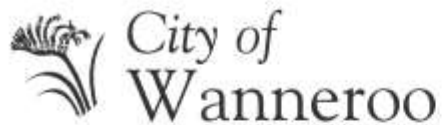
THAT Council move into a Confidential Session to discuss this item under the terms of the Local Government Act 1995 Section 5.23(2), as follows:

- (a) a matter affecting an employee or employees;

Item 12 Date of Next Meeting

The next **Ordinary Councillors Briefing Session** has been scheduled for **6.00pm on Tuesday, 28 January 2003**, to be held at the Civic Centre, Dundobar Road, Wanneroo.

Item 13 Closure



Council Chamber Seating Diagram

